



Rent Stabilization Program



July 2019

Inside this Issue

- 1
 - Welcome
 - Get to Know Your Community
- 2
 - Rent Increases, the AGA and Tenant Hardship Protections
 - Online Landlord Portal
- 3
 - Spotlight on Habitability
 - Mountain View Mediation Program
 - New Laws
- 4
 - 2019 Workshops Calendar
 - Major Program Updates

City of Mountain View
 Rent Stabilization Program
 298 Escuela Ave.
 Mountain View, CA 94043
 For more information visit:
mountainview.gov/rentstabilization

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 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

Get to Know Your Community

CSFRA and Relocation Assistance Basics

Rent Stabilization



- ❑ Rent increases are limited to a certain percent every year
- ❑ Only one increase can be given every 12 months
- ❑ Both tenants and landlords can request individual rent increase or decrease adjustments from the City through a petition process

Eviction Protections



- ❑ Landlords must notify tenants of the reason for eviction in a written letter
- ❑ A tenant can only be evicted for 9 reasons
 - Demolition
 - Necessary Repairs
 - Owner Move-in
 - Withdrawal from Market
 - Breach of Lease
 - Criminal Activity
 - Failure to Give Access
 - Failure to Pay Rent
 - Nuisance

Relocation Assistance



- ❑ If tenants qualify, they receive money and other support when terminated
- ❑ Landlords may have to offer tenant relocation assistance if they evict tenants for the following reasons
 - Demolition
 - Necessary Repairs
 - Owner Move-in
 - Withdrawal from Market

Allowed Rent Increases

The Rental Housing Committee adopted the following rent increase:

2019 Annual General Adjustment Rent Increase

3.5% for September 1, 2019 to August 31, 2020

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 2018 AGA was 3.6% for the period beginning September 1, 2018 and ending August 31, 2019. Landlords can "bank" unused AGA increases.

Tenant Hardship Protections

Tenants can file an Undue Hardship Petition if a previously banked rent increase is charged or if a landlord's petition to increase rent would cause a hardship and if the total household income is below a certain level or if the cost of the increased rent is more than 50% of household income. The income levels are higher if the household has a member:

- Under the age of 18
- 62 years or older
- Disabled
- Terminally ill
- Other circumstances

To see if a household qualifies for the protections, visit mountainview.gov/rentstabilization/tenants.

For more information about the hardship process, contact us at (650) 282-2514 or CSFRA@housing.org

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 2019 (3.5%), the landlord must include in its written notice to tenant, mandatory language as stipulated in Chapter 7 of the Regulations. General rent increases cannot exceed 10% in any given year. Download an Attachment to the Notice with the required language at mountainview.gov/rentstabilization/forms_n_notices

The following table may be used to show the Annual General Adjustment of Rent:	
1. Current Rent	\$
2. 2019 Annual General Adjustment	%
3. 2018 Annual General Adjustment of not previously charged, see page 2 of this notice	%
4. ANNUALLY BANKED RENT IN EXCESS OF ALLOWED AND IN A CARRY FORWARD YEAR	%
5. 2017 Annual General Adjustment of not previously charged, see page 2 of this notice	%
6. ANNUALLY BANKED RENT IN EXCESS OF ALLOWED AND IN A CARRY FORWARD YEAR	%
7. 2016 Annual General Adjustment of not previously charged, see page 2 of this notice	%
8. ANNUALLY BANKED RENT IN EXCESS OF ALLOWED AND IN A CARRY FORWARD YEAR	%
9. 2015 Annual General Adjustment of not previously charged, see page 2 of this notice	%
10. ANNUALLY BANKED RENT IN EXCESS OF ALLOWED AND IN A CARRY FORWARD YEAR	%
11. Total Rent Increase Percentage	%
12. Total Rent Increase	\$
13. Total Annual Rent Increase	\$
14. Total Rent Increase	\$
15. Total Rent Increase	\$
16. Total Rent Increase	\$
17. Total Rent Increase	\$
18. Total Rent Increase	\$
19. Total Rent Increase	\$
20. Total Rent Increase	\$

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.

