



City of  
**Mountain View**

Mountainview.gov/rentstabilization

# Rent Stabilization Program Monthly Status Report FY 2021-22 (as of June 2022)

## Community Outreach and Education

### Information Requests and Public Inquiries\*



**3,885**

Public Inquiries  
Made

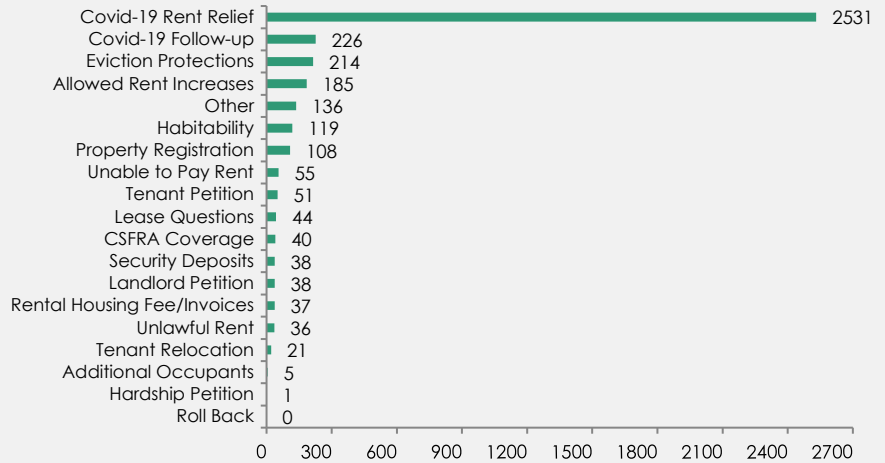
Tenant: 3,366 | Landlord: 423  
Other: 96

Bilingual  
Services  
(Spanish as  
Primary  
Language)

**2,130**

(58%  
of all inquires)

### Public Inquiry Topics



### Community Workshops and Trainings, Office Hours, Events and Outreach

#### Workshops and Trainings, Office Hours, Events



42  
Workshops

414  
Attendees

50  
Office Hours

356  
1:1 Support  
Provided

81  
Eviction Help  
Center Clinics  
and Pop-ups

1,728  
Attendees

#### Outreach



14  
mass mailings

945  
targeted letters

Mailings



47  
Email Updates



34

MV Voice Ads



818  
Email Subscribers

### Mediations and Conciliations

The Mountain View Rental Housing Helpline and the Mountain View Mediation Program assist the Rent Stabilization Program by providing free mediation and conciliation services to landlords and tenants in Mountain View. These services help people come together to talk about and potentially solve their disputes in a controlled environment with the help of trained volunteer mediators. They help to resolve issues for rental properties in Mountain View, reducing the number of petitions filed with the City.



**136**

Mediations and Conciliations

**122 of 136**

Resolved  
(13 Pending, 1 Unresolved)

# Required Noticing

## Required Noticing



**241**

Banked Rent Increase Notices



**1085**

Termination Notices



**2**

Tenant Buyout Notices

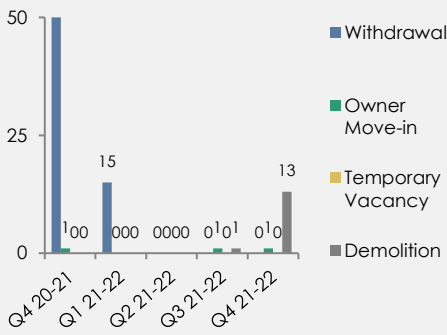


**2**

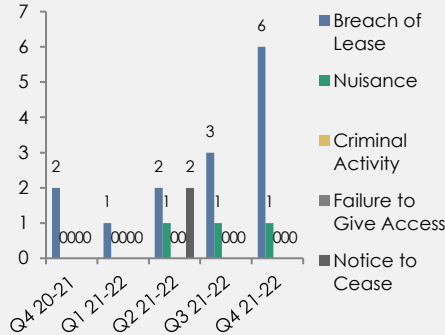
Additional Occupant Notices

## Just Cause Eviction Submittals (as Received by the City)

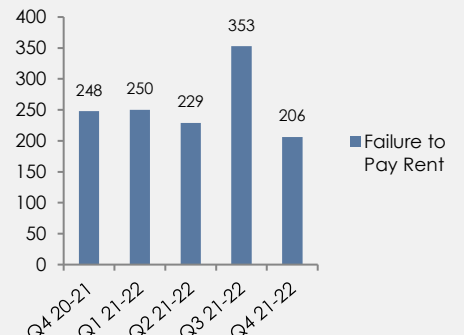
No-Fault Notices



At-Fault Notices



Failure to Pay Rent Notices



## Tenant Relocation Assistance (Calendar Year)

Properties in Redevelopment

5	5	1	0	0
2018	2019	2020	2021	2022

Units Affected

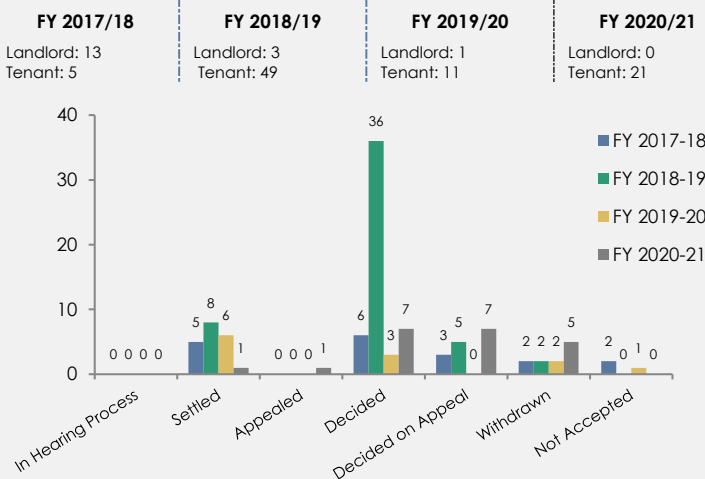
126	297	4	0	0
2018	2019	2020	2021	2022

Households that Received Assistance

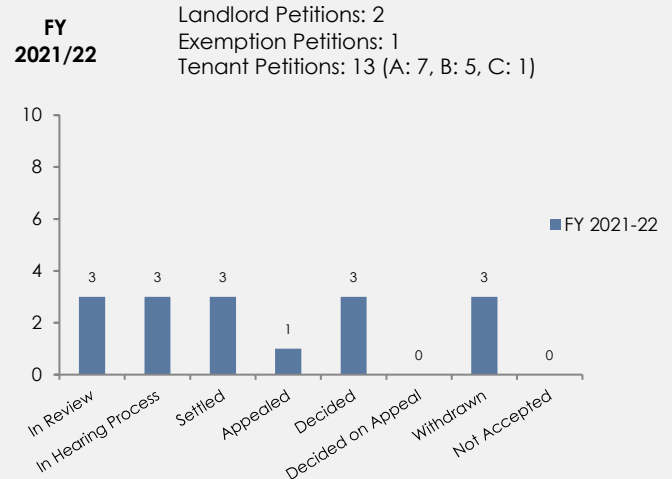
143	60	53	29	2
2018	2019	2020	2021	2022

## Rent Adjustment Petitions

### Prior Fiscal Years

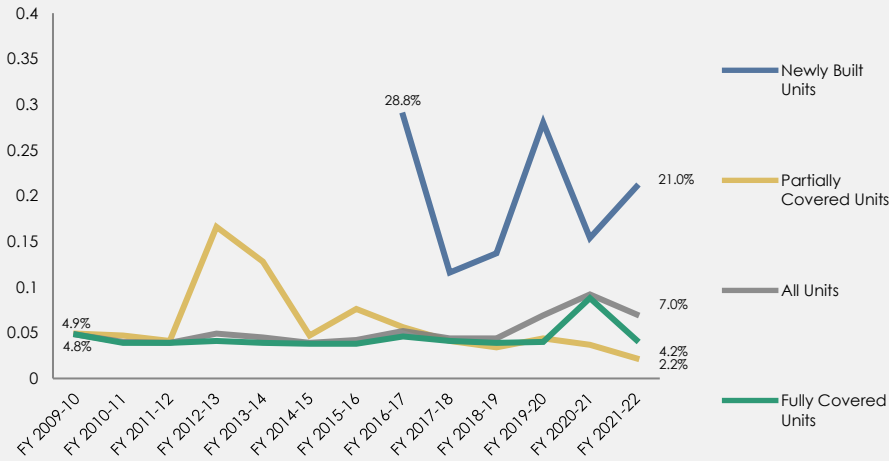


### Current Fiscal Year

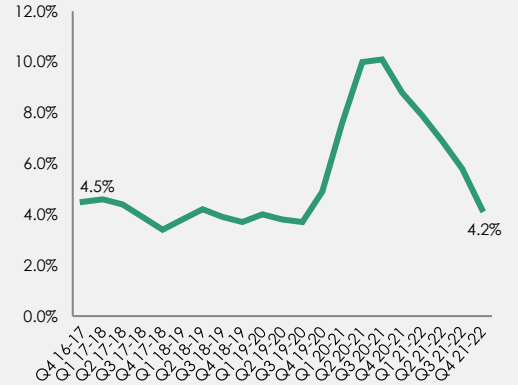


# Market Conditions

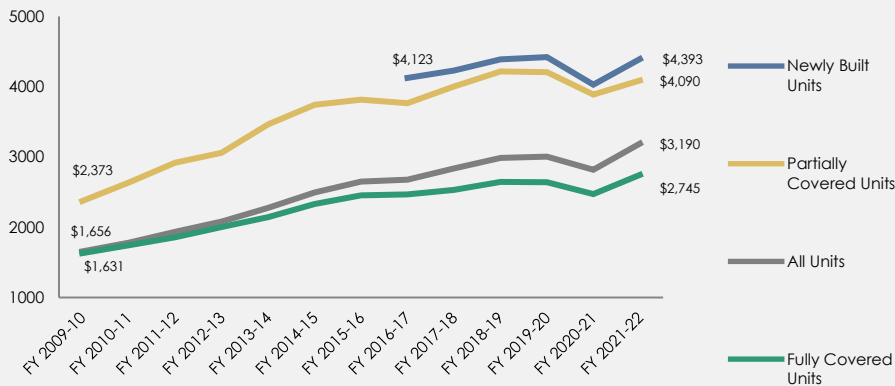
## Vacancy Rates\*\*



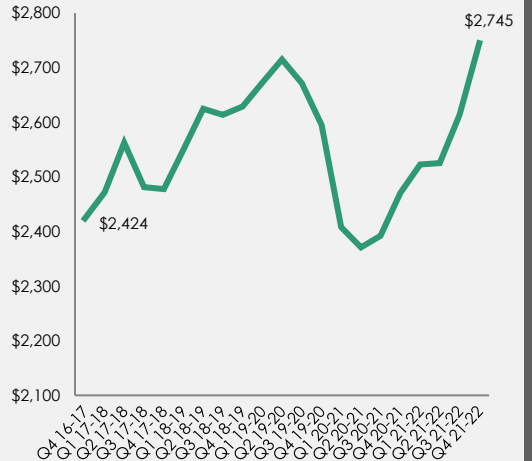
## Fully Covered Units after CSFRA



## Average Market Rent\*\*\*



## Fully Covered Units after CSFRA



**68.3%**  
increase

Fully Covered Units

**92.6%**  
increase

All Units

**72.4%**  
increase

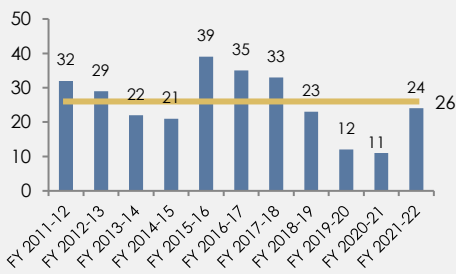
Partially Covered Units

**6.55%**  
increase

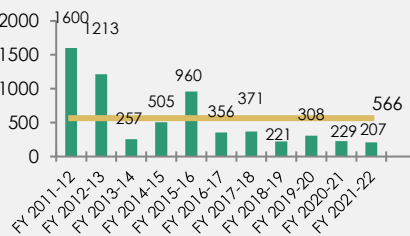
Newly Built Units

## Property Sales for Fully Covered Units

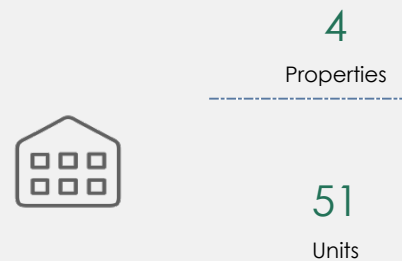
### Properties Sold



### Units Sold



### Properties for Sale



\*Mountain View Rental Housing Helpline, June 2022; \*\* CoStar, June 2022; Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; \*\*\* CoStar, June 2022 Average Asking Rent (market rent rate).

