



# Rent Stabilization Program

January 2020

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## 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 Clinics  
1st and 3rd Friday of Each Month  
1:00 p.m. to 3:00 p.m.  
298 Escuela Ave,  
Mountain View, CA

Phone: (650) 282-2514  
Email: [csfra@housing.org](mailto:csfra@housing.org)  
[mountainview.gov/rentstabilization](http://mountainview.gov/rentstabilization)

*We're Here to Help!*

# CSFRA Newsletter

## Why am I Receiving this Letter?

This newsletter is in your mailbox because you either live in or own a rental property covered by the Community Stabilization and Fair Rent Act (CSFRA).

### What is a Covered Unit?

The CSFRA provides rent stabilization and eviction protections for most apartment buildings with 3 or more units in Mountain View built before December 23, 2016. Check [mountainview.gov/rentstabilization](http://mountainview.gov/rentstabilization) or call (650) 903-6125 to get updated information on your coverage.

#### Fully Covered

*Both rent stabilization and eviction protections apply*

- Built before 1995

#### Partially Covered

*Eviction protections apply*

- Built between 1995 and 2017

## State Law AB 1482

### Statewide Rent Caps and Just Cause Eviction Protections

#### What is AB 1482?

AB 1482 is a statewide law that protects tenants by

1. Limiting the amount a landlord can increase rent
2. Requiring a just cause if a landlord wants to evict a tenant

#### Does this law apply to Mountain View rental units that are already covered by the CSFRA local rent stabilization?

NO, the CSFRA is more protective and takes precedence over AB 1482.

**If your rental unit is covered by Mountain View's rent stabilization, AB 1482 DOES NOT APPLY**

#### Who is covered by AB 1482?

- Rental properties built between 1995 and 2004
- Duplexes built before 2004 if the owner does not live in the duplex
- Single family homes built before 2004 if a corporation owns the home

#### What is the allowed rent increase if a rental unit is covered by AB1482?

Rent increases are limited annually to 5% plus CPI. In Santa Clara County that would amount to 8.3% this year (2020).

#### What eviction rules are applicable if a rental unit is covered by AB1482?

If a tenant lives in a rental unit covered by AB 1482, a landlord needs to provide a specific reason before evicting the tenant.

For more information please contact the Mountain View Rental Housing Helpline at (650) 282-2514 or by email: [csfra@housing.org](mailto:csfra@housing.org)

# City of Mountain View Rent Stabilization Program Annual Report FY 2018-19 Executive Summary

The City of Mountain View’s Rent Stabilization Program implements the Community Stabilization and Fair Rent Act (CSFRA), a voter approved measure (Measure V, 2016), that stabilizes the community by reducing rental housing turnover in certain rental units.

Program staff provide the following services to the Mountain View community:

1. Answer questions related to the CSFRA and tenant/landlord rights and responsibilities
2. Conduct community education and outreach efforts including facilitating workshops and clinics, and creating and distributing a variety of outreach materials
3. Administer and oversee the petition and hearing process for rent adjustments
4. Monitor “just cause” eviction noticing and other mandatory noticing
5. Implement the Tenant Relocation Assistance Ordinance (TRAO)
6. Perform policy research for consideration by the Rental Housing Committee (RHC) and the City Council
7. Coordinate and prepare Rental Housing Committee agendas, minutes, and reports



## What homes are covered by the CSFRA?

Most apartment buildings with 3 or more units are covered by the CSFRA. Units provided or subsidized by the government are not covered.



Fully Covered

Partially Covered

*Built before 1995*

*Built between 1995 and 2017*

- Both rent stabilization and eviction protections apply

- Only eviction protections apply



**13**

RHC Meetings Held



**50**

Staff Reports Written



**854**

Public Inquiries Made



**143**

Households Received TRA0 Assistance



**51**

Petitions Processed



**44**

Workshops and Events Attended

View the full Rent Stabilization Program Annual Report for FY 2018-19 at [mountainview.gov/rentstabilization](http://mountainview.gov/rentstabilization).