298 Escuela Ave.

—

Phone: (650) 282-2514

Email: csfra@housing.org

mountainview.gov/rentstabilization

One Online Portal for all your CSFRA Filing Requirements at MVrent.mountainview.gov!

Housing Providers can now register and manage their rental properties online. Once you create an account, you are able to register your properties, make changes to ownership or mailing address or claim an exemption of Rental Housing Fees. You are able to download all required noticing to the RHC in one place. Use the APN and PIN number identified on your Rental Housing Fee Invoice, sent to you in January 2019 to create an account.



Questions? Contact andrea.kennedy@mountainview.gov or (650) 903-6125

New State Laws!

AB2219

Effective January 1, 2019

A Landlord must accept payment of rent from a 3rd party, as long as the 3rd party provides a signed acknowledgement that they are not currently a tenant of the rental unit and that acceptance of rent payment does not create a new tenancy with the 3rd party.

AB2343

Effective September 1, 2019

Weekends and holidays are now excluded in calculating response times for non-payment and breach of lease notices as well as for responses to Unlawful Detainer lawsuits:

- 3-day Notice to Pay or Quit: If a Notice is served on Friday, rent is due Wednesday
- 5-day Response: If an Unlawful Detainer is served on Friday, response is due on Friday



Spotlight on: Habitability

Throughout Spring 2019, the City of Mountain View Rent Stabilization Program focused on helping landlords and tenants learn more about habitability. According to state law, landlords must provide rental units in “habitable” condition.

This means the rental unit must substantially be in compliance with state and local building and health codes. Habitability includes plumbing, gas, heating, and electricity in good working order, free from vermin and garbage with roof, windows, floors, stairways and railings in good repair. Tenants must take reasonable care of the rental unit and common areas and keep them in good condition. Mountain View’s Multi-Family Inspection Program ensures properties are maintained to avoid deterioration and blight. Inspections review general interior and exterior standards, electrical standards and fire safety standards and usually take place every 4 years or upon request by a tenant. Inspectors can cite violations and require corrections. Contact the Program to learn more or to request an inspection at (650) 903-6450.



2019 Habitability Workshops



In Case of Habitability Concerns:

1. Document everything in writing with photos and videos chronologically using dates and times
2. Immediately communicate calmly and clearly
3. Learn about your rights by contacting the MV Rental Housing Helpline
4. If your landlord or tenant is non-responsive, consider:
 - Requesting a housing inspection by the City
 - Using the mediation program to pro-actively resolve disputes in short notice
 - Filing a petition to reduce rent (*tenants*)
5. Perform a thorough walk-through inspection
 - Both at begin and end of tenancy
 - Document condition of unit on checklist and take photos/video
6. Consider Renters Insurance: Its affordable and protects against personal property damage



Mountain View Mediation Program

Providing Free Dispute Resolution Services to the People of Mountain View for Over 40 Years

Mediation helps people come together to talk about and potentially solve their disputes in a controlled environment. As possible solutions arise, trained mediators help guide participants toward a resolution of their own making. The process is designed to be a way to easily resolve disputes.

Successfully resolved cases include:

- Rental issues
- Home Owner Association disputes
- Roommate conflicts
- Neighbor issues
- Local merchant disputes
- Co-worker conflicts
- Contract disputes
- Security deposits issues

It’s fast, confidential, free and effective!

Contact the Program today at mediate4mv@housing.org or by calling (650) 960-0495.



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

PRSR STD
US POSTAGE
PAID
SAN JOSE, CA
PERMIT 1206

Upcoming 2019 Workshops

**CSFRA Basics and Updates:
2019 Annual General Adjustment (AGA)**
July 18, 2019

Evictions 101 (Landlord Focused)
August 15, 2019

Evictions 101 (Tenant Focused)
September 12, 2019

Security Deposits 101
October 24, 2019

**Addressing Challenging Tenants
(Landlord Focused)**
November 14, 2019

**Addressing Challenging Living Situations
(Tenant Focused)**
December 12, 2019

Location: All workshops are held at City Hall,
Plaza Conference Room, 500 Castro St.

