



News Release

For Immediate Release

December 23, 2016

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Measure V Temporarily Halted – Just Cause Eviction Urgency Ordinance Remains in Effect

(Mountain View, Calif.) – The City was served on December 21, 2016 with a lawsuit challenging Measure V and the Just Cause Eviction Urgency Ordinance. The Plaintiff, California Apartments Association (CAA), also filed a request for a Temporary Restraining Order (TRO) to prevent Measure V from taking effect on December 23, 2016.

On December 22, 2016, the court signed a stipulation agreement between CAA and the City, which stays the implementation of Measure V, meaning Measure V will not go into effect on December 23, 2016. However, the stipulation provides that the City's Just Cause Eviction Urgency Ordinance will remain in effect, as it is not subject to the TRO.

Mayor Pat Showalter noted "The just cause eviction ordinance was adopted by the City Council on November 15, 2016, as an important protection for renters in our community who may be at risk of eviction without cause. It is good that we can continue to provide this protection while the legal challenge to Measure V is resolved." Furthermore, "The City Council wants the public to know that we take this matter very seriously and we regret any confusion this situation may cause renters and landlords. We ask that our community understand that the City cannot say more about pending litigation at this time," said Mayor Showalter.

CAA must file a motion for preliminary injunction by February 3, 2017 to continue to prevent Measure V from taking effect. If the motion is filed by this date, the stay preventing implementation of Measure V will remain in effect until the court's decision on the motion for preliminary injunction. Once the motion is filed, a hearing date will be set. If a motion for preliminary injunction is not filed by February 3, 2017, the TRO will expire and Measure V will be implemented.

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In order to provide time for the City to fully analyze the complaint and ensure the immediate preservation of the City's Just Cause Eviction Urgency Ordinance, the City did not contest the TRO on Measure V. Neither the stipulation nor the TRO have any bearing on whether or not the City will defend the lawsuit, nor indicate the City's position on the merits of the suit. At this time, the City is evaluating and assessing the lawsuit in order to determine next steps.

The City Council is expected to discuss the litigation early next year. Until the City has had the opportunity to analyze the complaint and the City Council has had the opportunity to discuss the matter, any further comment would be premature. The City has 30 days, until January 20, 2017, to respond. In the meantime, City staff will continue its ongoing outreach and preparation for the implementation of Measure V.

For renter and landlord questions, please contact Mountain View's Rental Housing Helpline at (650) 282-2514, or email ehislop@housing.org. Most City offices will be closed or have modified hours from December 26, 2016 through January 2, 2017. During this time, the Helpline operated by Project Sentinel will receive and return calls and emails on a limited basis on Tuesday, December 27 and Thursday, December 29 from 10:00 a.m. to 1:00 p.m.

- For general questions regarding Urgency Ordinance or Measure V, email neighborhoods@mountainview.gov. Most City offices will be closed or have modified hours from December 26, 2016 through January 2, 2017. Emails received during this time will be reviewed when the City reopens for business on January 3, 2017. Additionally, the walk-in office hours at City Hall will pause during the holiday closure and will resume January 5, 2017.
- The City will continue to provide updates at www.mountainview.gov/rentstabilization.
- You can also receive automatic updates on the process by signing up at www.mountainview.gov/mymv and checking "Rent Stabilization Updates."

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