



# COUNCIL REPORT

<b>DATE:</b>	January 27, 2026
<b>CATEGORY:</b>	Consent
<b>DEPT.:</b>	Housing
<b>TITLE:</b>	<b>Code Amendment to Chapter 36 (Zoning)-Tenant Relocation Assistance Ordinance (Second Reading)</b>

## RECOMMENDATION

Adopt an Ordinance of the City of Mountain View Repealing Chapter 36, Article XIII (Tenant Relocation Assistance) of the Mountain View City Code, Amending Chapter 46 of the Mountain View City Code to Change the Title and Add a New Article Governing Tenant Relocation Assistance, and Finding That These Code Amendments are Not Subject to the California Environmental Quality Act, to be read in title only, further reading waived (Attachment 1 to the Council report). (First Reading: 7-0)

## SUMMARY

On October 28, 2025, City Council conducted a first reading to consider amendments to the Tenant Relocation Assistance Ordinance (TRAO) as part of the City's 2023-31 Housing Element Program 3.2. Council approved a motion directing staff to bring the item back to continue the first reading in December 2025 as a Consent item, and to obtain stakeholder input regarding additional flexibility in temporary displacement situations, the relocation benefits process for tenants who are voucher holders, and establishing a cap on moving costs.

Staff conducted outreach meetings with tenants (November 12, 2025) and landlords/developers (November 2025) to receive input regarding the above items per Council direction. On December 9, 2025, the City Council concluded the first reading and approved an ordinance to repeal Chapter 36, Article XIII, amend Chapter 46 of the City Code to change the title and add a new article governing Tenant Relocation Assistance, and make the following amendments:

- Add the Senate Bill (SB) 330 vacate date to the TRAO.
- Incorporate a later Notice of Intent requirement.
- Add a new section to address temporary displacement. Moving costs caps and adjustments will be added to the Administrative Guidelines per Council direction.

- No longer exempt units vacated due to City enforcement order for nonpermitted construction or habitability issues.
- Add SB 330 right of first refusal to City requirements, allowing displaced tenants who are low-income households to have the right of first refusal to a new replacement unit.
- Increase benefits for low-income tenants and provide moving costs for all displaced tenants.

**Council unanimously approved the amendments (7-0 vote).**

This is the second reading of the ordinance and code amendment of Chapter 36 of the City Code. If approved, the ordinance will take effect thirty (30) calendar days after the second reading, which is February 26, 2026.

**FISCAL IMPACT**

The recommended action has no fiscal impact.

**LEVINE ACT**

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a “license, permit, or other entitlement for use” if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: [www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html](http://www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html)

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

**EXEMPT FROM THE LEVINE ACT**

General policy and legislative actions

**PUBLIC NOTICING**

Agenda posting. The ordinance was published at least two days prior to adoption in accordance with City Charter Section 522.

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Attachments: 1. Ordinance and TRAO Amendments