Time: 6:30p.m.

City of Mountain View Rent Stabilization Program Updates

- **Allowable Rent Increases** - On May 13, 2019 the Rental Housing Committee adopted the following allowable rent increase:
 - The 2019 Annual General Adjustment (AGA) of rent for tenants in rent stabilized properties is set at 3.5% for September 1, 2019 through August 31, 2020.
- **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 Rent Stabilization Program. For Fiscal Year 2019-20, the Rental Housing Fee is set at \$ 101 per unit. This fee cannot be passed through to tenants.
- **Tenant Buyout Protections** - On February 11, 2019, the RHC adopted regulations regarding Tenant Buyout Agreements. A Tenant Buyout Agreement is any agreement through which a landlord or landlord's agent pays tenant money or other consideration, including, but not limited to, a waiver of rent, in exchange for the tenant vacating a rental unit. A copy of the Tenant Buyout Disclosure form is featured as an insert to this newsletter and can be found online at mountainview.gov/rentstabilization/forms_n_notices.



CSFRA TENANT BUYOUT DISCLOSURE FORM

This residential unit is subject to the City of Mountain View Community Stabilization and Fair Rent Act.

This form provides notice to tenants of their rights under the City of Mountain View's Community Stabilization and Fair Rent Act regarding offers to vacate a rental unit in exchange for compensation by the landlord. Tenants seeking advice regarding a buyout agreement may contact the Mountain View Rental Housing Helpline at (650) 282-2514 or an attorney. This form must be signed on Page 2 prior to filing with the City by both the landlord and the tenant(s)

Date: _____

Address: _____

Unit Number(#): _____

Tenant Name(s)*: _____

A tenant has the following rights when considering whether to accept a landlord's buyout offer:

1. *The right to refuse any buyout offer* and the landlord is prohibited from retaliation.
2. *The right to a translation* of the disclosure form and buyout agreement.
3. The right to consult an attorney and/or the Housing Helpline before deciding whether to accept the offer.
4. The right to cancel the agreement within 10 calendar days after it is fully executed (applicable to tenants and landlords).
5. The right to rescind the buyout agreement at any time if it does not meet the requirements of the CSFRA regulations or the landlord failed to provide this disclosure form.

ATTENTION:

Filing requirement. The landlord must file a notice of the execution of a buyout agreement, *along with this signed Tenant Buyout Disclosure form*, with the Rental Housing Committee within 15 calendar days from the date the agreement is executed.

Payments may be taxable. Tenants should be aware that a buyout payment may be taxable as income, and they should seek advice from someone qualified to answer questions about possible tax implications.

Market Rents. Market rate rents in the area might be significantly higher than your current rent and you may wish to check rents for comparable rental units before entering into a buyout agreement.

Public Records. Certain information related to buyout agreements submitted to the City may be public, after redaction of personal information.

Este formulario está disponible en español y mandarín
此表格有西班牙口和中文版本

Rent Increases limited under the CSFRA. Rent increases for Covered Units can only be charged once per 12 months in accordance with the Annual General Adjustment (“AGA”) as set by the Rental Housing Committee. For 2018 the allowed rent increase is limited to 3.6%

Just Cause Termination Notices under the CSFRA. The CSFRA limits the reasons for which a landlord can issue termination notices (“Just Cause” evictions), including: failure to pay rent, breach of lease, nuisance, criminal activity or failure to give access. Necessary repairs, owner move-in, withdrawal of the property from the rental market and demolition are also just causes for eviction and in these instances a landlord may be required to provide tenant relocation assistance, or where applicable offer first right of return to a terminated tenant.

