

# QUESTIONS?

Call (650) 282-2514

(Se habla español)

Email [CSFRA@housing.org](mailto:CSFRA@housing.org)

**Walk in Office Hours in City Hall:**

Every Thursday 12 - 2 PM

1st floor, Front Conference Room

Check the City's website for  
information and updates:

[www.mountainview.gov/  
rentstabilization](http://www.mountainview.gov/rentstabilization)

Receive updates by Email through

[mountainview.gov/myMV](http://mountainview.gov/myMV)

and choosing

"Rent Stabilization Updates"

# Mountain View Rental Housing Helpline

Through Project Sentinel

(650) 282-2514

[CSFRA@housing.org](mailto:CSFRA@housing.org)



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# Community Stabilization and Fair Rent Act (CSFRA)



## Rental Units Covered under CSFRA

Most multi-family rental properties built before 1995 are subject to all of the CSFRA requirements. A tool is available on the City website to check if your multi-family rental property is built before 1995: [maps.mountainview.gov](https://maps.mountainview.gov).

## What is the Base Rent?

The Base Rent is the reference point for which lawful rent is determined and adjusted under the CSFRA. For tenancies that commenced on or before October 19, 2015, the Base Rent is the rent in effect on October 19, 2015. For tenancies that started after October 19, 2015, it is the rent initially paid by the tenant.

## Allowable General Annual Rent Increases

In September of each year, rents may be raised by the amount of the annual CPI increase as determined and published by the Rental Housing Committee. Landlords must provide written notice of such rent increase as required by law.

## Rent Amount for New Tenancies

Initial rent for new tenancies can be set at market rate. After the new tenancy begins, rents can only be increased in accordance with the CSFRA.

## Rental Units Covered under Just Cause Evictions Protections:

All multi-family rental properties built before April 5, 2017, are subject to the Just Cause provisions. The tool at [maps.mountainview.gov](https://maps.mountainview.gov) can help in determining if a multi-family rental property falls in this category.

## What are Just Cause Evictions?

A tenancy can only be terminated for certain reasons, including: failing to pay rent; breaching the lease; redevelopment or demolishing of the rental unit; or owner move in. Relocation payment may be required in some instances. For Breach of Lease, Nuisance, Criminal Activity and Failure to Give Access Just Causes, landlords need to first give a **“Notice to Cease”** before issuing a Termination Notice. Any Termination Notice needs to state with specificity the basis of the termination. Landlords are obligated to file a copy of Termination Notices with the Rental Housing Committee.

## Petitions Individual Rent Adjustment

*Landlords* can file a petition for individual upward rent adjustment to ensure a fair and reasonable rate of return. *Tenants* can file a petition for individual downward rent adjustment for three reasons: failure to maintain a rental unit in compliance with health and safety or building codes; reduced services or maintenance; or for payment of rent in excess of lawful rent.

## LEGAL RESOURCES:

### Santa Clara County Bar Association Lawyer Referral Service

(408) 971-6822

### Law Foundation Silicon Valley:

(408) 280-2424

### Community Legal Services EPA:

(650) 326-6440

### Bay Area Legal Aid:

(408) 850-7066

### Asian Law Alliance:

(408) 287-9710

### Superior Court Self-Help Center:

(408) 882-2926

### California Dept. of Consumer Affairs Landlord-Tenant handbook:

[www.dca.ca.gov/publications/  
landlordbook/index.shtml](https://www.dca.ca.gov/publications/landlordbook/index.shtml)