



City of Mountain View

Agenda

Rental Housing Committee

Committee Members Grunewald, Honey, Means, Ortiz, Ramos and Pardo de Zela (alternate)

Monday, May 8, 2017

7:00 PM

Plaza Conference Room

1. CALL TO ORDER - Welcome and Introductions

3. MINUTES APPROVAL - None

4. ORAL COMMUNICATIONS FROM THE PUBLIC

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Commission from acting on non-agenda items.

5. PUBLIC HEARING - None

6. UNFINISHED BUSINESS - None

7. NEW BUSINESS

7.1 Election of a Chairperson and a Vice-Chairperson

Recommendation: Nominate and Elect one member of the RHC to serve as Chairperson and one member as Vice-Chairperson

Attachments: [Staff Report](#)

7.2 Rental Housing Committee Meeting Schedule

Recommendation: Approve a Resolution of the Rental Housing Committee of Mountain View establishing a meeting Schedule for the Period of May through December 2017

Attachments: [Staff Report](#)
[ATT 1 - Resolution to Adopt Regular Meeting Schedule](#)

7.3 Overview CSFRA and Role of Rental Housing Committee and Consideration of a Public Input Process of Rulemaking

Recommendation: Consider a Public Input Process of Rulemaking

Attachments: [Staff Report](#)

7.4 Rental Housing Committee Work Plan

Recommendation: Consider a RHC work plan both in terms of content and timeline

Attachments: [Staff Report](#)
[ATT 1 - Draft Schedule Work Plan](#)

7.5 Community Outreach and Education Plan

Recommendation: Approve the ongoing Community Outreach and Education Activities and/or provide further direction to staff to implement additional/different outreach efforts

Attachments: [Staff Report](#)
[ATT 1 - Overview CSFRA Outreach](#)

8. COMMITTEE/STAFF ANNOUNCEMENTS AND/OR REPORTS

No action will be taken on any questions raised by the Commission at this time.

9. ADJOURNMENT

Adjourn to the Regular Meeting of the RHC on Monday, May 22, 2017, in the Plaza Conference Room, City Hall, 500 Castro Street. Meeting date, time, and venue are subject to change. Please check online at www.mountainview.gov as an agenda will be posted the Thursday prior to the RHC meeting.

SPECIAL NOTICE—Reference: Americans with Disabilities Act, 1990

- Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at (650) 903-6306 48 hours in advance of the meeting to arrange for assistance. Upon request, in advance, by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format. Also upon request, in advance, an assistive listening device can be made available for use during the meeting.

- The Board, Commission, or Committee may take action on any matter noticed herein in any manner deemed appropriate by the Board, Commission, or Committee. Their consideration of the matters noticed herein is not limited by the recommendations indicated herein.

AGENDAS FOR BOARDS, COMMISSIONS, AND COMMITTEES

- The specific location of each meeting is noted on the notice and agenda for each meeting which is posted at least 72 hours in advance of the meeting. Special meetings may be called as necessary by the Commission Chair and noticed at least 24 hours in advance of the meeting.

- Questions and comments regarding the agenda may be directed to the CSFRA Staff at (650) 903-6131.

- Interested persons may review the agenda and staff reports at the Community Development offices, 500 Castro Street, First Floor; the Friday afternoon before each meeting at 4:30 p.m. or soon thereafter; or online at <http://laserfiche.mountainview.gov/Weblink>; and they are available during each Commission meeting.

ADDRESSING THE BOARD, COMMISSION, OR COMMITTEE

- Interested persons are entitled to speak on any item on the agenda and should make their interest known to the Chair.

- Anyone wishing to address the Committee on a nonagenda item may do so during the "Oral Communications" part of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.



CITY OF MOUNTAIN VIEW

MEMORANDUM

CSFRA, Community Development Department

DATE: May 4, 2017

TO: Rental Housing Committee (RHC)

FROM: Jannie L. Quinn, City Attorney

SUBJECT: Election of a Chairperson and a Vice-Chairperson

INTRODUCTION & BACKGROUND

The Community Stabilization and Fair Rent Act ("CSFRA") Section 1709(a) provides: "Annually, the Committee shall elect one of its members to serve as Chairperson. The first order of business for the Rental Housing Committee ("RHC") is to elect a Chairperson." The CSFRA does not describe the roles and responsibilities of the Chairperson. Traditionally, the Chairperson oversees the conduct of the committee meetings and assists in the preparation of the RHC meeting agendas. The RHC can further define the roles and responsibilities of the Chairperson in the rules and regulations.

As the Chairperson is being elected in May, the annual term may be from May to the end of April each year. Alternatively, the RHC may wish to consider a term that corresponds to the calendar year.

STAFF RECOMMENDATION

The RHC nominate and elect one member of the RHC to serve as Chairperson and Vice-Chairperson and conduct an election for these positions.

Prepared by:

Jannie L. Quinn
City Attorney



CITY OF MOUNTAIN VIEW

MEMORANDUM

CSFRA, Community Development Department

DATE: May 4, 2017

TO: Rental Housing Committee (RHC)

FROM: Anky van Deursen, Associate Planner

SUBJECT: Committee Meeting Schedule

The first meeting of the Rental Housing Committee for the Community Stabilization and Fair Rent Act, is scheduled for Monday May 8, 2017 at 7:00 PM. Staff recommends the Rental Housing Committee establish its meeting schedule at the first meeting and recommends regular meetings take place on those Mondays listed below and the meetings will start at 7:00 PM. The following regular meeting dates are proposed for the Rental Housing Committee to convene from May to July 2017:

PROPOSED MEETING DATE SCHEDULE:

Monday, May 8, 2017	7 PM
Monday May 22, 2017	8 PM (after Landlord workshop)
Thursday June 8, 2017	7 PM (Monday June 5 was unavailable for most Committee members)
Monday June 19, 2017	7 PM
Monday July 10, 2017	7 PM
Monday July 24, 2017	7 PM

The RHC can schedule additional meetings, either as regular or special meetings.