## METHODOLOGY

Data unrelated to the CoStar databases or the MNOI CPI Indices was obtained by staff through use of internal record keeping and in partnership with external consultants and vendors, including Associated Right of Way Services (ARWS) and the Mountain View Rental Housing Helpline. Data gathered from CoStar utilizes as regimented and consistent search terms within the database as possible in an effort to adhere to the specifics of the CSFRA.

The data provided by CoStar and used in the CSFRA Monthly Report was obtained as follows:

- **Vacancy Rate Data and Average Asking Rent Data (Average Market Rent):** The search criteria included multi-family properties with three or more units built before 1995; multi-family properties with three or more units built from 1995 through 2015; multi-family properties with three or more units built after 2016; and all multi-family properties with three or more units using the *Properties* database. These four data points illustrate the average vacancy rate and average asking rent trends of vacant units for the total market, including units fully covered by the CSFRA (first occupancy before 1995), units partially covered by the CSFRA (first occupancy from 1995 through 2015), newly built units not covered by the CSFRA (first occupancy after December 23, 2016) and all units within Mountain View.
- **Multi-Family Property Sales for Units Built Before 1995:** The search criteria for Multi-Family Property Sales for Units Built Before 1995 included multi-family apartment properties with three or more units that sold from 2011 through 2021 within Mountain View using the *Sales Comp* database. Non-Arm's Length Sales, in which there is a relationship between the buyer and the seller of the property, were excluded.
- **Properties Currently for Sale:** The search criteria for Properties Currently for Sale included multi-family apartment properties built before 1995 with three or more units currently for sale within Mountain View using the For Sale database.



# Rent Stabilization Program Monthly Status Report FY 2021-22 (as of May 2022)

## Community Outreach and Education

### Information Requests and Public Inquiries\*



**3,812**

Public Inquiries Made

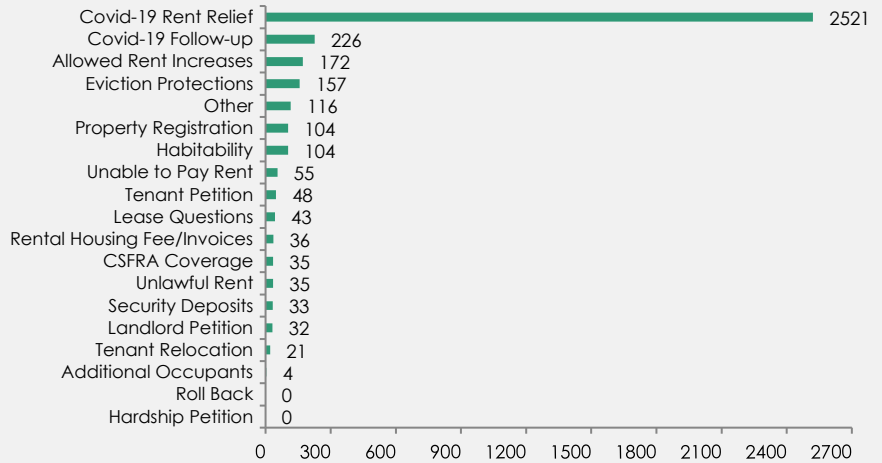
Tenant: 3,260 | Landlord: 393  
Other: 159

Bilingual Services  
(Spanish as Primary Language)

**2,081**

(58% of all inquires)

### Public Inquiry Topics



### Community Workshops and Trainings, Office Hours, Events and Outreach

#### Workshops and Trainings, Office Hours, Events



39

Workshops

407

Attendees

46

Office Hours

314

1:1 Support Provided

75

Eviction Help Center Clinics and Pop-ups

1,396

Attendees

#### Outreach



12

mass mailings

875

targeted letters

Mailings



42

Email Updates



30

MV Voice Ads



916

Email Subscribers

### Mediations and Conciliations

The Mountain View Rental Housing Helpline and the Mountain View Mediation Program assist the Rent Stabilization Program by providing free mediation and conciliation services to landlords and tenants in Mountain View. These services help people come together to talk about and potentially solve their disputes in a controlled environment with the help of trained volunteer mediators. They help to resolve issues for rental properties in Mountain View, reducing the number of petitions filed with the City.



**132**

Mediations and Conciliations

**113 of 132**

Resolved  
(18 Pending, 1 Unresolved)