Legally mandated relocation payments and first right of return under the CSFRA and TRAO. The CSFRA and the Tenant Relocation Assistance Ordinance require that landlords make relocation payments to their tenants under certain circumstances in which tenants are displaced or evicted through no fault of the tenant. Tenants also have a right to return after certain no-fault evictions, such as code compliance repairs or Ellis evictions if the unit is re-rented. These legally mandated relocation payments are not buyout agreements and do not limit the scope and applicability of buyout agreements in any way. Tenants and landlords with questions about whether a relocation payment may be required by law and what amount is mandatory may contact the Rental Housing Committee for more information.

Tenant Relocation Assistance Amounts per Household Q1 2019

	Studio	1-Bedroom	2-Bedroom	3-Bedroom
Average Comparable Rent in MV	\$2,092	\$2,610	\$3,380	\$3,976
TRAO Assistance Base Amount for Household income < 120% AMI	\$6,276	\$7,830	\$10,140	\$11,928
TRAO Special Circumstances: Seniors 62 and up, disabled, legally dependent children < 18	\$3,389	\$3,389	\$3,389	\$3,389

Average Median Income per Household Size 2019

Household Size	1	2	3	4	5	6
120% AMI	\$110,400	\$126,150	\$141,950	\$157,700	\$170,300	\$182,950

Declaration of Landlord

I declare under penalty of perjury under the laws of the State of California that I have given copy of the Tenant Buyout Disclosure Form to the Tenant(s) immediately prior to making a buyout offer:

Executed on this _____ day of _____, 20_____

Signature: _____

Print Name: _____

Address: _____

Acknowledgement of Tenant(s)

I verify that I have received a copy of the Tenant Buyout Disclosure Form under the CSFRA regarding buyout offers and agreements:

Tenant Signature(s): _____

Print Name(s): _____

Date: _____



FORMULARIO INFORMATIVO SOBRE OFRECIMIENTO DE COMPENSACIÓN POR DESALOJO DE INQUILINOS DE CSFRA

Esta unidad residencial está sujeta al Acta de Estabilización Comunitaria y Alquiler Justo de la Ciudad de Mountain View.

Este formulario proporciona a los inquilinos un aviso de sus derechos según el Acta de Estabilización Comunitaria y Alquiler Justo de la Ciudad de Mountain View con respecto a las ofertas para desalojar una unidad de alquiler a cambio de una compensación por parte del propietario. Los inquilinos que buscan asesoramiento con respecto a un acuerdo compensatorio debido a desalojo pueden comunicarse con la Línea de Ayuda de Vivienda de Alquiler de Mountain View a (650) 282-2514 o con un abogado. Tanto el propietario como el inquilino (s) deben firmar este formulario en la página 2 antes de presentarlo a la Ciudad.

Fecha: _____
Dirección: _____
Numero de Unidad(#): _____
Nombre(s) del inquilino*: _____

Un inquilino tiene los siguientes derechos al considerar si acepta la oferta de compensación por desalojo que un propietario puede ofrecer:

- 1. El derecho a rechazar cualquier oferta compensatoria por desalojo y el propietario tiene prohibido tomar represalias.
2. El derecho a una traducción del formulario de divulgación y acuerdo compensatorio.
3. El derecho de consultar a un abogado y/o a la Línea de Ayuda de Viviendas antes de decidir si acepta la oferta.
4. El derecho a cancelar el acuerdo dentro de los 10 días naturales posteriores a su ejecución total (aplicable a los inquilinos y propietarios).
5. El derecho a rescindir el acuerdo compensatorio en cualquier momento si no cumple con los requisitos de las regulaciones de CSFRA o si el propietario no proporcionó este formulario informativo.

ATENCION:

Requisito Para Someter Documento. El propietario debe presentar un aviso de la ejecución de un acuerdo compensatorio, adjunto a este formulario de Información de Compensación del Inquilino firmado, ante el Comité de Viviendas de Alquiler dentro de los 15 días naturales a partir de la fecha en que se ejecuta el acuerdo.

