

## What is the Community Stabilization and Fair Rent Act?

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 housing turnover in certain rental units.

## What units are covered?



Most apartments with 3 or more units are covered by the CSFRA. Units provided or subsidized by the government are not covered. Other exceptions may apply.\*

### Fully Covered

For units built before 1995

- Both rent stabilization and eviction protections apply

### Partially Covered

For units built between 1995 and 2017

- Only eviction protections apply

\*Check to see if your rental property is covered by the CSFRA by using the map tool provided by the City of Mountain View at [mountainview.gov/rentstabilization](http://mountainview.gov/rentstabilization)

## City of Mountain View Rent Stabilization Program



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### Virtual Office Hours

Every Friday  
1:00 p.m. to 3:00 p.m.  
[Mountainview.gov/rspofficehours](http://Mountainview.gov/rspofficehours)



## Community Stabilization and Fair Rent Act (Measure V)

City of Mountain View  
[mountainview.gov/rentstabilization](http://mountainview.gov/rentstabilization)

## What are the goals of the CSFRA?



Stabilize Rents



Provide Eviction Protections



Ensure a Fair Rate of Return on Investment

### Stabilize Rents (Fully Covered Units)



- Rent increases are limited to a certain percent every year (known as the Annual General Adjustment – AGA)
- Only one rent increase can be given every 12 months
- Tenants can request rent decreases through the City managed petition process for 4 reasons
  - Payment of rent in excess of lawful rent
  - Violation of health and safety or building codes
  - Reduction in services or maintenance
  - Undue tenant hardship

### Provide Eviction Protections (Fully and Partially Covered Units)



- Tenants can only be evicted for 9 “just-cause” reasons
  - “At-will” evictions are no longer allowed
- Landlords must notify tenants in writing of the reason for eviction
- Landlords are required to provide relocation assistance for certain no fault evictions for eligible tenant households

### Ensure a Fair Rate of Return on Investment (Fully Covered Units)



- Vacancy decontrol allows landlords to set rents at market rate upon vacancy; once a new tenancy starts, the rent is again subject to the annual general adjustment
- Landlords can request rent increases above the allowed annual general adjustment through the City managed petition process