The following meeting dates are being proposed for the Rental Housing Committee to convene through the end of 2017:

Monday	August 28, 2017	7:00 PM
Monday	September 11, 2017	7:00 PM
Monday	September 25, 2017	7:00 PM (Advisory Body gathering)
Monday	October 9, 2017	7:00 PM
Monday	October 23, 2017	7:00 PM
Monday	November 6, 2017	7:00 PM
Monday	December 4, 2017	7:00 PM

STAFF RECOMMENDATION:

Adopt a Resolution establishing a regular meeting schedule for the remainder of the calendar year.

RENTAL HOUSING COMMITTEE
RESOLUTION NO.
SERIES 2017

A RESOLUTION OF THE RENTAL HOUSING COMMITTEE OF
MOUNTAIN VIEW APPROVING A MEETING SCHEDULE
FOR THE PERIOD OF MAY THROUGH DECEMBER 2017

WHEREAS, the Rental Housing Committee held a publicly noticed meeting on May 8, 2017 and discussed and considered a meeting schedule for the remainder of the calendar year;

NOW, THEREFORE, BE IT RESOLVED that the Rental Housing Committee hereby adopts the schedule of regular meetings attached hereto as Exhibit A.

KB/4/CDD
015-05-08-17rhcr-E

Exhibit: A. Schedule of Regular Meetings

Rental Housing Committee
Schedule of Regular Meetings

Monday	May 8, 2017	7:00 PM
Monday	May 22, 2017	8:00 PM (after Landlord workshop)
Thursday	June 8, 2017	7:00 PM (June 5 was unavailable)
Monday	June 19, 2017	7:00 PM
Monday	July 10, 2017	7:00 PM
Monday	July 24, 2017	7:00 PM
BREAK		
Monday	August 28, 2017	7:00 PM
Monday	September 11, 2017	7:00 PM
Monday	September 25, 2017	7:00 PM (Advisory Body Gathering)
Monday	October 9, 2017	7:00 PM
Monday	October 23, 2017	7:00 PM
Monday	November 6, 2017	7:00 PM
Monday	December 4, 2017	7:00 PM



CSFRA Community Outreach Overview

November 15, 2016:

1. Website
2. MyMV: Rent Stabilization Update e-zines
3. Mountain View Rental Housing Helpline:
Tel: (650) 282-2514 Email: CSFRA@housing.org
Walk in: Mondays 11am-2pm, Thursdays 12-2pm, City Hall

November 21-December 20, 2016:

4. Recruitment for RHC: newspaper, website, MyMV

November 29, 2016:

5. Postcards to Landlords/Tenants announcing CSFRA and Workshop dates

December 12-15, 2016:

6. Landlord Workshops: December 12 and December 14, 2016
7. Tenant Workshops: December 12 and December 15, 2016
8. Publication Presentation on website & MyMV

December 23, 2016:

9. Letter on CSFRA update and temporary restraining order
10. Publication Presentation on Just Cause Evictions on website & MyMV

January/February 2017:

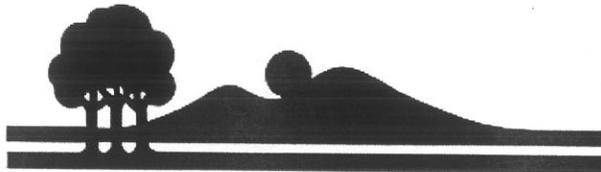
11. Updates CAA lawsuit on website and MyMV

March 6-17, 2017:

12. 2nd Recruitment for RHC: newspaper, website, MyMV, postcards to tenants/landlords

April 5-30, 2017:

13. Update website
14. Provided template letter to request base rent
15. Provided online tool for look-up "year built"
16. Explanatory letter to landlords and tenants



COMMUNITY DEVELOPMENT DEPARTMENT

500 Castro Street • Post Office Box 7540 • Mountain View • California • 94039-7540
650-903-6306 • Fax 650-962-8502

April 6, 2017

<<First>> <<Last>>

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<<City>> <<State>> <<Zip>>

Effective Immediately: Community Stabilization and Fair Rent Act (Measure V)

On November 8, 2016, the residents of the City of Mountain View voted to adopt Measure V, also known as the Community Stabilization and Fair Rent Act ("CSFRA"), to stabilize rents and provide just-cause eviction protections for certain Rental Units in Mountain View.

Effective April 5, 2017, rent levels and rent increases for covered rental units built before February 1, 1995, must comply with the CSFRA. Single-family homes, condominiums, and duplexes are not covered by the CSFRA.

Below are key provisions of the CSFRA. The full language of the CSFRA can be found here: www.mountainview.gov/rentstabilization.

