



CITY OF MOUNTAIN VIEW

MEMORANDUM

CSFRA, Community Development Department

DATE: June 8, 2017

TO: Rental Housing Committee

FROM: Jannie L. Quinn, City Attorney
Anky van Deursen, Associate Planner

SUBJECT: Petition Process Regulations

RECOMMENDATION

Consider Petition Process Regulations for individual rent adjustment petitions under the CSFRA.

BACKGROUND AND ANALYSIS

The Rental Housing Committee (RHC) is tasked with a number of duties, including the establishment of rules and regulations regarding the implementation of the CSFRA. In this agenda item staff will present draft regulations governing the procedural aspects of filing individual rent adjustment petitions under the CSFRA.

Section 1710 of the CSFRA permits a landlord or a tenant to file a petition with the RHC seeking adjustment, either upward or downward, of the rent for any given tenancy in accordance with the standards set forth in the CSFRA and using the procedures set forth in Section 1711 and implementing regulations. The RHC shall determine the petition procedure and petition form format. These draft regulations establish the procedure and requirements for filing a petition, including who is authorized to file a petition; the content of the petition forms (the content will change according to which fair return standard will be adopted); distinct requirements for filing for each of the petitions; the right to response; acceptance of petitions; a prehearing settlement conference; and a summary of petition processing.

REQUESTED STAFF DIRECTION

Staff requests the RHC review and consider the draft Petition Process Regulations for individual rent adjustments under the CSFRA. The RHC can provide comments and allow public input until the next RHC meeting when these Regulations will be presented to the RHC for actual adoption.

FISCAL IMPACT

The implementation of a Petition Process will not have a fiscal impact to the RHC budget.

PUBLIC NOTICING – Agenda posting.

AvD-JLQ/AK/7/CDD/RHC
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Attachments: 1. Draft Regulations Petition Process for Individual Rent Adjustment