# Required Noticing

## Required Noticing



**232**

Banked Rent Increase Notices



**1013**

Termination Notices



**1**

Tenant Buyout Notices

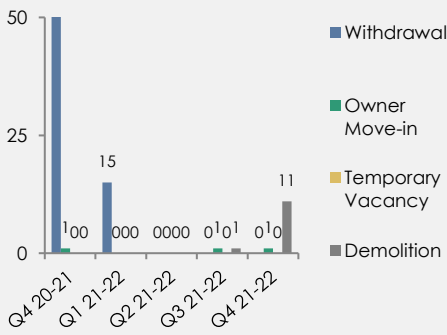


**2**

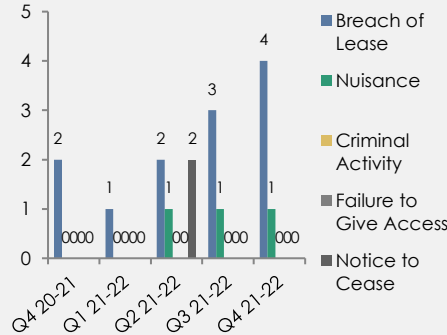
Additional Occupant Notices

## Just Cause Eviction Submittals (as Received by the City)

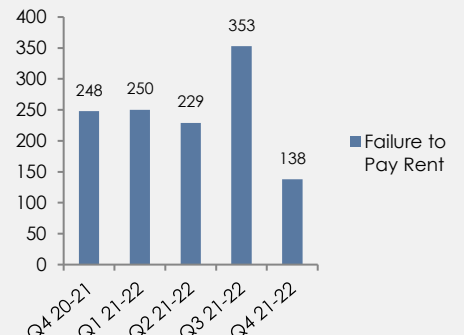
No-Fault Notices



At-Fault Notices



Failure to Pay Rent Notices



## Tenant Relocation Assistance (Calendar Year)

Properties in Redevelopment

5	5	1	0	0
2018	2019	2020	2021	2022

Units Affected

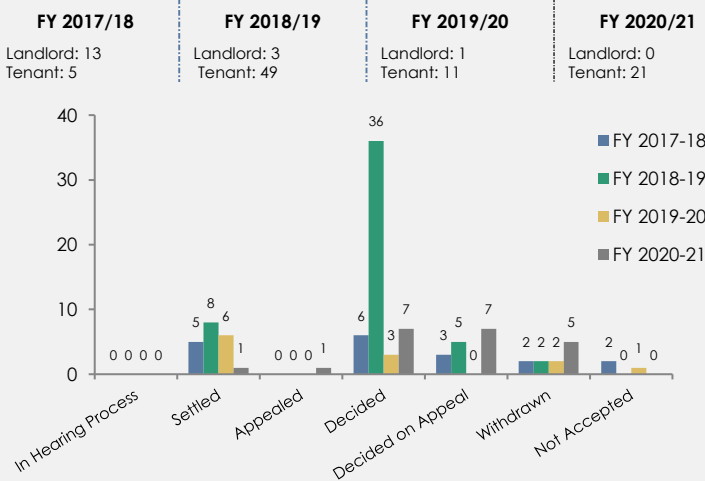
126	297	4	0	0
2018	2019	2020	2021	2022

Households that Received Assistance

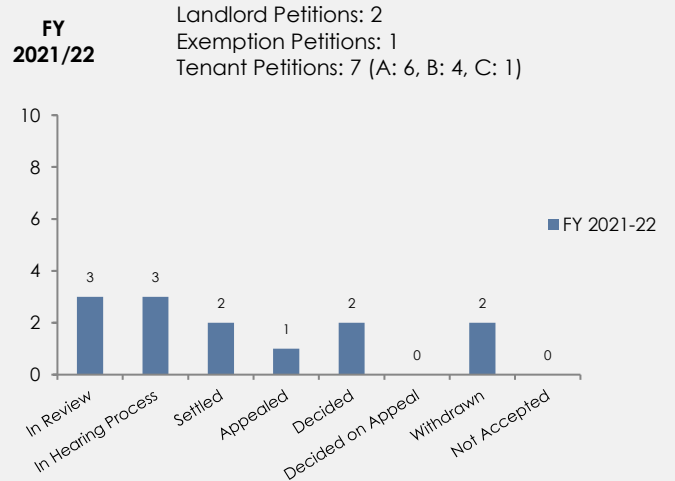
143	60	53	29	1
2018	2019	2020	2021	2022

## Rent Adjustment Petitions

### Prior Fiscal Years

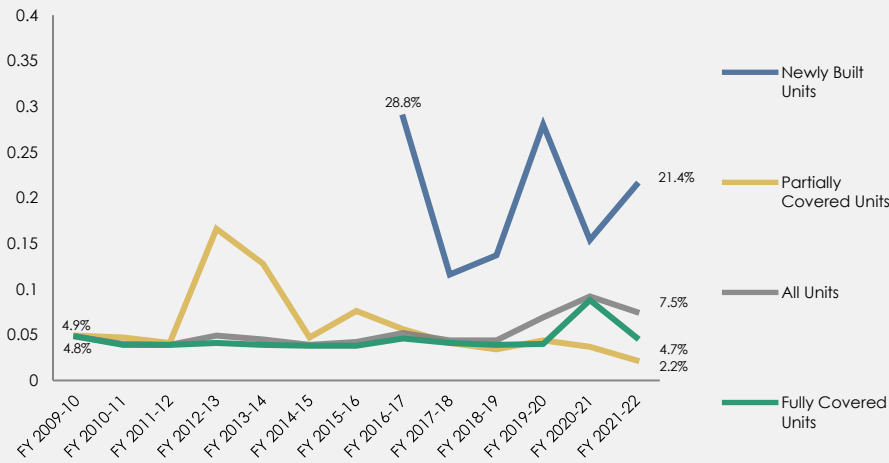


### Current Fiscal Year

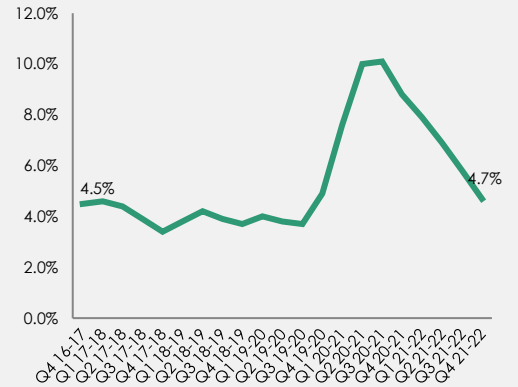


# Market Conditions

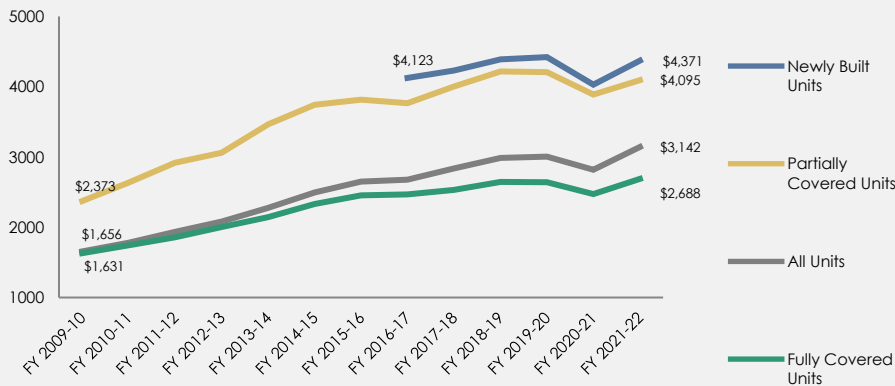
## Vacancy Rates\*\*



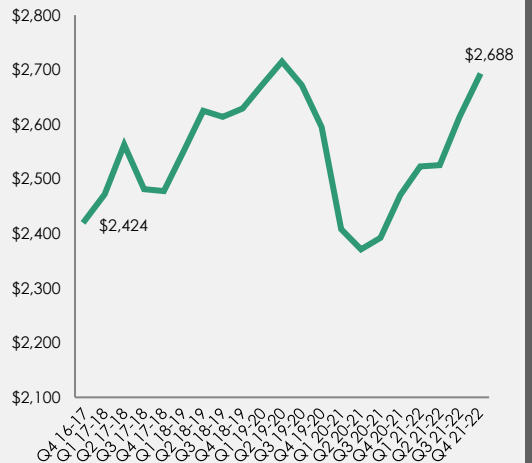
## Fully Covered Units after CSFRA



## Average Market Rent\*\*\*



## Fully Covered Units after CSFRA



**62.1%**  
increase

Fully Covered Units

**87.3%**  
increase

All Units

**71.5%**  
increase

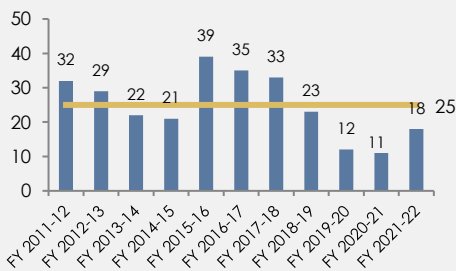
Partially Covered Units

**5.1%**  
increase

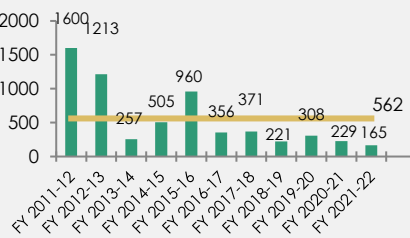
Newly Built Units

## Property Sales for Fully Covered Units

### Properties Sold



### Units Sold



### Properties for Sale



3

Properties

35

Units

\*Mountain View Rental Housing Helpline, May 2022; \*\* CoStar, May 2022; Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; \*\*\* CoStar, May 2022 Average Asking Rent (market rent rate).



# Rent Stabilization Program Monthly Status Report FY 2021-22 (as of April 2022)

## Community Outreach and Education

### Information Requests and Public Inquiries\*



**3,643**

Public Inquiries Made

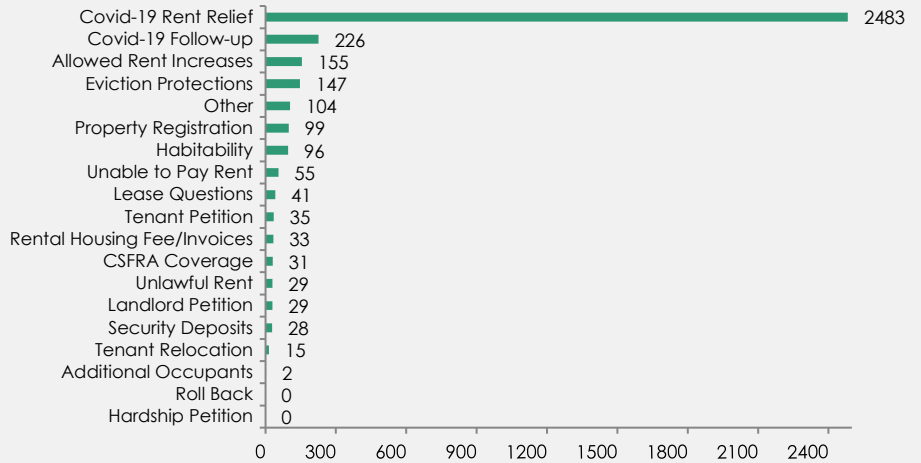
Tenant: 3,171 | Landlord: 354  
Other: 118

Bilingual Services  
(Spanish as Primary Language)

**2,056**

(60% of all inquires)

### Public Inquiry Topics



### Community Workshops and Trainings, Office Hours, Events and Outreach

#### Workshops and Trainings, Office Hours, Events



**36**  
Workshops

**399**  
Attendees

**41**  
Office Hours

**273**  
1:1 Support Provided

**74**  
Eviction Help Center Clinics and Pop-ups

**1,349**  
Attendees

#### Outreach



**12**  
mass mailings

**816**  
targeted letters

Mailings



**37**  
Email Updates



**26**

MV Voice Ads



**865**  
Email Subscribers

### Mediations and Conciliations

The Mountain View Rental Housing Helpline and the Mountain View Mediation Program assist the Rent Stabilization Program by providing free mediation and conciliation services to landlords and tenants in Mountain View. These services help people come together to talk about and potentially solve their disputes in a controlled environment with the help of trained volunteer mediators. They help to resolve issues for rental properties in Mountain View, reducing the number of petitions filed with the City.



**124**

Mediations and Conciliations

**104 of 124**

Resolved  
(19 Pending, 1 Unresolved)



# Required Noticing

## Required Noticing



**217**

Banked Rent Increase Notices



**952**

Termination Notices



**1**

Tenant Buyout Notices

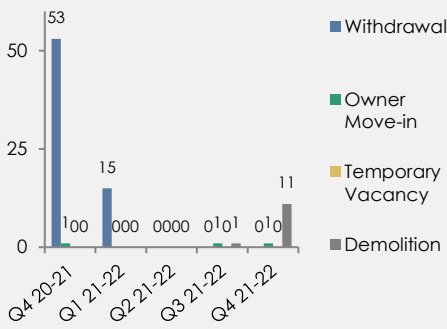


**2**

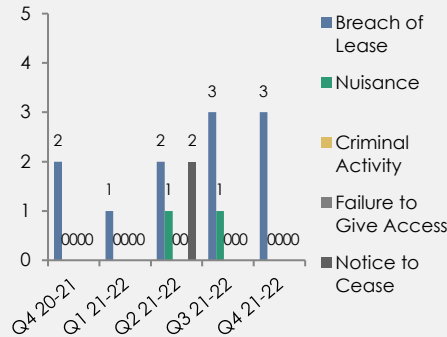
Additional Occupant Notices

## Just Cause Eviction Submittals (as Received by the City)

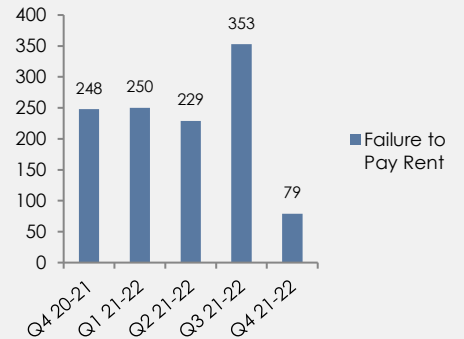
No-Fault Notices



At-Fault Notices



Failure to Pay Rent Notices



## Tenant Relocation Assistance (Calendar Year)

Properties in Redevelopment

5	5	1	0	0
2018	2019	2020	2021	2022

Units Affected

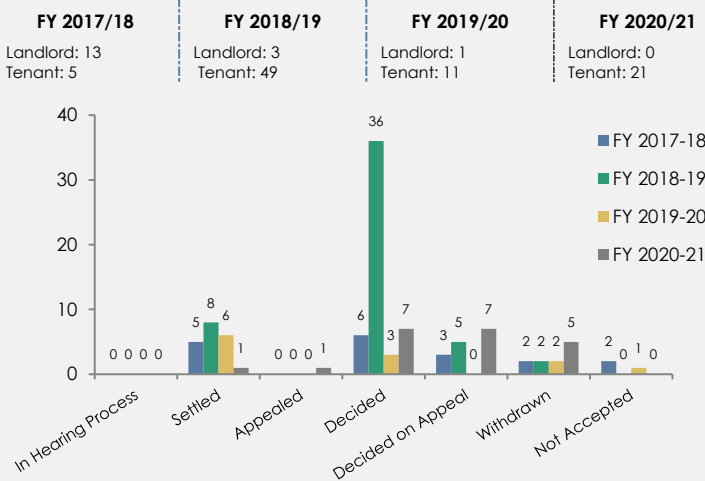
126	297	4	0	0
2018	2019	2020	2021	2022

Households that Received Assistance

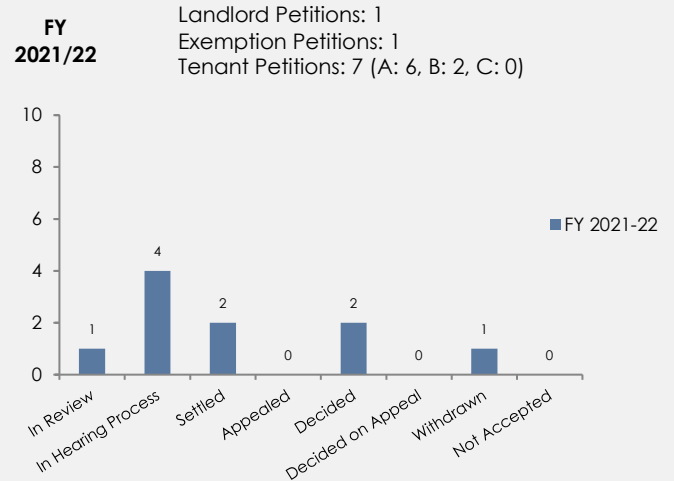
143	60	53	29	1
2018	2019	2020	2021	2022

## Rent Adjustment Petitions

Prior Fiscal Years



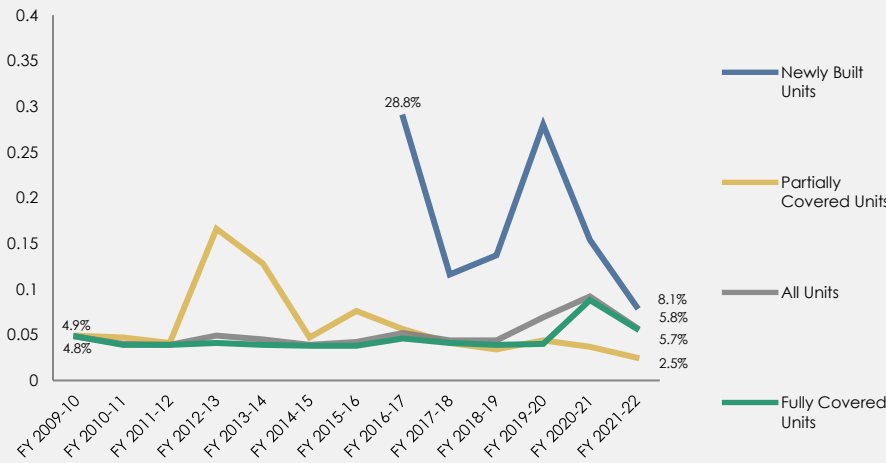
Current Fiscal Year



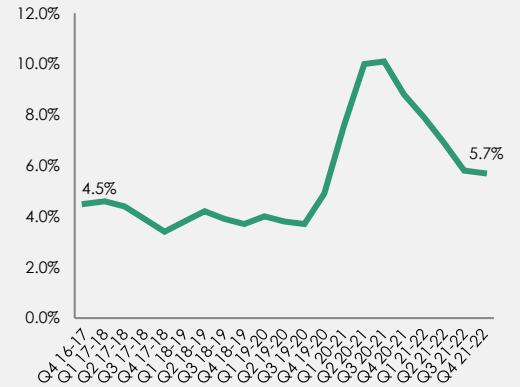
Landlord Petitions: 1  
Exemption Petitions: 1  
Tenant Petitions: 7 (A: 6, B: 2, C: 0)