Key Provisions

1. Rent Rollback

a. Allowable Rent for Tenants Who Moved in on or Before October 19, 2015

The allowable rent for tenants who moved into a covered Rental Unit on or before October 19, 2015, is the rent in effect on October 19, 2015.

b. Allowable Rent for Tenants Who Moved in After October 19, 2015

The allowable rent for tenants who moved into a covered Rental Unit after October 19, 2015, is the rent charged at the commencement of the tenancy.

2. Allowable General Annual Increases

In September of each year, including 2017, landlords may increase rent in an amount equal to the percentage increase in the Consumer Price Index (CPI) over the prior year (as determined by the Rental Housing Committee). The Rental Housing Committee will announce this annual general adjustment by June 30th of each year. Landlords must provide tenants written notice of such rent increase as required by law.

3. Initial Rent Levels and Rent Increases for New Tenants

Landlords may set the initial rents for new tenancies if the prior tenant voluntarily vacated the Rental Unit or was evicted for a just cause. After a tenant moves in, rent increases are limited to the annual general adjustment.

4. **Eviction Protections Applicable to Covered and Non-covered Rental Units**

Just cause is required for evictions from Rental Units with an initial Certificate of Occupancy prior to April 5, 2017. Just cause reasons include a tenant's failure to meet the obligations of a rental agreement, nonpayment of rent, and demolition of the unit or owner move-in, subject to limitations in the law. Any notice to terminate a tenancy for just cause must state with specificity the basis of the termination. Certain just-cause evictions require tenant relocation assistance and compliance with other provisions. Please refer to the CSFRA for the full provisions: <http://www.mountainview.gov/rentstabilization>

Next Steps

The Rental Housing Committee is scheduled to be appointed at the April 18, 2017 City Council meeting. The Committee will establish further procedures for implementing the CSFRA, including adoption of the CSFRA rules and regulations, setting the process for submitting individual petitions for rent increases (landlords) and decreases (renters), and appointing Hearing Officers.

Workshops

You are invited to attend any of the following workshops to learn more about the CSFRA:

City Hall, Council Chambers, 500 Castro Street, Mountain View

Tenant Workshops:

May 15, 2017 – 6:00 to 8:00 p.m.

May 25, 2017 – 6:00 to 8:00 p.m.

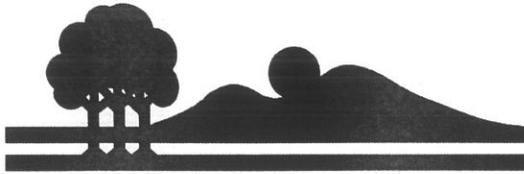
Landlord Workshops:

May 16, 2017 – 10:00 a.m. to 12:00 noon

May 22, 2017 – 6:00 p.m. to 8:00 p.m.

Questions?

- **Contact the Mountain View Rental Housing Helpline:**
Call 650-282-2514 or E-Mail ehislop@housing.org (habla español)
- **Walk-In Office Hours at Mountain View City Hall:**
Every Thursday, 12:00 noon to 2:00 p.m., 1st Floor in Public Works Front Conference Room (habla español)
- **Check the City's Website for Information and Updates:**
www.mountainview.gov/rentstabilization
- **Receive Updates by E-Mail through registering at www.mountainview.gov/mymv by Checking "Rent Stabilization Updates"**



6 de abril de 2017

Efectivo Inmediatamente: Acta de Estabilización Comunitaria y Alquiler Justo (Medida V)

El 8 de noviembre de 2016, los residentes de la Ciudad de Mountain View votaron a favor de la adopción de la Medida V, también conocida como el Acta de Estabilización Comunitaria y Alquiler Justo (CSFRA), para estabilizar las rentas y proporcionar protecciones de desalojo con causa justa para ciertas Unidades de Alquiler en Mountain View.

En efecto a partir del 5 de abril de 2017, los niveles de alquiler y los aumentos de alquiler de las unidades de alquiler cubiertas, construidas antes del 1 de febrero de 1995, deberán cumplir con el CSFRA. Las casas unifamiliares, condominios y dúplex no están cubiertos por el CSFRA.

El texto completo del CSFRA se puede encontrar aquí: www.mountainview.gov/rentstabilization.

Disposiciones Clave

1. Restablecimiento del Precio de la Renta (retroceso)

a. Cantidades permitidas para inquilinos que se mudaron en o antes del 19 de octubre de 2015

La renta permitida para los inquilinos que se mudaron a una unidad de alquiler (cubierta por CSFRA) el 19 de octubre de 2015 o antes es igual a la cantidad vigente el 19 de octubre de 2015.

b. Cantidades permitidas para inquilinos que se mudaron a la unidad después del 19 de octubre de 2015

La cantidad permitida para los inquilinos que se mudaron a una unidad de alquiler (cubierta por CSFRA) después del 19 de octubre de 2015 es igual a la cantidad cobrada al comienzo del arrendamiento.

2. Aumentos Anuales Generales Permitidos

En septiembre de cada año, incluyendo el 2017, los propietarios pueden aumentar la renta en una cantidad igual al aumento porcentual del Índice de Precios al Consumidor (IPC) sobre el año anterior (según lo determinado por el Comité de Vivienda de Alquiler). El Comité de Vivienda de Alquiler anunciará este ajuste general anual para el 30 de junio de cada año. Los propietarios deben proporcionar a los inquilinos un aviso por escrito de tal aumento de alquiler como lo requiere la ley.

3. Niveles de alquiler inicial y aumentos de alquiler para los nuevos inquilinos

Los propietarios pueden fijar los alquileres iniciales para los nuevos arrendamientos si el inquilino anterior dejó voluntariamente la unidad de alquiler o fue desalojado por una causa justa. Una vez que un inquilino se muda a la unidad de alquiler, los aumentos de alquiler se limitan al ajuste general anual.