# Rent Stabilization Program

## Annual Report FY 2018-19 Executive Summary

### Housing in Mountain View



**36,486**

Housing Units<sup>1</sup>



**16,438**

Single Family Homes and Duplexes<sup>1</sup>



**18,918**

Apartments<sup>1</sup>



**1,130**

Mobile Homes<sup>2</sup>



**606**

Residents Experiencing Homelessness<sup>3</sup>

#### Ownership vs. Rental Units<sup>4</sup>



**42%**

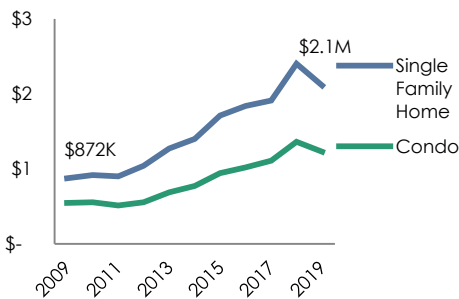
Owner Occupied



**58%**

Rental Unit

#### Median Home Values (in Millions)<sup>5</sup>



#### Span of CSFRA Coverage

**16,163**  
Apartments\*

**13,497**

Fully Covered Units

**1,469**

Partially Covered Units

**71%**

of apartments in Mountain View are fully covered by the CSFRA

\*1,197 units are subsidized and exempt

<sup>1</sup> State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2019*. Sacramento, California, December 2019; United States Census Bureau, American Community Survey, 2018: *ACS 1-Year Estimates Data Profiles* retrieved from <https://data.census.gov/>, December 2019; <sup>2</sup> City of Mountain View, *Mobile Home Park Survey, 2019*; <sup>3</sup> Applied Survey Research (ASR), *Santa Clara County, Homeless Count and Survey Comprehensive Report, 2019*; <sup>4,7</sup> United States Census Bureau, American Community Survey, 2018: *ACS 1-Year Estimates Data Profiles* retrieved from <https://data.census.gov/>, December 2019; <sup>5</sup> Zillow Market Research, *Median Home Values* retrieved from <https://www.zillow.com/mountain-view-ca/home-values/>, June 2019.

Rent Stabilization Program  
City of Mountain View  
Post Office Box 7540  
Mountain View, CA  
94039-7540  
ADDRESS CORRECTION REQUESTED

PRSRST STD  
US POSTAGE  
**PAID**  
SAN JOSE, CA  
PERMIT 1206

## Upcoming 2020 Workshops

**Reasonable Accommodations and ADA Compliance (Open to All)**  
March 19, 2020

**Rental Protections in Mountain View for Seniors (Seniors Focused)**  
April 2, 2020; 1:00 p.m.  
Mountain View Senior Center; Social Hall

**Maintaining Habitability (Landlord Focused)**  
April 16, 2020

**Maintaining Habitability (Tenant Focused)**  
May 21, 2020

**CSFRA Updates, AGA 2020 and AB 1482 Requirements Workshop (Landlord Focused)**  
June 18, 2020

**Location:** Community Center, Maple Room, 201 S. Rengstorff Ave, Mountain View  
**Time:** 6:30p.m. (unless otherwise noted)

## City of Mountain View Rent Stabilization Program Updates

- **FY 2019-20 Rental Housing Fee Invoices** - The annual Rental Housing Fee is a per unit fee billed to landlords of covered rental properties. For FY 2019-20, the Rental Housing Fee is \$101 per unit. This fee cannot be passed through to tenants. Fee invoices were sent to owners/property managers in early January 2020 and payment of the fee is due by February 2020.
- **Measure D** - In 2016, Mountain View voters approved rent stabilization to address housing affordability (Measure V, CSFRA). Measure D was placed on the March 2020 ballot by City Council to amend the CSFRA as follows:
  - Limit annual rent increases to 4% [Current limit is 100% CPI, (3.5% in 2019) with a minimum of 2% and a maximum of 5%]
  - Extend pass through of certain capital improvements, such as seismic retrofits
  - Allow City Council to appoint nonresident rental property owners to the Rental Housing Committee if no qualified Mountain View resident property owners apply
  - Exempt mobile homes from rent stabilization under the CSFRA
  - Allow City Council to task the RHC with other duties