

CITY OF MOUNTAIN VIEW
RENTAL HOUSING COMMITTEE
RESOLUTION NO. RHC-40
SERIES 2020

A RESOLUTION OF THE RENTAL HOUSING COMMITTEE
OF THE CITY OF MOUNTAIN VIEW
ADOPTING AN AMENDMENT TO EXTEND REGULATION CHAPTER 7
VOLUNTARY AGREEMENTS TO TEMPORARILY REDUCE RENT

WHEREAS, the Community Stabilization and Fair Rental Act (CSFRA), Sections 1708(b), 1709(d)(2), and 1709(e), authorize the Rental Housing Committee to establish rules and regulations for the administration and enforcement of the CSFRA; and

WHEREAS, the Rental Housing Committee has held a publicly noticed meeting and solicited input regarding the regulation of voluntary agreements to temporarily reduce rent in which landlords and tenants can enter into a voluntary short-term agreement, without changing other terms of the rental contract, to temporarily reduce the rent as agreed upon by the parties;

NOW, THEREFORE, BE IT RESOLVED by the Rental Housing Committee that the extension of Chapter 7, Procedures for Annual General Adjustments, Section D, Voluntary Agreements to Temporarily Reduce Rent, as set forth in Exhibit A, is hereby adopted.

The foregoing Resolution was regularly introduced and adopted at a Regular Meeting of the Rental Housing Committee of the City of Mountain View, duly held on the 14th day of December 2020, by the following vote:

AYES: Committee Members Grunewald, Haines-Livesay, Pardo de Zela, Vice Chair Almond, and Chair Ramos

NOES: None

ABSENT: None

ATTEST:

APPROVED:

DocuSigned by:
Anky van Deursen
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ANKY VAN DEURSEN
PROGRAM MANAGER

DocuSigned by:
Emily Ann Ramos
2359FB614B70497...

EMILY RAMOS
CHAIR

I do hereby certify that the foregoing resolution was passed and adopted by the Rental Housing Committee of the City of Mountain View at a Regular Meeting held on the 14th day of December 2020, by the foregoing vote.

DocuSigned by:
Anky van Deursen
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Program Manager
City of Mountain View

AK/6/CDD/RHC
896-12-18-20rhcr

Exhibit: A. Amendment to Chapter 7

Community Stabilization And Fair Rent Act Regulations

Amendment To Chapter 7

Chapter 7 – Procedures for Annual General Adjustments

Chapter 7 of the CSFRA Regulations is hereby amended to extend the effective date of this Section as follows:

“In response to the COVID-19 pandemic, Landlords and Tenants may voluntarily enter into an agreement to reduce the Tenant’s rent on a Covered Unit, provided such voluntary agreement does not change any of the other terms of the tenancy. If a Landlord and Tenant enter into a voluntary agreement to reduce rent, the Tenant’s rent may be returned to its rent prior to the voluntary rent reduction in accordance with the terms of any such voluntary agreement, and the return to the prior rent shall not be considered a rent increase pursuant to Section 1707 of the CSFRA, which limits rent increases to no more than the AGA each year (Section 1707(a)), rent increases to no more than one (1) increase per twelve (12) month period (Section 1707(b)), and annual rent increases to no more than ten percent (10%) per year (Section 1707(e)). In the event of any such voluntary rent reduction, the AGA adopted by the Rental Housing Committee effective September 1, 2020 shall be calculated based on the rent for the Covered Unit in effect on April 30, 2020. This regulation shall not apply to any tenancy that commenced after April 30, 2020.

This regulation shall remain in effect until six (6) months after the rescission of the California Governor’s Proclamation of a State of Emergency dated March 4, 2020 in response to the COVID 19 pandemic, after which time this regulation shall have no further force and effect.”