4. Las protecciones de desalojo aplicables a las unidades de alquiler cubiertas y no cubiertas por CSFRA

La causa justa es requerida para los desalojos de las unidades de alquiler con un certificado inicial de ocupación antes del 5 de abril de 2017. Las causas justas incluyen el incumplimiento del arrendatario de cumplir con las obligaciones de un contrato de alquiler, el no pagar el alquiler y la demolición de la unidad o si el propietario se muda al lugar, sujeto a las limitaciones de la Ley. Cualquier aviso para terminar un arrendamiento por causa justa debe indicar con especificidad la base de la terminación. Ciertos desalojos de causa justa requieren asistencia de reubicación de inquilinos y cumplimiento de otras disposiciones. Por favor refiérase al CSFRA para las provisiones completas: <http://www.mountainview.gov/rentstabilization>

Siguientes Pasos

El Comité de Vivienda de Alquiler está programado para ser nombrado en la reunión del Concejo de la Ciudad el 18 de abril de 2017. El Comité establecerá procedimientos adicionales para implementar la CSFRA, que incluyen la adopción de las reglas y regulaciones de la CSFRA, establecimiento de un proceso para presentar peticiones individuales de aumento de alquileres (propietarios) y disminuciones (inquilinos) y nombramiento de Auditores.

Usted está invitado a asistir a cualquiera de **los siguientes talleres** para obtener más información sobre la CSFRA:

City Hall, Council Chambers, 500 Castro Street, Mountain View

Taller para Inquilinos:

Lunes, 15 de mayo, 2017 6-8 pm

Jueves, 25 de mayo, 2017 6-8 pm

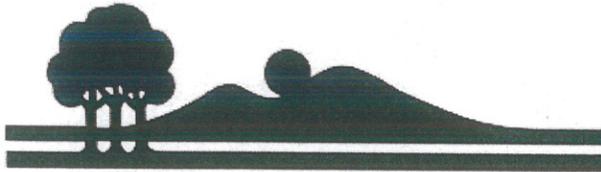
Talleres para Propietarios:

Martes, 16 de mayo, 2017 10am -12 pm

Lunes, 22 de mayo, 2017 6-8 pm

¿Preguntas?

- **Póngase en contacto con la línea de ayuda de Viviendas de Alquiler en Mountain View: Llame al (650) 282-2514 o envíe un correo electrónico a ehislop@housing.org (se habla español)**
- **Venga durante las horas de oficina al Ayuntamiento de Mountain View: Todos los jueves, 12-2pm, 1er Piso en la Sala de Conferencias de Obras Públicas (se habla español)**
- **Visite el sitio web de la Ciudad para obtener información y actualizaciones: www.mountainview.gov/rentstabilization**
- **Reciba actualizaciones por correo electrónico a través del registro en www.mountainview.gov/mymv, marcando a "Actualizaciones de Estabilización de Alquileres".**



COMMUNITY DEVELOPMENT DEPARTMENT

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2017 年 4 月 6 日

立即生效：社区稳定和公平租赁法 (Measure V)

2016 年 11 月 8 日，山景城市居民投票通过 Measure V，也叫“社区稳定与公平租赁法”（“CSFRA”），以稳定租金，并提供对山景城市某些租赁单位正当驱逐房客的保护。

从 2017 年 4 月 5 日起，1995 年 2 月 1 日前兴建的租赁公寓的租金水平及租金上调，必须符合“CSFRA”规定。单独住宅，有独立产权的公寓（condo）以及连栋式住宅（duplexes）不包括在此法案中。

以下是 CSFRA 的主要条款。该法案的全部语言可以在这里找到：

www.mountainview.gov/rentstabilization

主要规定

1. 租金反转 (rent rollback)

a. 2015 年 10 月 19 日或之前入住房客允许租金

2015 年 10 月 19 日或以前迁入法案涵盖的租赁公寓的租户，其允许租金是 2015 年 10 月 19 日有效的租金。

b. 2015 年 10 月 19 日以后入住房客允许租金

2015 年 10 月 19 年之后迁入法案涵盖的租赁公寓的租户，其租金是入住时所定的租金。

2. 允许的年度提价

每年 9 月份，包括 2017 年，业主可以增加租金，提价金额等于上一年度消费者物价指数 (CPI) 的增长率（由租赁房屋委员会决定）。租赁房屋委员会将于每年 6 月 30 前公布本年度总体调整幅度。房东必须根据法律规定向租客提供房租涨价的书面通知。

3. 新租户的初始租金水平和租金增长

如果以前的租户自愿离开公寓或因正当理由被驱逐，房东可以设定新租赁的初始租金。租户迁入后，租金上涨限于年度总体调整。

4. 法案规定的和不在此法案规定的所有租赁单位都受驱逐房客规定保护

在 2017 年 4 月 5 日之前拥有初始入住证的出租单位，在驱逐房客时必须具有正当理由。这些理由包括租户未履行租赁协议义务，房客不支付租金，符合法律的业主拆迁或业主入住。任何终止租赁义务的通知，必须向房客特别说明终止的依据。房东因正当理由需要驱逐租户时，需要向房客提供搬迁援助和遵守其它规定。具体请参阅 CSFRA 的完整规定：

