



Community Stabilization and Fair Rent Act Program

July 2018

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CSFRA Program
 City of Mountain View
 500 Castro Street
 Mountain View, CA 94041
 For more information visit:
mountainview.gov/rentstabilization

July Newsletter

Welcome to the CSFRA Program!

The City of Mountain View implements the Community Stabilization and Fair Rent Act (CSFRA), a voter approved measure (Measure V, 2016), to stabilize the community by reducing rental housing turnover in certain rental units. Program staff work with tenants and landlords to achieve the three main goals of the CSFRA:

1. Stabilize rents
2. Provide eviction protections
3. Ensure a fair rate of return on investment for landlords

What units are covered?

Most multi-family rental properties built before December 23, 2016 are either fully or partially covered by the CSFRA.

Fully Covered

- Built before 1995
- 3 or more units
- Not a government or subsidized rental unit

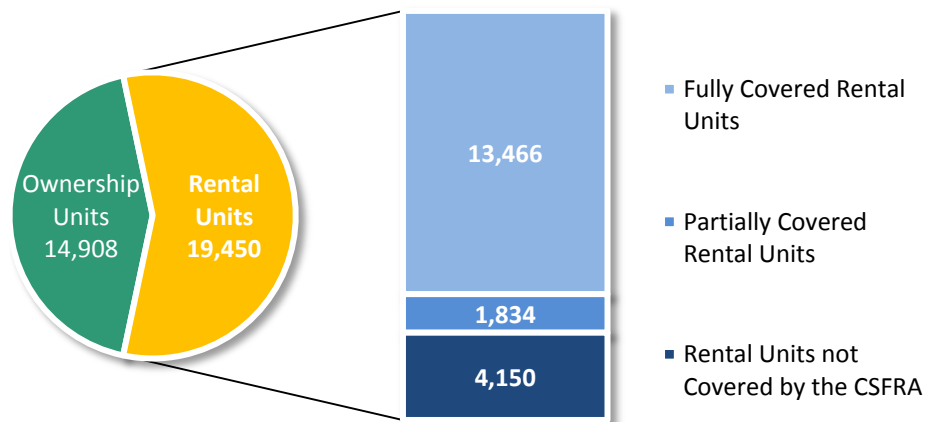
Partially Covered

- Built between 1995 and 2017
- 3 or more units
- Not a government or subsidized rental unit

Get to Know Your Community

By the Numbers – Households in Mountain View

Number of Households: 34,358



Allowed Rent Increases

The Rental Housing Committee adopted the following rent increases:

2018 Annual General Adjustment Rent Increase

3.6% for **September 1, 2018**
to
August 31, 2019

Owners of rent stabilized properties may apply this increase to a tenancy when they have complied with the following:

- ✓ At least 12 months have passed since the last rent increase
- ✓ Annual Rental Housing Fees have been paid
- ✓ Landlord is otherwise in compliance with the CSFRA
- ✓ Tenant has been served a written 30 day notice as required by state law

The 2017 AGA was 3.4% for the period beginning September 1, 2017 and ending August 31, 2018. Landlords can bank unused AGA increases.

2016 Bankable Rent Increase

2.6% for **Inflationary Effects**
prior to
September 1, 2016

Owners of rent stabilized properties may apply the 2.6% increase if the following conditions are met:

- ✓ Landlord has continuously owned the property since October 19, 2015
- ✓ Current tenant has continuously lived in the unit since October 19, 2015
- ✓ No rent increase was charged for the unit between October 19, 2015 and December 23, 2016
- ✓ Landlord is in full compliance with the CSFRA.

This increase can be charged with AGA rent increases and must be implemented by August 31, 2020.

Tenant Hardship Protections

Tenants can file an Undue Hardship Petition if a previously banked rent increase is now charged or if a landlord's petition to increase rent would cause a hardship and any of the following conditions exist:

- Total household income is below 100% AMI or the cost of increased rent is more than 50% of household income
- Total household income is below 120% AMI or the cost of increased rent is more than 50% of household income and the household has a member
 - Under the age of 18
 - 62 years or older
 - Disabled
 - Terminally ill
 - Other extenuating circumstances, if none of the above apply

What is "banking" of a rent increase?

If a Landlord does not use allowed rent increases in part or in whole, the remaining amount may be "banked" for future use. If a landlord decides to charge any of the banked rent increases and the total rent increase exceeds the Annual General Adjustment (AGA) for 2018 (3.6%), the landlord must include in its written notice to tenant, mandatory language as stipulated in Chapter 7 of the Regulations. General rent increases can never exceed 10% in any given year.



2018 Rental Housing Committee

From left to right:
Tom Means, Vanessa Honey,
Chair Evan Ortiz, Emily Ramos,
Vice Chair Matt Grunewald

Required Noticing

Landlords must provide the following notices to tenants:

Notice of Rent Increase

State law requires landlords to provide at least 30 days advanced written Notice of Rent Increase.

