



## CITY OF MOUNTAIN VIEW

### MEMORANDUM

CSFRA, Community Development Department

**DATE:** April 23, 2018

**TO:** Members of the Rental Housing Committee

**FROM:** Patricia Black, Administrative Analyst I  
Anky van Deursen, Associate Planner

**SUBJECT:** Overview of CSFRA Petition & Hearing Process

---

### **STAFF RECOMMENDATION**

That the Rental Housing Committee (RHC) receive a presentation of an overview of the CSFRA Petition & Hearing Process.

### **BACKGROUND & INTRODUCTION**

At the direction of the Rental Housing Committee (RHC) Chair this presentation was agendized to provide an overview of experiences to date with the Petition and Hearing Process under the CSFRA.

On November 8, 2016, Measure V, otherwise known as the Community Stabilization and Fair Rent Act ("CSFRA") was passed by the voters. The stated purposes of the CSFRA are "to promote neighborhood and community stability, healthy housing, and affordability for renters in the City of Mountain View by controlling excessive rent increases and arbitrary evictions to the greatest extent allowable under California law, while ensuring landlords a fair and reasonable return on their investment and guaranteeing fair protections for renters, homeowners, and businesses" (Section 1700).

The CSFRA created an entirely new program in the City of Mountain View, and required dedicated resources for its development, implementation and administration. To that regard, the RHC is tasked with a number of duties, including the establishment of rules and regulations regarding the implementation of 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.

On July 24, 2017 the RHC adopted regulations governing the petition and the hearing process and the fair return standard of individual rent adjustment petitions under the CSFRA.

This presentation gives an overview of staff's experiences with the petition process and petitions filed to date.

**PUBLIC NOTICING** – Agenda posting.

**ATTACHMENTS**

1. Overview of Petitions Received
2. Petition Process Accommodations