<http://www.mountainview.gov/rentstabilization>

下一步

租赁房屋委员会将于 2017 年 4 月 18 日召开市议会。委员会将制定进一步执行 CSFRA 的程序，包括通过 CSFRA 的规则和条例，设定提交单独申请租金提价（业主）和租金下调（房客）的过程，并任命听证官员。

研讨会

您被邀请参加以下任何研讨会，以了解有关 CSFRA 的更多信息：

市政厅，议会厅，500 Castro Street, Mountain View

租户研讨会：

2017 年 5 月 15 日 晚上 6: 00 至 8:00

2017 年 5 月 25 日 晚上 6: 00 至 8:00

业主研讨会：

2017 年 5 月 16 日上午 10: 00 至中午 12: 00

2017 年 5 月 22 日晚上 6:00 至 8: 00

有问题吗？

• 联系山景城租赁房屋帮助热线：

致电 650-282-2514 或电邮 ehislop@housing.org

• 山景城市政厅亲自步入访问办公时间：

每个星期四中午 12:00 至下午 2:00, Public Works 会议室 1 楼 前台会议室

• 登陆山景城网站查看信息和更新：

www.mountainview.gov/rentstabilization

• 在 www.mountainview.gov/mymv 注册，通过电子邮件接收有关“稳定租赁”的最新政策

DISCLAIMER: This form is a template for informational use only. Tenants and Landlords may use this form to communicate the Base Rent under Mountain View's Community Stabilization and Fair Rent Act. Please visit <http://www.mountainview.gov/rentstabilization> or call 650-282-2514 for further information.

LETTER ESTABLISHING BASE RENT

Date

Rental Unit Address

On November 8, 2016, the City of Mountain View passed Measure V, the Community Stabilization and Fair Rent Act ("CSFRA"). This measure went into effect on April 5, 2017 and provides that no Landlord shall charge Rent in an amount that exceeds the sum of the Base Rent plus any lawful rent increases actually implemented pursuant to the CSFRA.

For those Rental Units covered by the CSFRA, the lawful Rent that can be charged is the Base Rent (rent in effect on October 19, 2015, or for tenancies starting after that date, rent charged upon the initial date of the tenancy).

Rent is defined in the CSFRA as "All periodic payments and all nonmonetary consideration including, but not limited to, the fair market value of goods, labor performed or services rendered to or for the benefit of the Landlord under a Rental Housing Agreement concerning the use or occupancy of a Rental Unit and premises and attendant Housing Services, including all payment and consideration demanded or paid for parking, Utility Charges, pets, furniture, and/or subletting."

The tenancy in this unit began _____ on or before _____ October 19, 2015, at which time the monthly rent was \$ _____ (insert Base Rent amount).

This letter is to confirm that the lawful Rent of this unit is the Base Rent of \$ _____.

Name

Address

EXENCIÓN DE RESPONSABILIDAD: Este formulario es para uso informativo solamente. Los inquilinos y propietarios pueden usar este formulario para comunicar la renta base para alquiler bajo la Acta de Estabilización Comunitaria y Alquiler Justo de Mountain View. Visite www.mountainview.gov/rentstabilization o llame al (650) 282-2514 para más información

CARTA QUE ESTABLECE RENTA BASE PARA ALQUILER

Fecha:

Dirección de la unidad de alquiler

El 8 de noviembre de 2016, la Ciudad de Mountain View aprobó la Medida V, el ACTA de Estabilización Comunitaria y Renta Justa ("CSFRA"). Esta medida entró en vigor el 5 de abril de 2017 y establece que ningún Propietario cobrará por la Renta en una cantidad que exceda a la suma de la Renta Base más cualquier aumento legal de alquiler implementado actualmente de acuerdo con la CSFRA.

Para aquellas Unidades de Alquiler cubiertas por el CSFRA, la Renta legal que se puede cobrar es la Renta Base (alquiler vigente el 19 de octubre de 2015, o para arrendamientos que comiencen después de esa fecha, alquiler cobrado a la fecha inicial del arrendamiento).

El arrendamiento o renta en esta unidad comenzó __ (en o antes/después) __ 19 de octubre de 2015, momento en el cual la renta mensual era de \$ _____ (inserte el monto de la renta base).

En el CSFRA la Renta o Alquiler es se define como "Todos los pagos periódicos y todas las consideraciones no monetarias incluyendo, pero no limitadas al valor monetario de los bienes, trabajos o servicios brindados a o en beneficio del propietario bajo un contrato de alquiler concerniente al uso u ocupación de la unidad de alquiler y alrededores y servicios de Vivienda, incluyendo todos los pagos y consideraciones demandada pagos por estacionamiento, cargos por Servicios Públicos, mascotas, muebles y/o subarriendo".

Esta carta es para confirmar que la renta legal de esta unidad es la renta base de \$ _____.