# Market Conditions

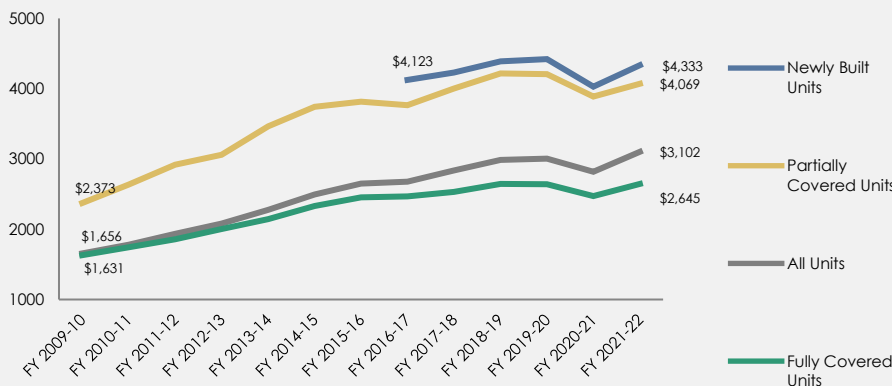
## Vacancy Rates\*\*



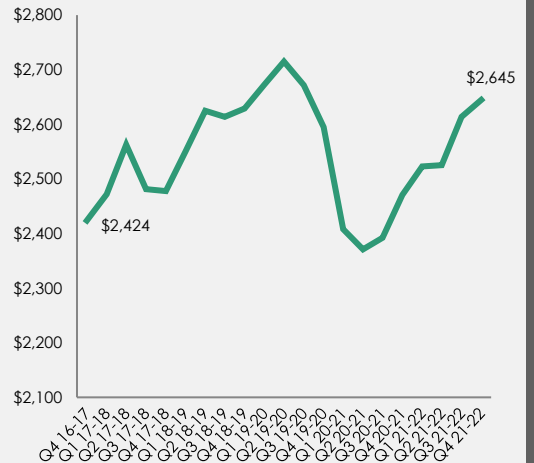
## Fully Covered Units after CSFRA



## Average Market Rent\*\*\*



## Fully Covered Units after CSFRA



**62.1%**  
increase

Fully Covered Units

**87.3%**  
increase

All Units

**71.5%**  
increase

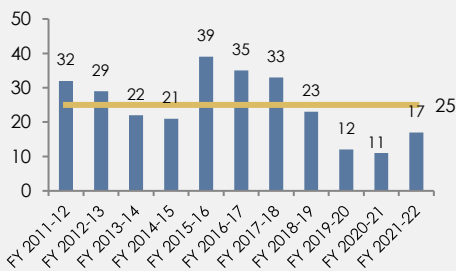
Partially Covered Units

**5.1%**  
increase

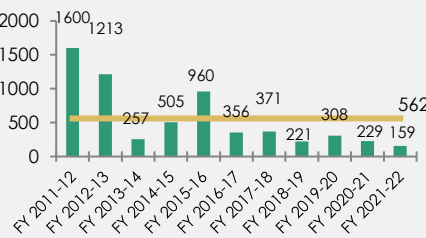
Newly Built Units

## Property Sales for Fully Covered Units

### Properties Sold



### Units Sold



### Properties for Sale



3

Properties

64

Units

\*Mountain View Rental Housing Helpline, April 2022; \*\* CoStar, April 2022; Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; \*\*\* CoStar, April 2022 Average Asking Rent (market rent rate).



# Rent Stabilization Program Monthly Status Report

## FY 2021-22 (as of March 2022)

### Community Outreach and Education

#### Information Requests and Public Inquiries\*



3,364

Public Inquiries Made

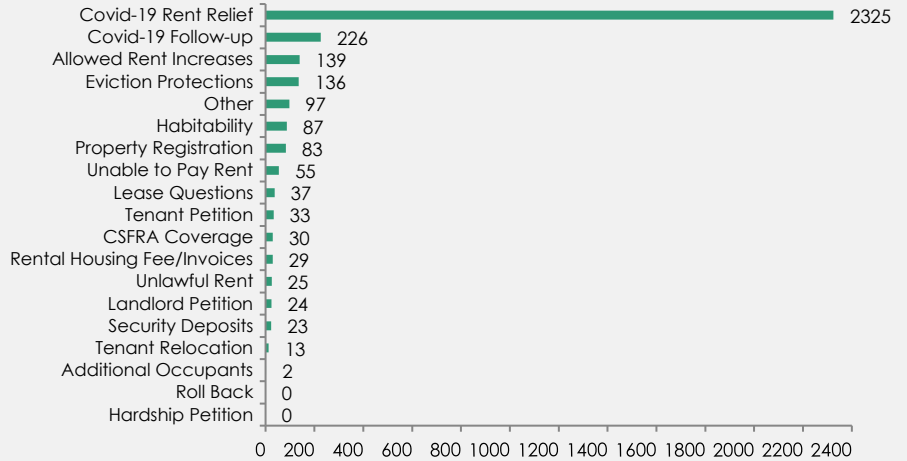
Tenant: 2,980 | Landlord: 304  
Other: 80

Bilingual Services  
(Spanish as Primary Language)

1,962

(61% of all inquires)

#### Public Inquiry Topics



#### Community Workshops and Trainings, Office Hours, Events and Outreach

##### Workshops and Trainings, Office Hours, Events



30 Workshops

273 Attendees

37 Office Hours

225 1:1 Support Provided

64 Eviction Help Center Clinics and Pop-ups

1,311 Attendees

##### Outreach



7 mass mailings

729 targeted letters

Mailings



32 Email Updates



32 MV Voice Ads

MV Voice Ads



680 Email Subscribers

#### Mediations and Conciliations

The Mountain View Rental Housing Helpline and the Mountain View Mediation Program assist the Rent Stabilization Program by providing free mediation and conciliation services to landlords and tenants in Mountain View. These services help people come together to talk about and potentially solve their disputes in a controlled environment with the help of trained volunteer mediators. They help to resolve issues for rental properties in Mountain View, reducing the number of petitions filed with the City.



110 Mediations and Conciliations

91 of 101 Resolved  
(18 Pending, 1 Unresolved)