Los pagos pueden estar sujetos a impuestos. Los inquilinos deben ser conscientes de que un pago de compensación por desalojo puede estar sujeto a impuestos como ingreso, y deben buscar el asesoramiento de alguien calificado para responder a preguntas sobre posibles implicaciones fiscales.

Rentas del Mercado. Las rentas a precio de mercado en el área pueden ser significativamente más altas que su renta actual y es posible que desee verificar las rentas de unidades de alquiler comparables antes de firmar un acuerdo compensando por el desalojo.

Registros Públicos. Cierta información relacionada con los acuerdos por compensación de desalojo enviados a la Ciudad pueden ser públicos, después de la redacción de información personal.

This form is available in English and Chinese.

此表格有英文和中文版本

Aumentos de Alquiler limitados bajo la CSFRA. Los aumentos de alquiler para Unidades Cubiertas solo se pueden cobrar una vez cada 12 meses de acuerdo con el Ajuste General Anual ("AGA") según lo establecido por el Comité de Viviendas de Alquiler. Para 2018 el aumento de renta permitido está limitado a 3.6%.

Avisos de Terminación por Causa Justa bajo la CSFRA. La CSFRA limita los motivos por los cuales un propietario puede emitir avisos de terminación (desalojo por "Causa Justa"), que incluyen: falta de pago de renta, incumplimiento de arrendamiento, molestia, actividad delictiva o falta de dar acceso. Las reparaciones necesarias, la mudanza del propietario, el retiro de la propiedad del mercado de alquiler y la demolición también son causas justas para el desalojo y, en estos casos, se le puede solicitar al propietario que brinde asistencia para la reubicación del inquilino o, cuando corresponda, ofrecer el primer derecho de regresar a un inquilino terminado.

Pagos de reubicación legalmente obligatorios y primer derecho de regresar bajo CSFRA y TRAO. La CSFRA y la Ordenanza de Asistencia para la Reubicación del Inquilino requieren que los propietarios realicen pagos de reubicación a sus inquilinos bajo ciertas circunstancias en las que los inquilinos son desplazados o desalojados sin que sea culpa del inquilino. Los inquilinos también tienen derecho a regresar después de ciertos desalojos sin culpa, como las reparaciones de conformidad con el código o los desalojos de Ellis si la unidad se vuelve a alquilar. Estos pagos de reubicación legalmente obligatorios no son acuerdos de compra y no limitan el alcance y la aplicabilidad de los acuerdos de compra de ninguna manera. Los inquilinos y los propietarios que tengan preguntas sobre si un pago de reubicación puede ser requerido por la ley y qué cantidad es obligatorio pueden comunicarse con el Comité de Viviendas de Alquiler para obtener más información.

Cantidades de Asistencia para la Reubicación de inquilinos por Hogar P1 2019

	Studio	1-Recamara	2-Recamara	3-Recamara
Promedio de Renta Comparable en MV	\$2,092	\$2,610	\$3,380	\$3,976
Cantidad Base de Asistencia de TRAO para los Ingresos del Hogar < 120% AMI (Promedio de Ingreso Medio)	\$6,276	\$7,830	\$10,140	\$11,928
Circunstancias Especiales de TRAO: Mayores de 62 años en adelante, discapacitados, niños legalmente dependientes <18	\$3,389	\$3,389	\$3,389	\$3,389

Promedio de Ingreso Medio por Tamaño de Hogar 2019

Tamaño del Hogar	1	2	3	4	5	6
120% AMI	\$110,400	\$126,150	\$141,950	\$157,700	\$170,300	\$182,950

Declaración del Propietario

Declaro bajo pena de perjurio según las leyes del Estado de California que he entregado una copia del Formulario Informativo sobre Ofrecimiento de Compensación por desalojo al Inquilino(s) inmediatamente antes de hacer una oferta por compensación:

Ejecutado en este _____ día de _____, 20_____

Firma: _____

Imprimir Nombre: _____

Dirección: _____

Reconocimiento de Inquilino(s)