Nombre

Dirección

免责声明：此表单为仅供参考使用的模板。租户和业主可以使用此表格就山景城社区稳定和公平租赁法规定的基本租金进行沟通。更多信息请访问以下网址或拨打电话650-282-2514 <http://www.mountainview.gov/rentstabilization>

建立基础租金的信件

时间 _____

出租单元 _____

2016年11月8日，山景城通过了Measure V，社区稳定和公平出租法案（“CSFRA”）。次法案已于2017年4月5日生效，并规定业主所收取租金金额不可超过基本租金加上任何根据执行CSFRA规定所涨幅的金额总和。

对于CSFRA所涵盖的租赁单位，可以收取的合法租金是基本租金（2015年10月19日生效的租金，或对于在此日期之后的租赁，租赁初始日期起的租金）。

CSFRA中租金的定义是指“所有定期付款和所有非货币性考虑，包括但不限于，公平市场货物价值，根据租赁房屋协议，关于租赁单元的使用或占用，房屋及服务员工住房服务，为业主提供劳动或为业主利益的服务，包括停车费，公用事业费，宠物，家具和/或转租所需的或支付的所有付款和考虑要求。

本单元的租赁开始于 _____ 在2015年10月19日或之前/之后 _____ 当时每月租金金额为\$ _____（插入基本租金金额）

本函是确认本单元合法租金金额为 \$ _____.

姓名 _____

地址 _____



CITY OF
MOUNTAIN VIEW

FREE TENANT WORKSHOPS



COMMUNITY STABILIZATION AND FAIR RENT ACT ("CSFRA" or MEASURE V)

Come to one of the following workshops to learn more about the CSFRA requirements.

Monday, May 15, 2017 6:00 pm

Thursday, May 25, 2017 6:00 pm

City Hall, 500 Castro Street, Mountain View

Or visit the weekly Walk-In Office Hours at City Hall,
500 Castro Street, 1st floor Public works Front Conference Room
Thursdays 12pm-2pm

For More Information call (650) 282-2514 or
email CSFRA@housing.org



CITY OF
MOUNTAIN VIEW

TALLER GRATUITO PARA INQUILINOS



ACTA DE ESTABILIZACION COMUNITARIA Y ALQUILER JUSTO ("CSFRA" O MEDIDA V)

Venga a uno de los siguientes talleres para saber más sobre los requisitos de CSFRA.

Lunes, 15 de mayo , 2017 6:00 p.m.

Jueves, 25 de mayo , 2017 6:00 p.m.

City Hall, 500 Castro Street, Mountain View

También puede visitar las oficinas del Ayuntamiento,
500 Castro Street, 1st Floor Public Works Front Conference Room
Jueves 12pm-2pm

Para más información puede llamar al (650) 282-2514
o escribir a CSFRA@housing.org



CITY OF
MOUNTAIN VIEW

免费租客研讨会



社区稳定和公平出租法案

("CSFRA" or MEASURE V)

请参加以下研讨会之一，以了解有关 CSFRA 的更多信息。

5 月 15 日，星期一，晚上 6 : 00

5 月 25 日，星期四，晚上 6 : 00

市政厅, 500 Castro Street, Mountain View

或在市政厅每周步入办公时间来访

500 Castro Street, 一楼, Public Works 前台会议室

星期四 下午 12 : 00pm-2 : 00pm

更多信息，请拨打电话(650) 282-2514 或电邮

CSFRA@housing.org



CITY OF MOUNTAIN VIEW

MEMORANDUM

CSFRA, Community Development Department

DATE: May 4, 2017

TO: Rental Housing Committee (RHC)

FROM: Anky van Deursen, Associate Planner

SUBJECT: Rental Housing Committee Work Plan

BACKGROUND:

The CSFRA Rental Housing Committee is charged with a number of tasks, including but not limited to establishing rules and regulations for the enforcement of the CSFRA, determining the Annual General Adjustment and announcing it by June 30th of each year, appointing hearing officers and establishing a budget and Rental Housing Fee.

ANALYSIS:

Staff proposes an Initial Work Plan which outlines a list of tasks or issues staff will bring forward in the coming months to the Rental Housing Committee for discussion, review, consideration and possible adoption in order to implement the Community Stabilization and Fair Rent Act.

REQUESTED DIRECTION:

Staff seeks input from the RHC on the work plan, both in terms of the content and the timeline. Staff would also emphasize that the workload for the Committee is significant and the intent of the draft work plan is to provide a blueprint to guide the work of the Committee. It remains to be seen whether the proposed work plan is accurate in terms of the number of meetings or amount of time allocated to each work plan item or needs to be adjusted accordingly.

2017/05/01

CSFRA - RENTAL HOUSING COMMITTEE WORK PLAN

Date	Task	Description	Status	Proposed Approach:	Proposed Prep dates
Pre-Mtg.	Receive Brown Act Training	Committee members will be updated on Brown Act, Political Reform Act and Public Records Act		CAO to provide training	
5/8	Elect Chairperson and Vice-Chairperson	Committee members to select a Chairperson and Vice-Chairperson			
5/8	Adopt Meeting Schedule	Set the meeting calendar for the remainder of 2017		Staff to provide Draft Calendar	
5/8	Review CSFRA and role of RHC and consider public input process	Discuss key elements of CSFRA, role of RHC and Q&A session; Consider options for public input process		Staff to present Key Elements CSFRA; Staff to present options for public input process	
5/8	Adopt Work Plan	Determine the work plan for coming Committee meetings		Staff to provide Draft Work plan	
5/8	Community Outreach & Education Activities	Community Education is critical for tenants, landlords, and community members. This includes collateral and community workshops for both tenants and landlords		Staff to review current activities; Request direction from RHC	
5/22	Adopt Annual General Adjustment	No later than June 30 of each year the Committee sets the		Staff to present draft resolution for AGA 2017;	