# Required Noticing

## Required Noticing



**189**

Banked Rent Increase Notices



**859**

Termination Notices



**1**

Tenant Buyout Notices

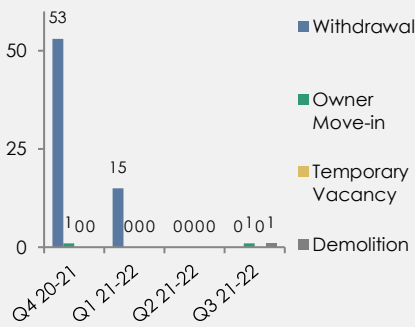


**2**

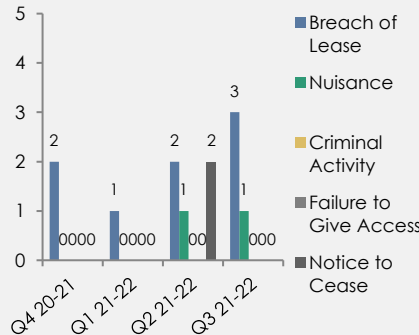
Additional Occupant Notices

## Just Cause Eviction Submittals (as Received by the City)

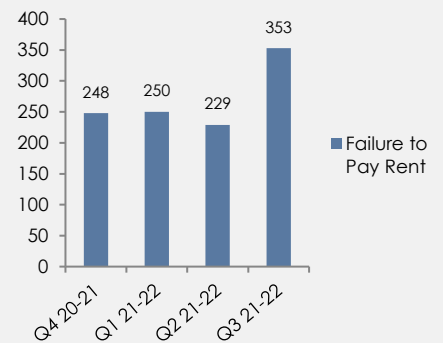
No-Fault Notices



At-Fault Notices



Failure to Pay Rent Notices



## Tenant Relocation Assistance (Calendar Year)

Properties in Redevelopment

5	5	1	0	0
2018	2019	2020	2021	2022

Units Affected

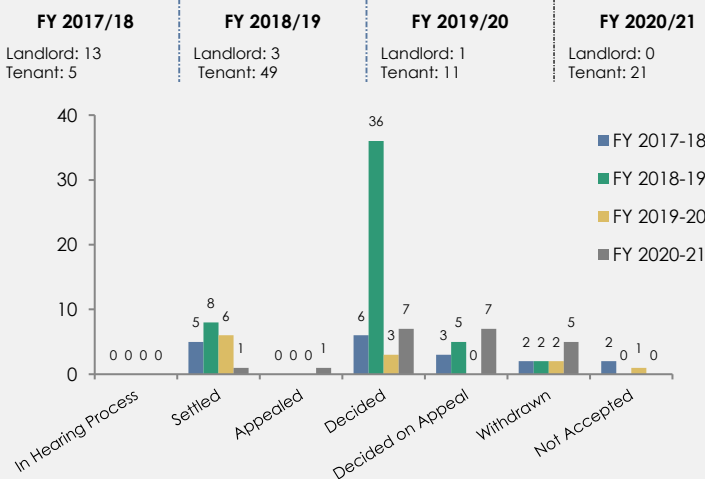
126	297	4	0	0
2018	2019	2020	2021	2022

Households that Received Assistance

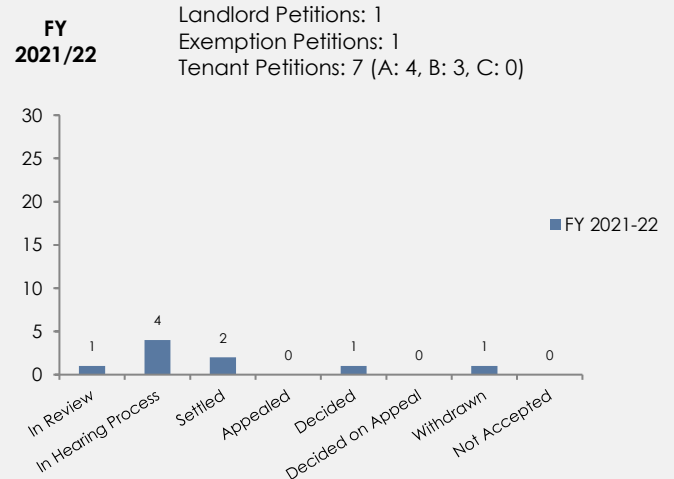
143	60	53	29	1
2018	2019	2020	2021	2022

## Rent Adjustment Petitions

Prior Fiscal Years

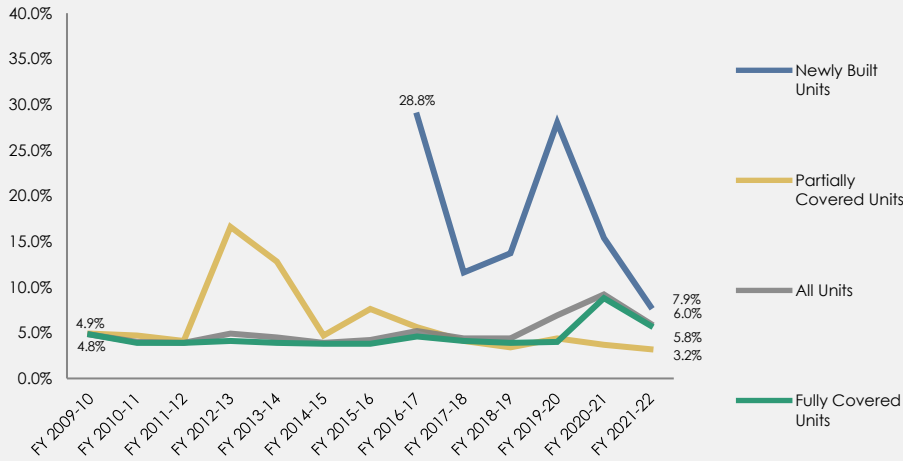


Current Fiscal Year

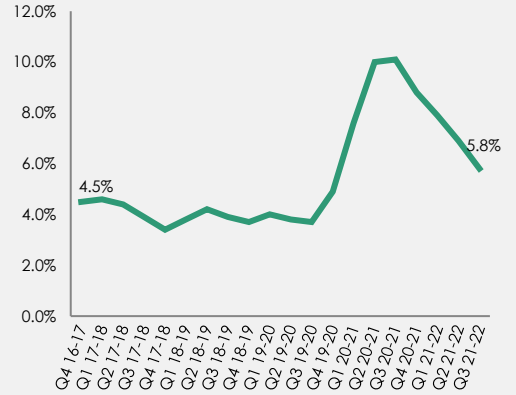


# Market Conditions

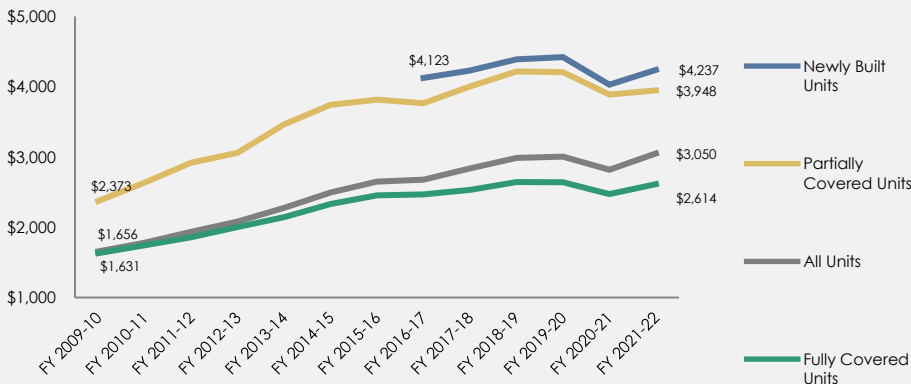
## Vacancy Rates\*\*



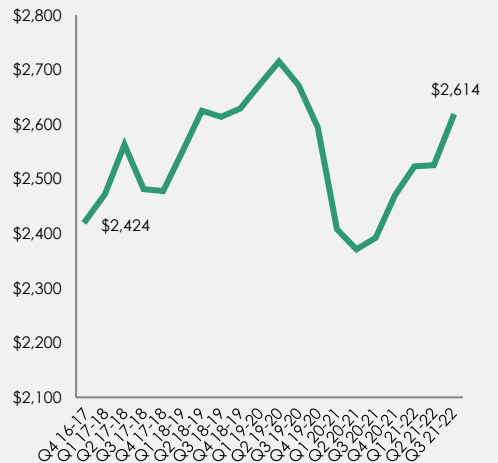
## Fully Covered Units after CSFRA



## Average Market Rent\*\*\*



## Fully Covered Units after CSFRA



**60.3%**  
increase

Fully Covered Units

**84.2%**  
increase

All Units

**66.4%**  
increase

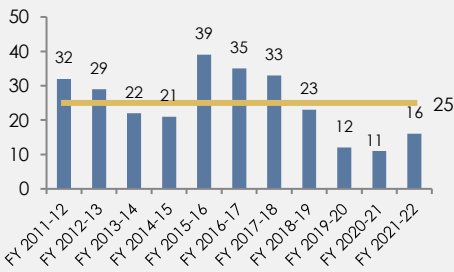
Partially Covered Units

**2.8%**  
increase

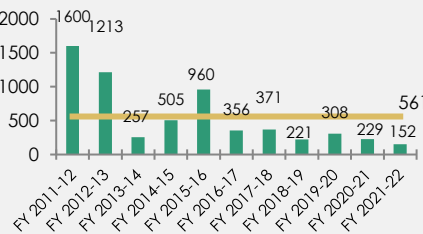
Newly Built Units

## Property Sales for Fully Covered Units

### Properties Sold



### Units Sold



### Properties for Sale



5

Properties

75

Units

\*Mountain View Rental Housing Helpline, March 2022; \*\* CoStar, March 2022; Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; \*\*\* CoStar, March 2022 Average Asking Rent (market rent rate).



# Rent Stabilization Program Monthly Status Report FY 2021-22 (as of February 2022)

## Community Outreach and Education

### Information Requests and Public Inquiries\*



2,703

Public Inquiries Made

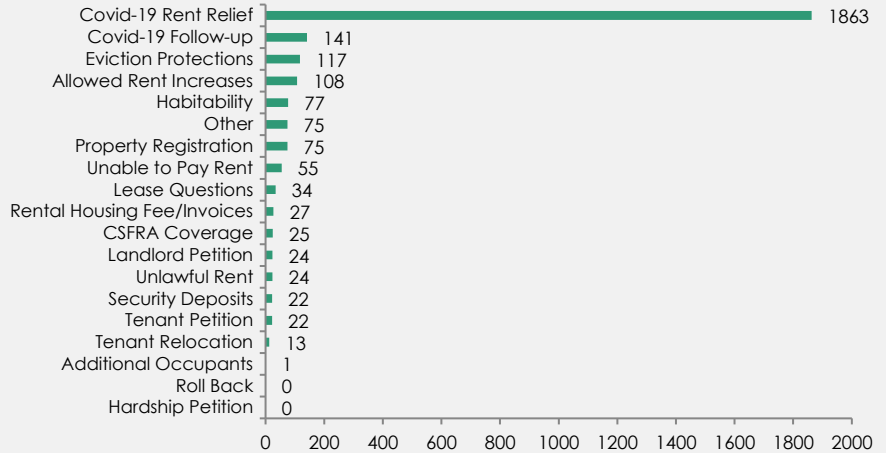
Tenant: 2,388 | Landlord: 255  
Other: 60

Bilingual Services  
(Spanish as Primary Language)

1,589

(63% of all inquires)

### Public Inquiry Topics



### Community Workshops and Trainings, Office Hours, Events and Outreach

#### Workshops and Trainings, Office Hours, Events



26 Workshops

231 Attendees

37 Office Hours

221 1:1 Support Provided

46 Eviction Help Center Clinics and Pop-ups

804 Attendees

#### Outreach



6 mass mailings

568 targeted letters

Mailings



25 Email Updates



28 MV Voice Ads

MV Voice Ads



671 Email Subscribers

### Mediations and Conciliations

The Mountain View Rental Housing Helpline and the Mountain View Mediation Program assist the Rent Stabilization Program by providing free mediation and conciliation services to landlords and tenants in Mountain View. These services help people come together to talk about and potentially solve their disputes in a controlled environment with the help of trained volunteer mediators. They help to resolve issues for rental properties in Mountain View, reducing the number of petitions filed with the City.



101

Mediations and Conciliations

73 of 101

Resolved  
(27 Pending, 1 Unresolved)