Notice of Rent Increase greater than the 2018 AGA (3.6%)

If a landlord charges any banked rent increase, the Notice of Rent Increase must contain mandatory language in CSFRA regulations.

Termination Notice

Written notice stating the specific reason for termination and information on tenants' rights to relocation assistance and first right of return.

Notice to Cease

Written notice given *before* serving a Termination Notice that allows a tenant to address an alleged Breach of Lease, Nuisance, Criminal Activity or Failure to Give Access violation. It must include the Rental Housing Committee telephone number: 650-903-6125.



Tenant Relocation Assistance

The Tenant Relocation Assistance Ordinance (TRAO) requires landlords to provide relocation assistance for displaced tenants of certain rental units. It helps lower income households with moving costs, paying deposits and securing replacement housing. Landlords must notify tenants of their right to request relocation assistance when the termination notice is served.

What does relocation assistance include?

- Full refund of security deposit
- 60 day subscription to a rental agency
- Cash equivalent of 3 months' rent, based on the median monthly rent for a similarly sized unit in Mountain View
- Additional \$3,262 for households with a household member
 - 62 years of age or older
 - Disabled
 - Under the age of 18

What are the eligibility criteria?

Landlords

Must comply with the TRAO if they terminate tenancies for 4 reasons:

- Necessary repairs
- Owner move-in
- Withdrawal of the property from the rental market
- Demolition

Tenants

Households are eligible for relocation assistance if:

- Household income is 120% or less of the Area Median Income (AMI)
- Household is not delinquent on rental payments

120% of Area Median Income for Santa Clara County in 2018

Household Size	1	2	3	4	5
120% AMI	\$105,200	\$120,200	\$135,250	\$150,250	\$162,250

Contact Us

Walk-in Office Hours

Thursdays
12:00 p.m. to 2:00 p.m.
City Hall, 1st Floor
Public Works Front Conference Room

Petition Workshops

1st and 3rd Friday of Each Month
1:00 p.m. to 3:00 p.m.
City Hall, 2nd Floor
Plaza Conference Room

Phone: (650) 282-2514

Email: csfra@housing.org
mountainview.gov/rentstabilization

Are you a new landlord of a rent stabilized property?

Before purchasing a rent stabilized property, future landlords may want to learn the current rent levels and review property records. Once new landlords have purchased a property, contact the City to learn how to:

- File an online "Change of Ownership" form
- Determine whether the annual Rental Housing Fees are paid
- Check on allowed rent increases for the property
- Get informed on eviction protections

2018 Rental Housing Fee:
\$124 per Unit

Upcoming 2018 Workshops

Rent Increases, the AGA and Tenant Hardship Protections (Landlord Focused)

July 12, 6:30 p.m.
MV Senior Center, Rm. A
266 Escuela Ave.

Rent Increases, the AGA and Tenant Hardship Protections (Tenant Focused)

July 26, 6:30 p.m.
MV Senior Center, Rm. A
266 Escuela Ave.

Rent Stabilization Community Workshop (Open to All)

September 15, 9:00 a.m.
MV Senior Center, Rm. A
266 Escuela Ave.

Landlords' Rights in Mountain View

October 18, 6:30 p.m.
City Hall, Plaza Conference Room
500 Castro St.

Renters' Rights in Mountain View

November 15, 6:30 p.m.
City Hall, Plaza Conference Room
500 Castro St.

Community Stabilization and Fair Rent Act Program Updates

- **Allowable Rent Increases** - On May 21, 2018 the Rental Housing Committee adopted the following allowable rent increases:
 - The 2018 Annual General Adjustment (AGA) of rent for tenants in rent stabilized properties is set at 3.6% for September 1, 2018 through August 31, 2019
 - The Rental Housing Committee also adopted a 2.6% bankable rent increase to address inflationary effects prior to September 1, 2016 for certain rental units
- **Tenant Hardship Protections** – Tenants living in a unit covered by the CSFRA have a right to petition for an *undue hardship* when a previously banked rent increase is charged, or when a landlord files a Petition for Upward Adjustment of Rent.
- **Annual Rental Housing Fee** - The annual Rental Housing Fee is a per unit fee billed to landlords of rent stabilized properties. It funds the administration of the CSFRA Program. For Fiscal Year 2018-19, the Rental Housing Fee is set at \$ 124 per unit. This fee cannot be passed through to tenants.

CSFRA Program
City of Mountain View
Post Office Box 7540
Mountain View, CA
94039-7540

BULK RATE
US POSTAGE
PAID
CITY, STATE
PERMIT NO. 000

ADDRESS CORRECTION REQUESTED

Subscriber Name
Number Street Address
City, State Postal Code
Country