	for 2017; Consider AGA for 2016	annual general adjustment (AGA), which shall be effective as of September 1 of that year.		Staff to present recommendations for AGA 2016	
5/22	Overview Rules and Regulations *Rules of Conduct, *Fair Return Standard, *Fair Return Process, *Petition Process	Review RR for Rules of Conduct, Determine standard for Fair Return, Review RRs for the Fair Return Process Review RRs for the Individual Upward and Downward Adjustment Petition Process		Staff to present overview of rules of conduct, fair return standards, Fair Return Process and Petition Process	
6/8	Review RRs (see previous) Consider Hearing Officer Process	To establish a pool of hearing officers, Committee members will decide on criteria for, remuneration of and method of hiring Hearing Officers		Staff to provide: Draft Criteria for HO Draft Options for remuneration and hiring HO	
6/19	Review RRs (see previous) Review Infrastructure: Staffing & IT	Establishing infrastructure needed to conduct essential CSFRA administrative and management functions: - Admin - Legal - IT - Finance - Code Enforcement	City currently employs interim staffing of 2 FTEs to implement CSFRA and uses City resources	Staff to provide Draft Staffing Plan Staff to provide IT Support Plan	
7/10	Review RRs (see previous)	<ul style="list-style-type: none"> • Enrollment in the Registry • Online process for 	Draft options	Staff shall continue working to develop processes for RHC consideration.	

2017/05/01

CSFRA - RENTAL HOUSING COMMITTEE WORK PLAN

	Registry, IT	forms and notices			
7/24	Review RRs (see previous) Train in Hearing and Appeal Process	Determine training for RHC members to understand hearing process and appeal process		Staff will provide presentation	
8/28	FY 17-18 Budget and Fees	Discussion of the annual budget for the ensuing fiscal year. Discussion of annual registration fees for reasonable and necessary expenses	An interim budget for 2 nd half of FY16-17 has been approved by CC.	Staff shall prepare a draft budget and fee structure for the RHC's consideration	
10/9	FY 17-18 Budget and Fees	Adopt budget and fees for FY 17-18.			



CITY OF MOUNTAIN VIEW

MEMORANDUM

CSFRA, Community Development Department

DATE: May 4, 2017

TO: Rental Housing Committee (RHC)

FROM: Anky van Deursen, Associate Planner

SUBJECT: Community Outreach and Education Plan

INTRODUCTION AND BACKGROUND:

In the weeks after adoption of the CSFRA on November 8, 2016, staff implemented an ambitious outreach plan consisting of landlord and tenant informational postcards; community workshops; webpage updates [www.mountainview.gov/rent stabilization](http://www.mountainview.gov/rent_stabilization), social media and MyMV emails; posting of FAQs and PPT Presentations and a Rental Housing hotline (email, phone, walk-in).

Since the court issued the order denying the preliminary injunction on April 5, 2017 and the CSFRA became effective, staff has sent out letters to all multi-family apartment owners/managers and tenants to provide an update on their CSFRA rights and obligations. The website was updated with key elements of the CSFRA; and a template letter was posted on the website to help landlords and tenants understand and communicate the requirements of the roll back provisions of the CSFRA. Workshops have been planned for May to provide landlord and tenant education.

ANALYSIS:

Community Outreach will be essential for the success of the CSFRA program. The goal of community outreach is to disseminate information and increase awareness to landlords and tenants, augmenting their knowledge and skills, resulting in increased compliance with the CSFRA. Outreach can consist of a wide range of activities:

- 1. Increase awareness through distribution of information:** develop collateral materials and distribution plan and outreach through internet and social media. Partnering with other organizations such as local churches and organizations (e.g. CSA, Work Center, Clinics, CHAC, Schools, Police, Senior Center, CAA) will increase outreach efforts.

Brochures at Library, Police, City Hall, Community Center, CSA, Senior Center, Work Center, CHAC, CAA, schools, local churches and coffee shops

Messages for social media (Nextdoor Neighbor; CNC)

Updates website: mountainview.gov/rentstabilization

Mailings: landlords/tenants CSFRA in effect, rent increase announcement.

- 2. Community participation in educational and public input meetings:** organize ongoing workshops, walk-in clinics and consultations in centers where residents already gather for other activities (city hall, CSA, senior center, school PTAs, community center), and a Rental Housing helpline (phone, email and walk-in).

Scheduled workshops:

May 15, 2017 & May 25, 2017 6-8 pm Tenant Workshops

May 16, 2017 10-12 noon & May 22, 2017 6-8 pm Landlord Workshops

Walk-in Clinics:

Once a week (Thursdays) City Hall

Once a week CSA/Community Center

Once a month (4th Tuesday of month) MV Senior center

Consultations:

Mo-Fr 9am-4pm at Project Sentinel (email, phone, walk-in)

- 3. Resources:** Provide online availability of template notices/letters for use by tenants and landlords as well as an online property information tool for research into “year built” of multi-family apartments. Create a list of organizations providing legal resources.

Templates: Base Rent letter

Online tool: Address look-up to determine if rental unit is subject to the CSFRA

Legal Help: List of organizations on website

- 4. Language** remains a barrier to effective communication. Providing outreach materials in Spanish and Mandarin is a priority. Outreach meetings can be staffed with Spanish and Mandarin translators. Materials can be translated into these languages.

To date letters, flyers and templates have been translated in Spanish and Mandarin.

Translators will be present at scheduled workshops.

Case Manager for clinics and consultation speaks Spanish.

STAFF RECOMMENDATION:

Approve the ongoing Community Outreach activities and/or provide further direction to staff to implement additional/different outreach efforts.