# Required Noticing

## Required Noticing



**140**

Banked Rent Increase Notices



**697**

Termination Notices



**1**

Tenant Buyout Notice

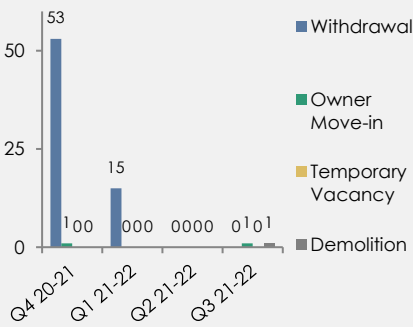


**1**

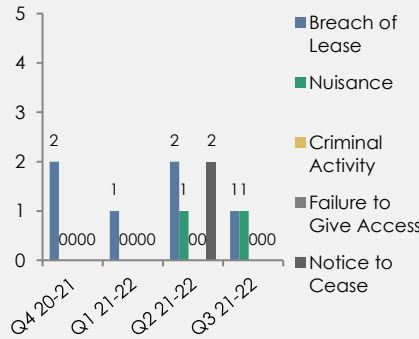
Additional Occupant Notice

## Just Cause Eviction Submittals (as Received by the City)

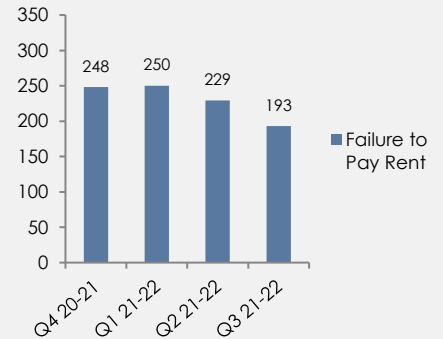
### No-Fault Notices



### At-Fault Notices



### Failure to Pay Rent Notices



## Tenant Relocation Assistance (Calendar Year)

### Properties in Redevelopment

5	5	1	0	0
2018	2019	2020	2021	2022

### Units Affected

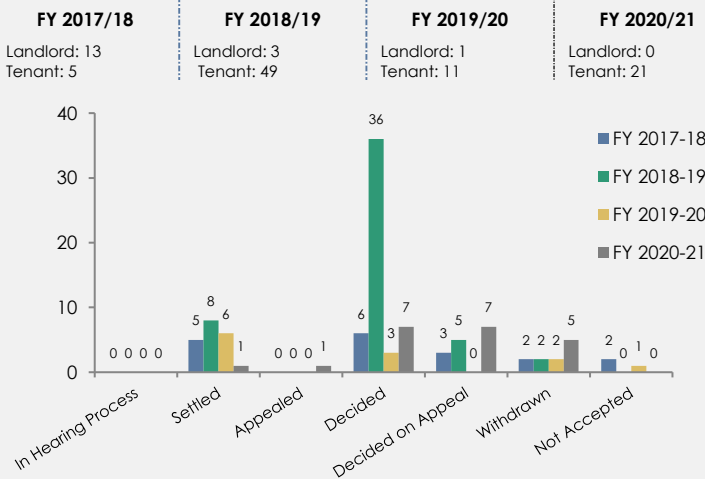
126	297	4	0	0
2018	2019	2020	2021	2022

### Households that Received Assistance

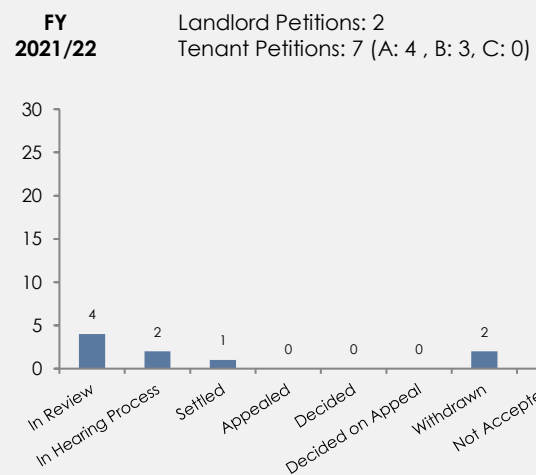
143	60	53	29	1
2018	2019	2020	2021	2022

## Rent Adjustment Petitions

### Prior Fiscal Years

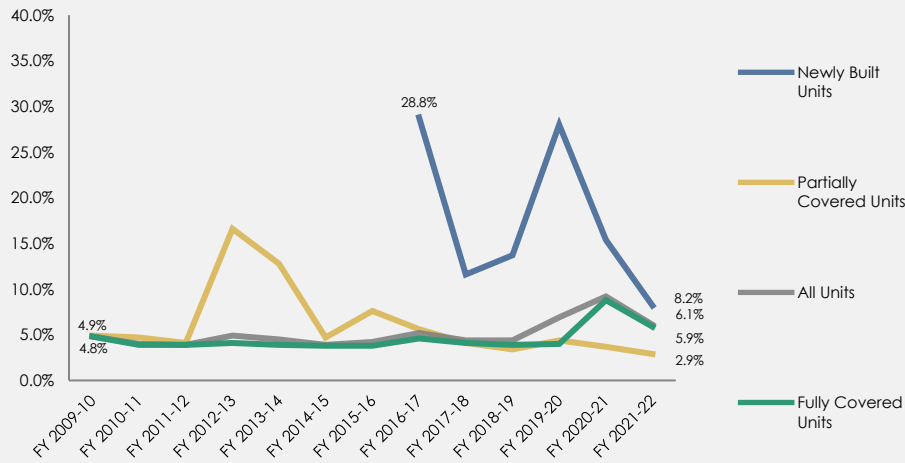


### Current Fiscal Year

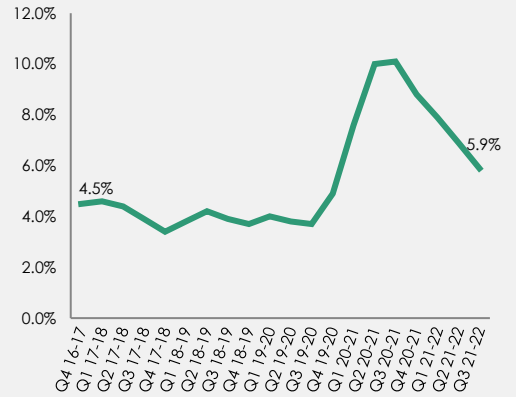


# Market Conditions

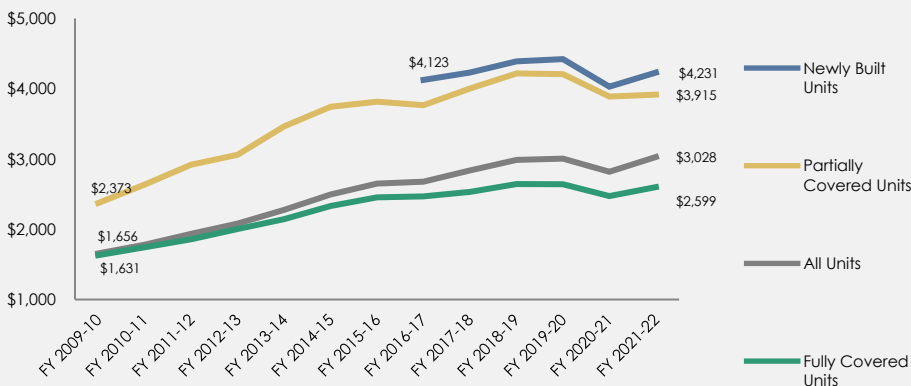
## Vacancy Rates\*\*



## Fully Covered Units after CSFRA



## Average Market Rent\*\*\*



## Fully Covered Units after CSFRA



**56.4%**  
increase

Fully Covered Units

**80.6%**  
increase

All Units

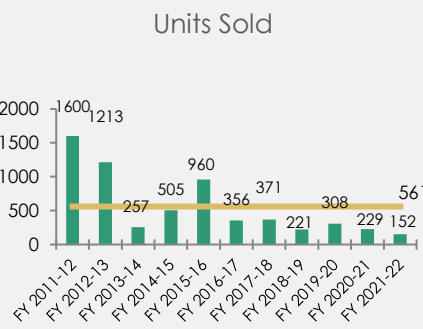
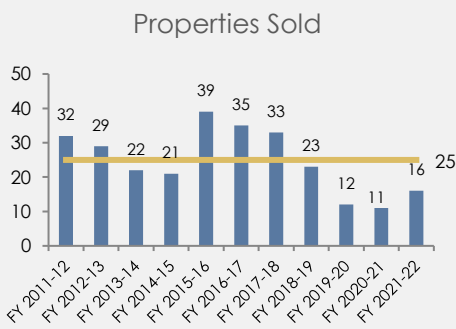
**63.5%**  
increase

Partially Covered Units

**1.4%**  
increase

Newly Built Units

## Property Sales for Fully Covered Units



## Properties for Sale

**4**  
Properties

---

**71**  
Units



\*Mountain View Rental Housing Helpline, February 2022; \*\* CoStar, February 2022; Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; \*\*\* CoStar, February 2022 Average Asking Rent (market rent rate).



# Rent Stabilization Program Monthly Status Report FY 2021-22 (as of January 2022)

## Community Outreach and Education

### Information Requests and Public Inquiries\*



**1,833**

Public Inquiries  
Made

Tenant: 1,548 | Landlord: 223  
Other: 62

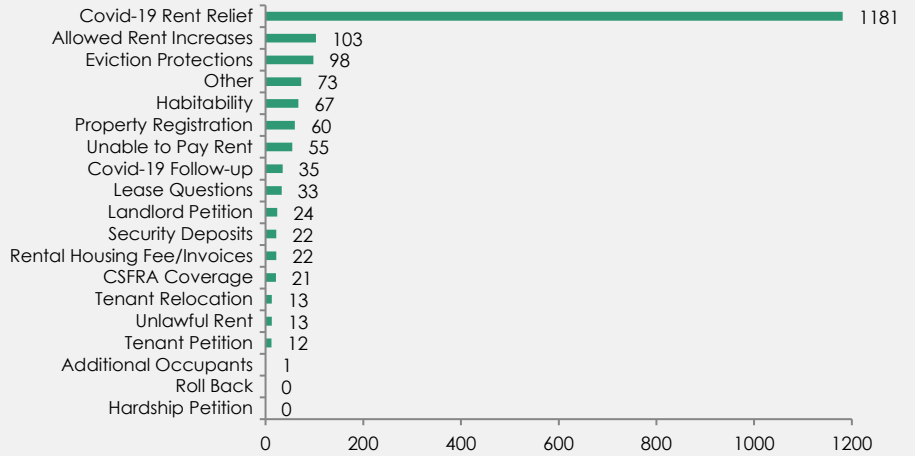
Bilingual  
Services

**922**

(Spanish as  
Primary  
Language)

(56%  
of all inquires)

### Public Inquiry Topics



### Community Workshops and Trainings, Office Hours, Events and Outreach

#### Workshops and Trainings, Office Hours, Events



20  
Workshops

185  
Attendees

29  
Office Hours

148  
1:1 Support  
Provided

39  
Eviction Help  
Center Clinics  
and Pop-ups

658  
Attendees

#### Outreach



6  
mass mailings

474  
targeted letters

Mailings



19  
Email Updates



18  
MV Voice Ads

MV Voice Ads



699  
Email Subscribers

### Mediations and Conciliations

The Mountain View Rental Housing Helpline and the Mountain View Mediation Program assist the Rent Stabilization Program by providing free mediation and conciliation services to landlords and tenants in Mountain View. These services help people come together to talk about and potentially solve their disputes in a controlled environment with the help of trained volunteer mediators. They help to resolve issues for rental properties in Mountain View, reducing the number of petitions filed with the City.



**88**  
Mediations and Conciliations

**69 of 88**

Resolved  
(18 Pending, 1 Unresolved)

