

The Mountain View Renter, Homeowner & Taxpayer Protection Act

In 2016, Mountain View voters adopted Measure V, the Community Stabilization and Fair Rent Act (CSFRA) in 2016. The CSFRA instituted an expensive, bureaucratic rent control and just cause eviction law in Mountain View. It forces housing providers to subsidize their tenants with low rents regardless of the tenant's income. Many price-controlled homes are occupied by highly paid individuals not families with a true financial need. In its first year, the CSFRA had a price tag of \$2.5-million and is administered by a seven-member Rental Housing Committee (RHC) that has blank check authority over the city's finances and lacks clear accountability to the taxpayers or the City Council. And, homelessness is up in Mountain View by nearly 50%.

The Mountain View Renter, Homeowner & Taxpayer Protection Act aims to fix some of the flaws in the CSFRA to ensure low income families get the housing assistance they need while offering additional protections to Mountain View renters and homeowners. The Mountain View Renter, Homeowner & Taxpayer Protection Act does the following:

Protects Vital City Services & Safeguards Taxpayer Dollars

This measure protects Mountain View taxpayers. It limits the spending powers of the unelected Rental Housing Committee which currently has blank check authority over the city's General Fund and ability to pay itself a salary. Under this measure, the Rental Housing Committee:

- Cannot make unreasonable demands on Mountain View's city finances
- must live within its means and adopt a reasonable budget
- cannot collect a salary or pension benefits for serving on the committee

The measure protects the financial interests of Mountain View and does NOT negatively impact the General Fund, which provides funding for critical city services such as public safety, road and infrastructure maintenance, parks, libraries and elder care services.

Helps Lower & Middle Income Renters Stay in Mountain View and Helps them Get Rent Control Benefits

This measure expands the city's current renter protection policies and provides specific protections for low and middle income families. Under the measure:

- Lower and middle-income families are protected from large rent increases
- Rent control benefits are guaranteed for lower income families; not wealthy tech employees
- Families can remain in stable housing especially during a housing crisis
- Affordable rental housing is available to the families that need it most

Encourages Investment & Repairs in Older Rental Housing

This measure helps keep rental properties on the market, encourages rental housing providers to invest in their properties and make quality homes available for renters, not incentivize housing providers to remove rental units from the market to convert those units to condominiums.

Protects Renters from Price Gouging

This measure helps all renters regardless of when their apartment building was built:

- It ensures renters only get one rent increase per year
- All renters will have a means to contest any rent increase above 7%

Protects the Safety of Mountain View Renters and Homeowners

This measure allows housing providers to quickly evict tenants who engage in criminal behavior, disruptive behavior to fellow renters or other tenants who cause property damage

Paid for by Mountain View Residents for Renter, Homeowner & Taxpayer Protections sponsored by the California Apartment Association FPPC ID 1405063