MEMORANDUM

CSFRA, Community Development Department

DATE: May 4, 2017

TO: Rental Housing Committee (RHC)

FROM: Anky van Deursen, Associate Planner

SUBJECT: Review of CSFRA and Role of Rental Housing Committee and consideration of a public input process of rulemaking

INTRODUCTION AND BACKGROUND:

The express purpose of the CSFRA is to promote neighborhood and community stability and 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 and guaranteeing fair protections for renters, homeowners and businesses. The purpose of this agenda item is to provide an overview of the CSFRA and a preview of upcoming agenda items.

OVERVIEW OF THE CSFRA:

1. Establishes Base Rents and limits annual rent increases on Covered Rental Units and introduces a petition system for individual rent adjustments.
2. Provides tenant protections through Just Cause Eviction regulations.
3. Establishes a Rental Housing Committee to administer and enforce this program.

What Rental Units are covered under the CSFRA:

First Certificate of Occupancy	Rent Increases	Just Cause	Base Rent (Rent Roll Back)
Before Feb. 1, 1995	Yes	Yes	Yes
Between Feb. 1, 1995 – April 5, 2017	No	Yes	No

After April 5, 2017	No	No	No
Exempt: Single Family Homes Condominiums Companion Units Duplexes Units in hotels, motels, etc. rented out for less than 30 days Units in hospitals, medical care facilities, dormitories, etc. Government or subsidized rental units	No	No	No

Base Rent

Base Rent is determined as the rent amount in effect on October 19, 2015. If the tenancy started after October 19, 2015 Base Rent is the initial rent amount at the start of the tenancy.

Allowable General Adjustment (“AGA”) of Rent

- The Base Rent can be adjusted on an annual basis with a rent increase as determined by the Rental Housing Committee before June 30 of each year, calculated based on the annual change of the CPI.
- CPI is the Consumer Price Index of all urban consumers, all items, San Francisco, Oakland, San Jose region as published by US Dept. of Labor.
- Landlords may increase the rent with this percentage upon proper written notice to tenants.

Individual Petition Process for Rent Adjustment

Landlords and tenants may petition for an upward or downward rent adjustment in the following cases:

A landlord can file a petition for upward rent adjustment in order to:

- Guarantee a fair return.

A tenant can file a petition for downward rent adjustment in the following instances:

- A failure to maintain the rental premises in habitable condition
- A decrease in housing services or maintenance
- Rent in excess of lawful rent as authorized by CSFRA

Banking

Banking of allowable rent increases is allowed to a maximum of 10% annual increase.

Vacancy Decontrol

The initial rent for new tenants may be set at market rate.

Just Cause Evictions

Termination notices are only permitted for one of the following nine reasons: 1. Failure to pay rent; 2. Breach of lease; 3. Nuisance; 4. Criminal activities; 5. Failure to give access; 6. Temporary vacancy due to necessary/substantial repairs; 7. Owner move-in; 8. Withdrawal of units from rental market or 9. Demolition.

A new "Written Notice to Cease" is introduced for causes 2-5 to give tenants the opportunity to cure any alleged violation or problem, prior to service of a Notice of Termination.

For temporary vacancies due to necessary repairs, owner move-in, withdrawal of units from the rental market and demolition, tenants are eligible for tenant relocation assistance if their household income does not exceed 120% median household income for Santa Clara County as adjusted for household size according to the United States Department of Housing and Urban Development. Tenants who are evicted for these particular reasons also have a right of first return if their unit is returned to market by current or successor landlord.

Rental Housing Committee

The CSFRA establishes a Rental Housing Committee consisting of 5 members and one alternate member.

The Rental Housing Committee's duties include:

- Set rent at fair and equitable levels
- Establish Rules and Regulations
- Determine Annual General Rent Adjustment
- Appoint Hearing Officers
- Establish Budget for CSFRA implementation

- Hold Public Hearings
- Conduct studies, surveys, investigations, hearings
- Report periodically to City Council
- Publicize Program
- Establish schedule of Penalties
- Pursue Civil Remedies with City Council approval
- Intervene in Litigation with City Council approval
- Administer withdrawal process for removal of rental units

The CSFRA leaves room for interpretation. The Rental Housing Committee is tasked with setting policy in such cases. Examples are:

- The applicability of the CSFRA for e.g. mobile homes, multiple duplexes and cottages on one parcel, partly rebuilt multi-family apartment complexes.
- What is the relationship between the RHC, the City, CAO and Staff?

CONSIDERATION OF A PUBLIC INPUT PROCESS OF RULEMAKING

Over the next several months, the RHC will be considering and adopting rules and regulations to implement the CSFRA. The RHC will want to consider the input of the parties impacted by the regulations as part of its rule making process. The regulations will vary in terms of complexity and perhaps even interest to the public. The RHC can consider a number of options to solicit public input:

1. A public input opportunity is provided at each of the scheduled RHC meetings on each of the agenda items. This is the public input that is provided in accordance with the Brown Act.
2. Establish separate stakeholder meetings for certain high profile agenda items, before discussing them in a Committee meeting, so the outcome of these stakeholder meetings can be summarized by staff and incorporated into the staff report for the agenda item.
3. Establish a review and comment process whereby a particular proposed regulation is introduced in one committee meeting, time is allowed for written comments on the proposed regulation following the meeting and the Committee can consider the comments and the regulation at its next meeting.

REQUESTED DIRECTION:

Staff seeks direction from the Committee regarding its preferred public input process.