# Required Noticing

## Required Noticing



**124**

Banked Rent Increase Notices



**600**

Termination Notices



**1**

Tenant Buyout Notice

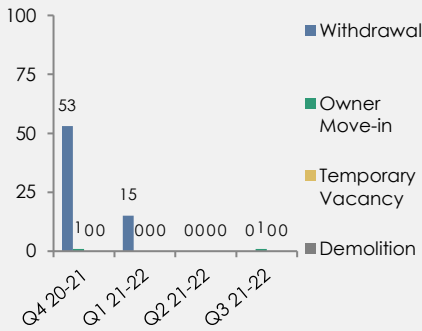


**1**

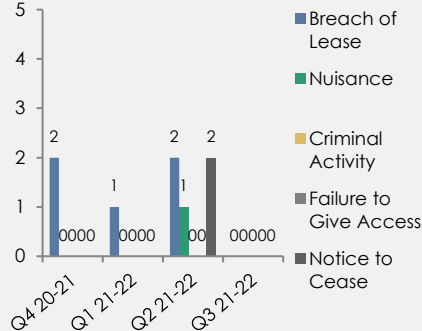
Additional Occupant Notice

## Just Cause Eviction Submittals (as Received by the City)

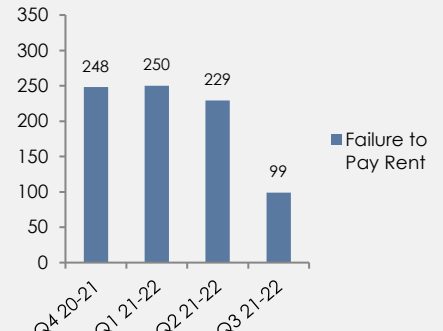
No-Fault Notices



At-Fault Notices



Failure to Pay Rent Notices



## Tenant Relocation Assistance (Calendar Year)

Properties in Redevelopment

5	5	1	0	0
2018	2019	2020	2021	2022

Units Affected

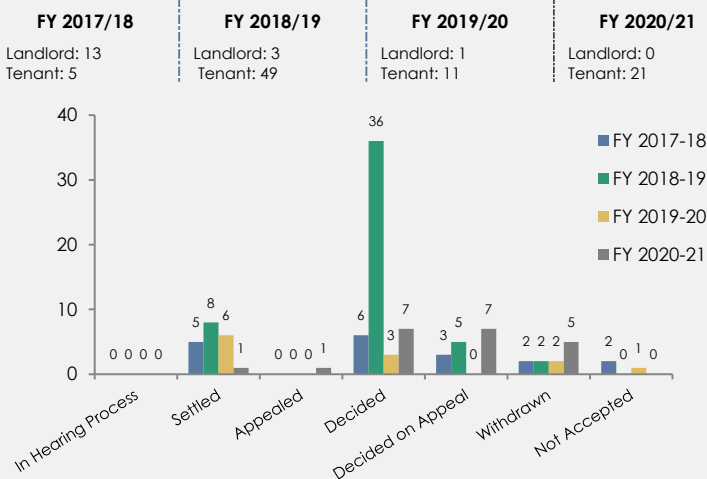
126	297	4	0	0
2018	2019	2020	2021	2022

Households that Received Assistance

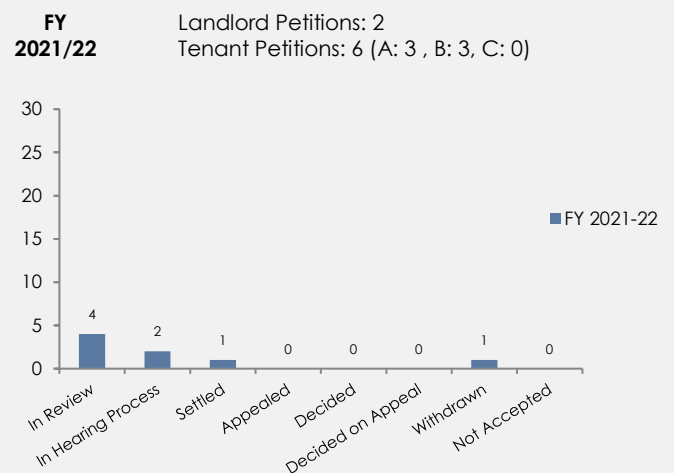
143	60	53	29	0
2018	2019	2020	2021	2022

## Rent Adjustment Petitions

Prior Fiscal Years

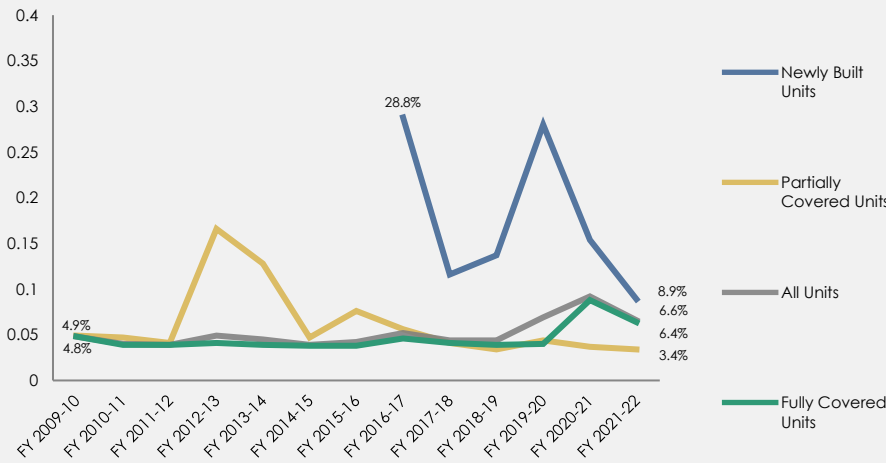


Current Fiscal Year

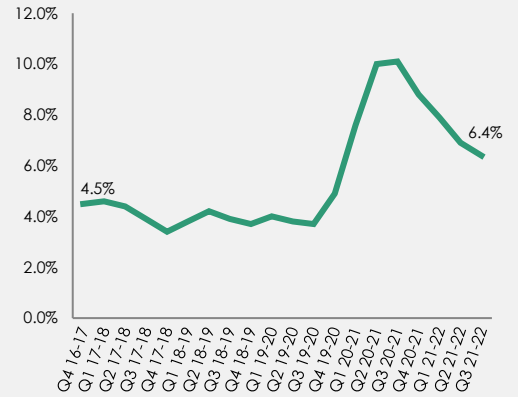


# Market Conditions

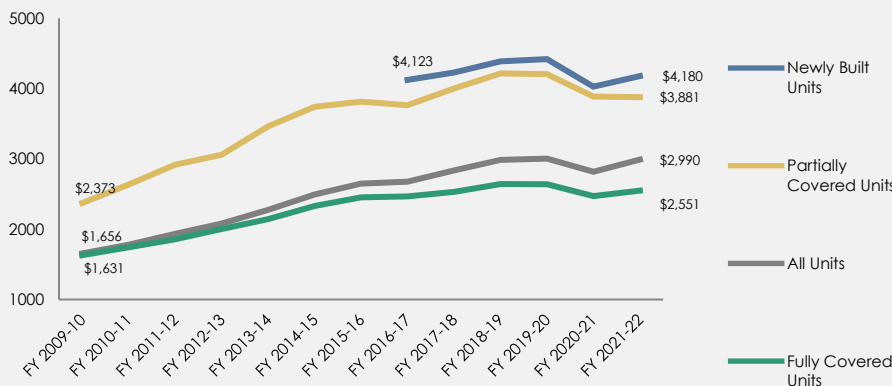
## Vacancy Rates\*\*



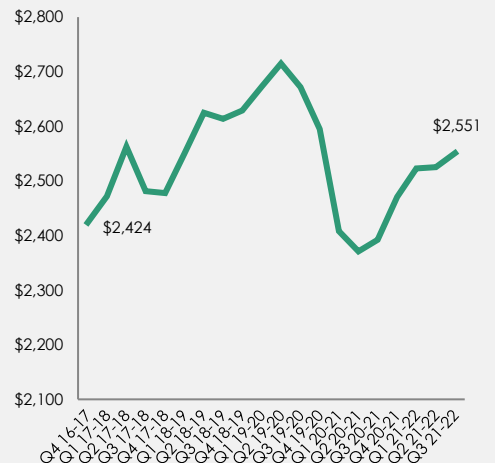
## Fully Covered Units after CSFRA



## Average Market Rent\*\*\*



## Fully Covered Units after CSFRA



**56.4%**  
increase

Fully Covered Units

**80.6%**  
increase

All Units

**63.5%**  
increase

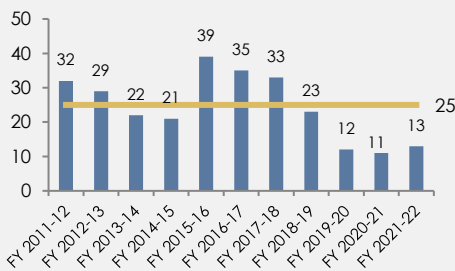
Partially Covered Units

**1.4%**  
increase

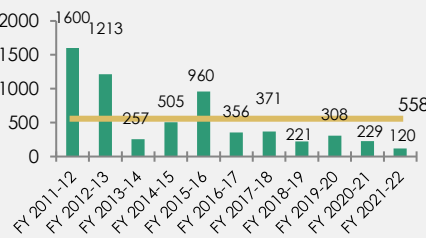
Newly Built Units

## Property Sales for Fully Covered Units

### Properties Sold



### Units Sold



### Properties for Sale



5

Properties

80

Units

\*Mountain View Rental Housing Helpline, January 2022; \*\* CoStar, January 2022; Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; \*\*\* CoStar, January 2022 Average Asking Rent (market rent rate).

# Rent Stabilization Program Monthly Status Report

FY 2021-22 (as of December 2021)

## Community Outreach and Education

### Information Requests and Public Inquiries\*



**1,295**

Public Inquiries  
Made

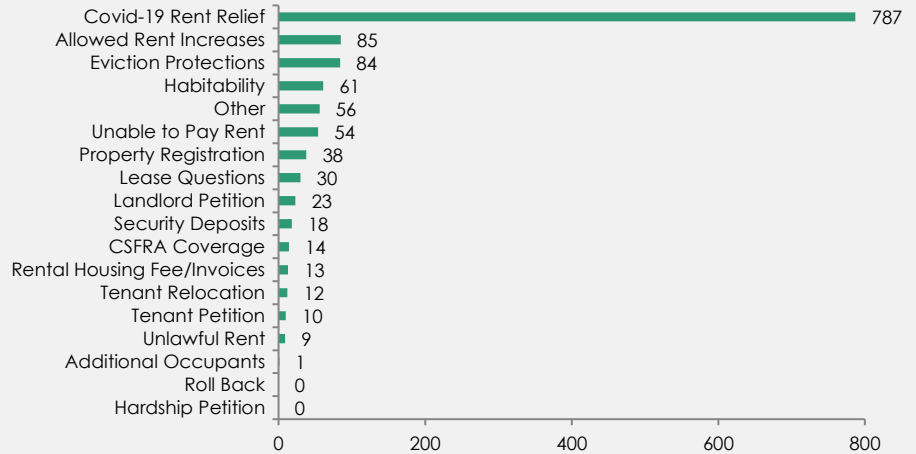
Tenant: 1,082 | Landlord: 164  
Other: 49

Bilingual  
Services via  
Helpline  
(Spanish as  
Primary  
Language)

**547**

(49%  
of all inquires)

### Public Inquiry Topics



### Community Workshops and Trainings, Office Hours, Events and Outreach

#### Workshops and Trainings, Office Hours, Events



16  
Workshops

152  
Attendees

25  
Office Hours

161  
1:1 Support  
Provided

31  
Eviction Help  
Center Clinics  
and Pop-ups

575  
Attendees

#### Outreach



5  
mass mailings  
375  
targeted letters

Mailings



14  
Email Updates



18  
MV Voice Ads



674  
Email Subscribers

### Mediations and Conciliations

The Mountain View Rental Housing Helpline and the Mountain View Mediation Program assist the Rent Stabilization Program by providing free mediation and conciliation services to landlords and tenants in Mountain View. These services help people come together to talk about and potentially solve their disputes in a controlled environment with the help of trained volunteer mediators. They help to resolve issues for rental properties in Mountain View, reducing the number of petitions filed with the City.



**72**  
Mediations and Conciliations

**57 of 72**

Resolved  
(14 Pending, 1 Unresolved)

# Required Noticing

## Required Noticing



**92**  
Banked Rent Increase Notices



**500**  
Termination Notices



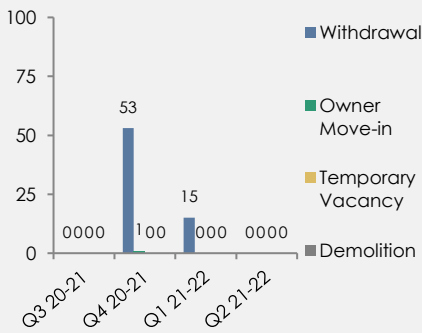
**0**  
Tenant Buyout Notices



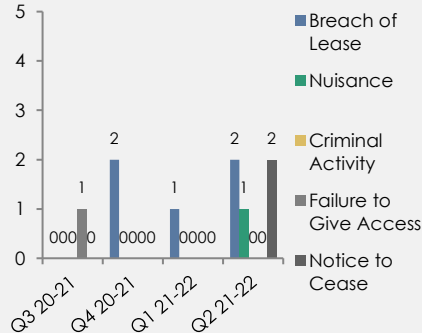
**1**  
Additional Occupant Notices

## Just Cause Eviction Submittals (as Received by the City)

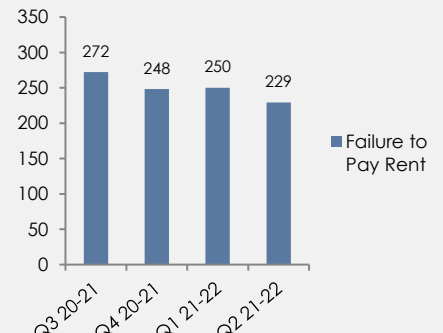
No-Fault Notices



At-Fault Notices



Failure to Pay Rent Notices



## Tenant Relocation Assistance (Calendar Year)

Properties in Redevelopment

7	5	5	1	0
2017	2018	2019	2020	2021

Units Affected

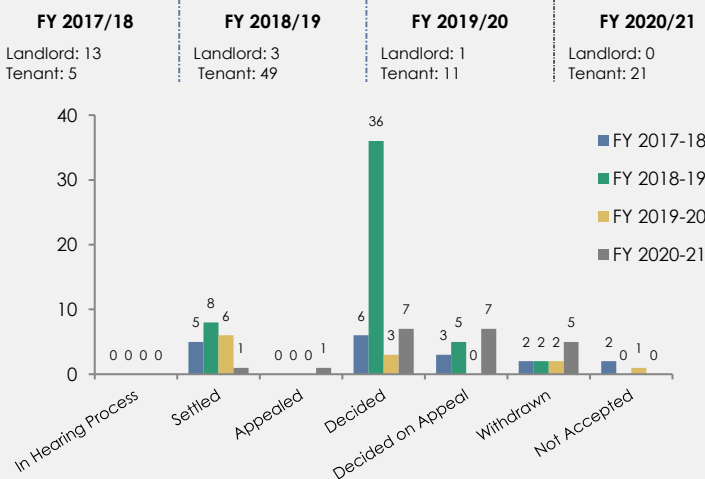
339	126	297	4	0
2017	2018	2019	2020	2021

Households that Received Assistance

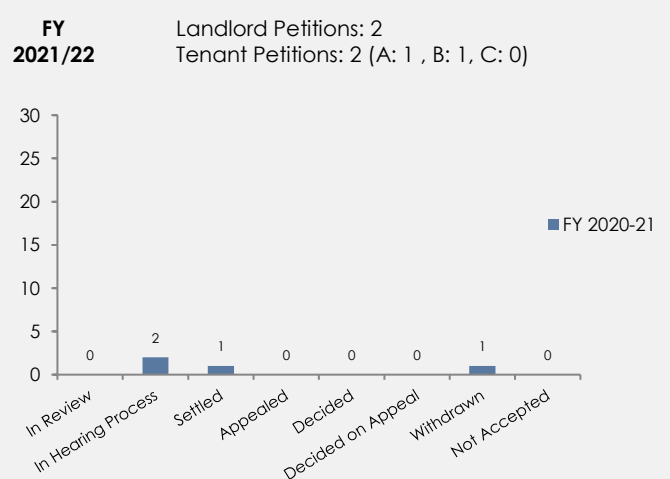
115	143	60	53	29
2017	2018	2019	2020	2021