Verifico que he recibido una copia del Formulario Informativo sobre Ofrecimiento de Compensación por Desalojo del Inquilino bajo la CSFRA con respecto a las ofertas y acuerdos de compensación:

Firma(s) del Inquilino: _____

Imprimir Nombre(s): _____

Fecha: _____



CSFRA租赁买断披露表

本住宅单元受山景城【社区稳定和公平租赁法】的约束

本表格根据【社区稳定和公平租赁法】向租户提供通知，他们有权腾出租赁单位以换取房东的赔偿。寻求此赔偿的租户可联系山景城房屋租赁求助热线（650）282-2514或寻求律师。房东和房客在向市府提交本表格之前，必须在此表格上签字

日期:

地址:

租房号码(#):

租客姓名*:

在考虑是否接受房东的买断协议时，承租人有以下权利：

1. 拒绝任何买断协议，禁止房东报复。
2. 公示表格和买断协议的翻译权。
3. 在决定是否接受协议之前，有权咨询律师和/或住房帮助热线。
4. 在协议完全执行后10个日历日内取消协议的权利（适用于租户和房东）。
5. 如果不符合CSFRA规定或房东未能提供此表格，有权在任何时候撤销买断协议。

注意：

备案要求 房东必须在协议签署之日起15天内向租赁房屋委员会提交买断协议的执行通知以及签署的租户买断披露表。

付款可能需要纳税 租户应该知道买断付款可以作为收入纳税，具体处置应该寻求税务专业人的建议。

市场租金 本地区的市场租金可能远高于您目前的租金，希望您在签订买断协议之前了解市场行情。

公共记录 个人信息在进行编辑后，与买断协议相关的某些信息可以公开。

This form is available in English and Spanish.
Este formulario está disponible en inglés y español.

租金增加受CSFRA限制 根据租赁房屋委员会的年度调整规则AGA，房屋租金增加只能每12个月收取一次。2018年允许租金上涨不得高于3.6%

终止租赁合理原因 房东终止租赁，必须符合【社区稳定和公平租赁法】正当终止理由，包括：房客未支付租金，违反租约，滋扰，犯罪活动或拒绝正当访问，必要的维修，业主入住等。从租赁市场撤出房屋和拆迁也是房东终止租赁的正当原因，在这种情况下，房东可能需要提供租户搬迁援助，或者条件合适时，原房客有搬回的第一优先权。

CSFRA和TRAO法案规定的搬迁费和首次返回权 【社区稳定和公平租赁法】(CSFRA)和【租户搬迁援助条例】(TRAO)要求业主在租客无过错而被取代或驱逐的情况下，向租户支付搬迁费。租户在无过错被驱逐后也有优先搬回的权利，例如合规性维修完成后，房屋可以重新出租时，原租户有优先租赁权。这些法律规定的搬迁付款不是买断协议，也不以任何方式限制买断协议的范围和适用性。有关是否需要搬迁费以及强制性金额的问题，租户和房东可以联系出租房屋委员会以获取更多信息。

2019 每个租户在今年第一季度的搬迁援助金额

	工作室	1-居室	2-居室	3-居室
山景城平均租金	\$2,092	\$2,610	\$3,380	\$3,976
TRAO援助基本家庭收入<120%AMI	\$6,276	\$7,830	\$10,140	\$11,928
TRAO特殊情况： 老年人62岁及以上，残疾人，依法受抚养的儿童<18岁	\$3,389	\$3,389	\$3,389	\$3,389

2019年每户人均中位数收入

家庭人数	1	2	3	4	5	6
120% AMI	\$110,400	\$126,150	\$141,950	\$157,700	\$170,300	\$182,950

房东声明

在决定买断租赁之前我已将租客买断披露表的副本提供给承租人。根据加利福尼亚州的法律，如有违约，接受处罚。

执行日期：____年____月____日

签字: _____

姓名: _____

地址: _____

租客确认

我确认已收到CSFRA租赁买断披露表格的副本。

房客签名: _____

房客姓名: _____

日期: _____