

OTHER FREQUENTLY ASKED QUESTIONS AGENDA ITEM 6.1

1. How long do tenants have to apply for relocation assistance?

Under the TRAO, tenants have until the final vacate date (September 30, 2021 as stated on the notice of termination) to submit an application for relocation assistance.

2. Where are residents finding housing after they vacated the property?

Of the thirty-six households that have applied for assistance and vacated, twenty-four residents have moved to properties within Mountain View; ten have moved to properties within the Bay Area; and one has left the region and state. Six of the original seventy households remain on the property.

*Please note, these numbers were last updated as of September 13, 2021, after the publication of the Council report which reports thirty-three residents have applied and vacated.

3. What happened to households who vacated the property without applying for relocation assistance?

The tenant relocation consultant has mailed an update letter explaining the enhanced relocation benefits to all tenants including those who have vacated and not applied for assistance. Update letters were mailed in both English and Spanish. The relocation consultant is contacting tenants by phone or email where that information is available.

4. What if there are undocumented applicants?

The relocation consultant explains during the initial tenant community meeting that tenants are eligible to apply regardless of immigration status. The relocation agent also collects applications and determines household eligibility without sharing the tenant's private information with either the City or the developer.

5. How long is the application process and are tenants offered assistance?

The application is 2 pages and is offered in English, Spanish and other languages as requested. Our relocation consultant will assist tenants with the application in whatever capacity is needed including filling out the application for tenants who are not able.

The following is a link to the City's website providing more details about the TRAO program.

https://www.mountainview.gov/depts/comdev/housing/tenant_relocation_assistance.asp

6. How many residents attended the informational meetings on TRAO eligibility and the application process?

Below are the number of attendees for each of the project community meetings:

- 27 tenants – 8/21/2019 (English language meeting)
- 9 tenants – 10/23/2019 (Spanish language meeting)

In addition, project update letters were mailed to all tenants in both English and Spanish in 2020 and 2021. The letter explain any significant changes to the project, explain the tenants' right to relocation benefits and provide ARWS' contact information. The 2020 update letter explained the projects extension and updated the estimated vacate date and the most recent letter explained the tenants additional relocation benefits (consistent with the 2020 TRAO update) being voluntarily offered by the developer.

7. Do we have data on current apartment rents and vacancies and % change from pre-COVID numbers?

See Attachment 3 – CSFRA June 2021 Report for information.

8. Why is the project exempt from SB 330 requirements?

SB 330 (Housing Crisis Act of 2019) took effect on January 1, 2020, and the SB 330 provisions apply to residential projects with applications not deemed complete under the Permit Streamlining Act prior to January 1, 2020. This project's application was deemed complete on October 4, 2019, prior to the effective date of SB 330. Under the Permit Streamlining Act, after the developer submits its formal development application, the City has 30 days to review the application for completeness and return written comments identifying deficiencies. With each resubmittal by the developer, the City has 30 days to review the application submittal for completeness in this manner. For this project, one of the incompleteness letters was inadvertently sent a few days after the 30 day review period expired on October 4, 2019, and the application was thus deemed complete by law.

Additionally, the applicant entity changed over the course of the application and the change was finalized in 2020 over a number of months. A change in the applicant/developer entity alone is not sufficient to trigger treatment as a new application under SB 330.

9. Why is the project exempt from BMR Phase II requirements?

The project is subject to the City's Below-Market-Rate (BMR) Ordinance, Phase I. As part of the BMR Ordinance, Phase II update, Council discussed grandfathering projects that had submitted applications prior to June 30, 2019 (the date of the first reading of the BMR Phase II ordinance).

Typically, planning applications are not considered as "submitted" unless the applicant has provided a comprehensive application package as noted on the City's application form and checklist. However, in this case, staff had some concerns about "partial applications" being forcibly submitted by applicants who wanted to be grandfathered into the BMR Phase I ordinance. As a result, staff suggested a belt and suspenders approach that allowed the continuance of past practice of only allowing applicants to provide a comprehensive application package to be grandfathered into BMR Phase I. Staff specifically differentiated it from a "completeness review" under the State Permit Streamlining Act, which involves detailed review of the plan sets and information contained within them by multiple departments and gives the City 30 days for review. The language that was ultimately adopted allowed staff to reject applications that did not submit a comprehensive application package by August 24, 2019 (which was the date that the BMR Phase II ordinance became effective).

As a result, the language that is currently in the ordinance to grandfather projects identifies, "projects that had submitted a formal application by June 30, 2019 and submitted additional information as requested by the City by August 24, 2019

In this case, the project submitted a comprehensive application package on May 31, 2019, well before August 24, 2019. Therefore, the project was grandfathered and is subject to the requirements of the BMR Phase I ordinance.