## Rent Adjustment Petitions

### Prior Fiscal Years

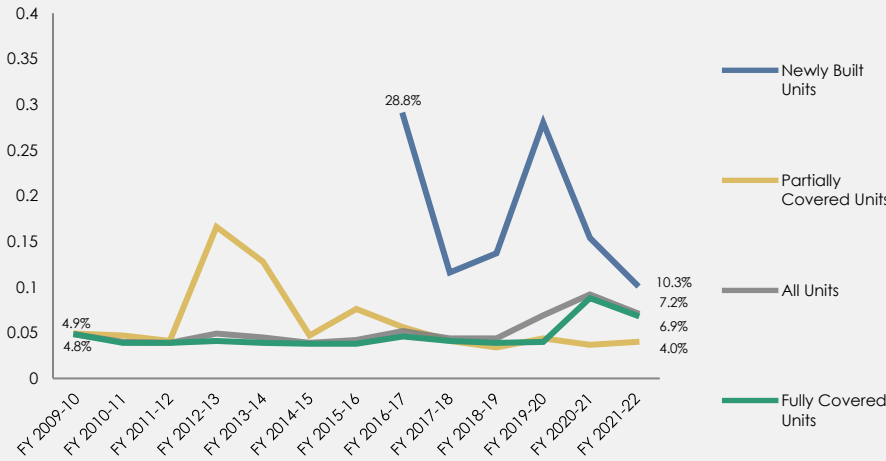


### Current Fiscal Year

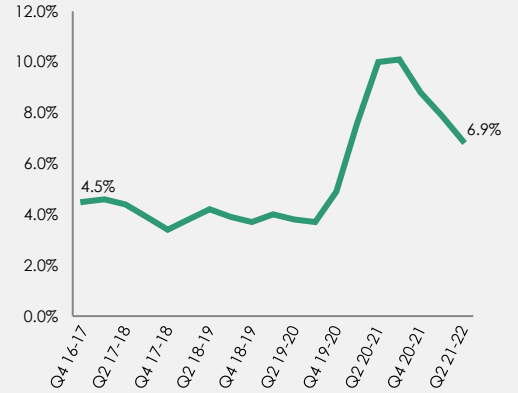


# Market Conditions

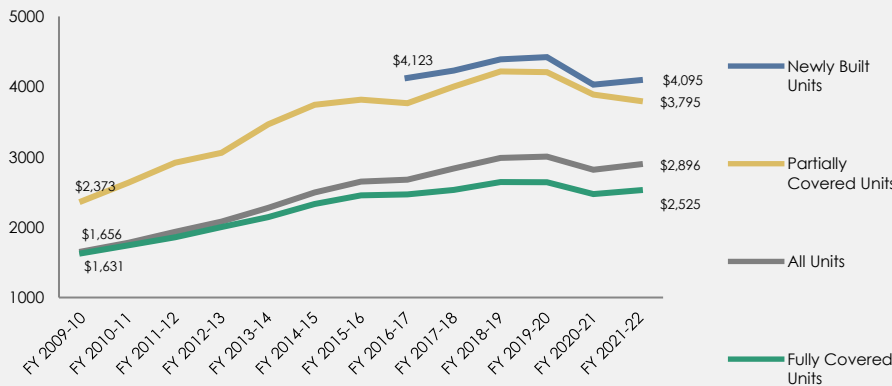
## Vacancy Rates\*\*



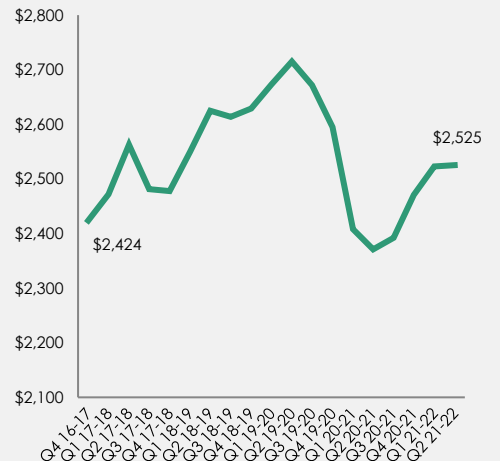
## Fully Covered Units after CSFRA



## Average Market Rent\*\*\*



## Fully Covered Units after CSFRA



**54.8%**  
increase

Fully Covered Units

**74.8%**  
increase

All Units

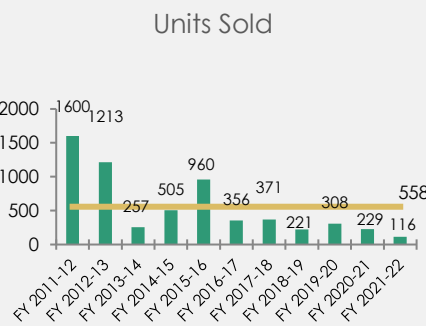
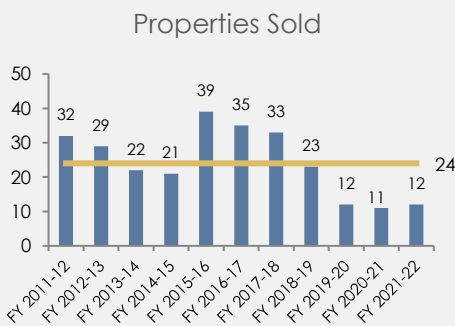
**59.3%**  
increase

Partially Covered Units

**0.68%**  
decrease

Newly Built Units

## Property Sales for Fully Covered Units



## Properties for Sale



**3**  
Properties

**51**  
Units

\*Mountain View Rental Housing Helpline, December 2021; \*\* CoStar, December 2021; Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; \*\*\* CoStar, December 2021 Average Asking Rent (market rent rate).

# Rent Stabilization Program Monthly Status Report

FY 2021-22 (as of November 2021)

## Community Outreach and Education

### Information Requests and Public Inquiries\*



**834**

Public Inquiries  
Made

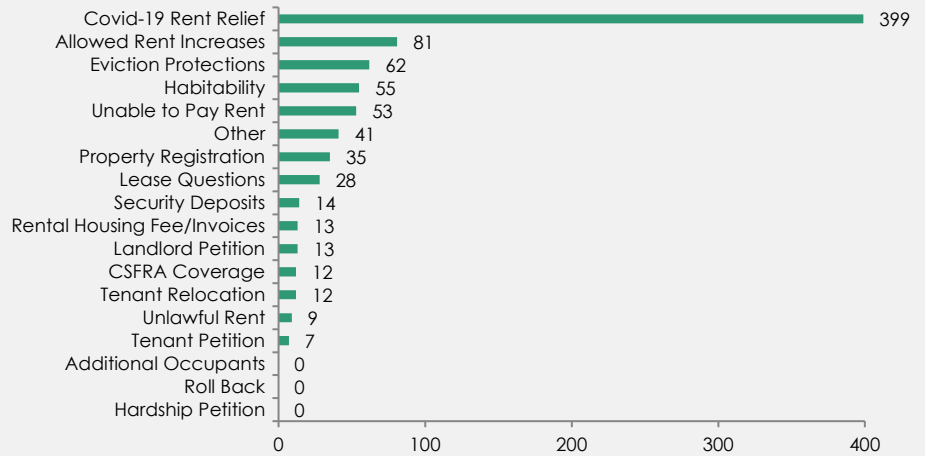
Tenant: 649 | Landlord: 150  
Other: 35

Bilingual  
Services via  
Helpline  
(Spanish as  
Primary  
Language)

**293**

(44%  
of all inquires)

### Public Inquiry Topics



### Community Workshops and Trainings, Office Hours, Events and Outreach

#### Workshops and Trainings, Office Hours, Events



14

Workshops

143

Attendees

22

Office Hours

141

1:1 Support  
Provided

23

Eviction Help  
Center Clinics  
and Pop-ups

403

Attendees

#### Outreach

4

mass mailings

307

targeted letters

Mailings

11

Email Updates



12

MV Voice Ads



733

Email Subscribers

### Mediations and Conciliations

The Mountain View Rental Housing Helpline and the Mountain View Mediation Program assist the Rent Stabilization Program by providing free mediation and conciliation services to landlords and tenants in Mountain View. These services help people come together to talk about and potentially solve their disputes in a controlled environment with the help of trained volunteer mediators. They help to resolve issues for rental properties in Mountain View, reducing the number of petitions filed with the City.



**66**

Mediations and Conciliations

**44 of 66**

Resolved  
(21 Pending, 1 Unresolved)

# Required Noticing

## Required Noticing



**165**

Banked Rent Increase Notices



**432**

Termination Notices



**0**

Tenant Buyout Notices

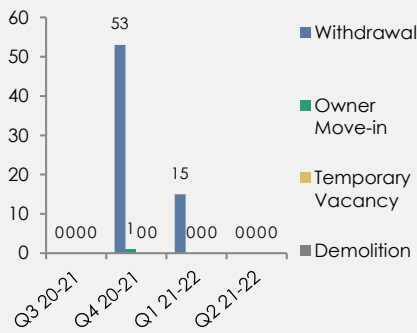


**1**

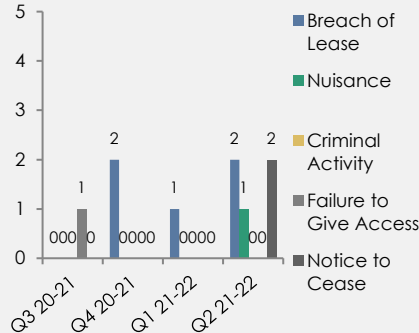
Additional Occupant Notices

## Just Cause Eviction Submittals (as Received by the City)

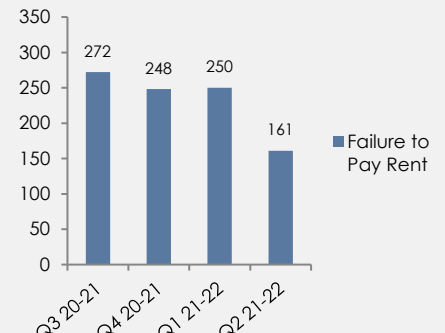
No-Fault Notices



At-Fault Notices



Failure to Pay Rent Notices



## Tenant Relocation Assistance (Calendar Year)

Properties in Redevelopment

7	5	5	1	0
2017	2018	2019	2020	2021

Units Affected

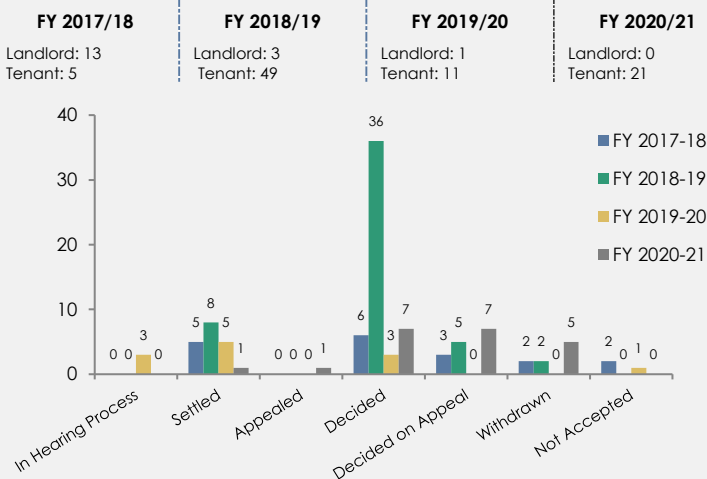
339	126	297	4	0
2017	2018	2019	2020	2021

Households that Received Assistance

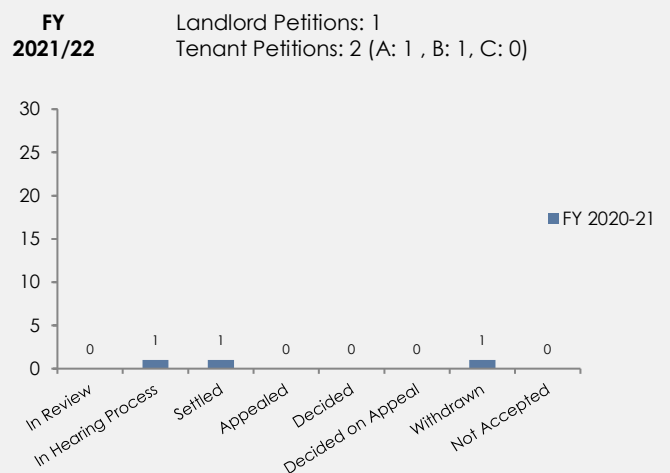
115	143	60	53	29
2017	2018	2019	2020	2021

## Rent Adjustment Petitions

Prior Fiscal Years



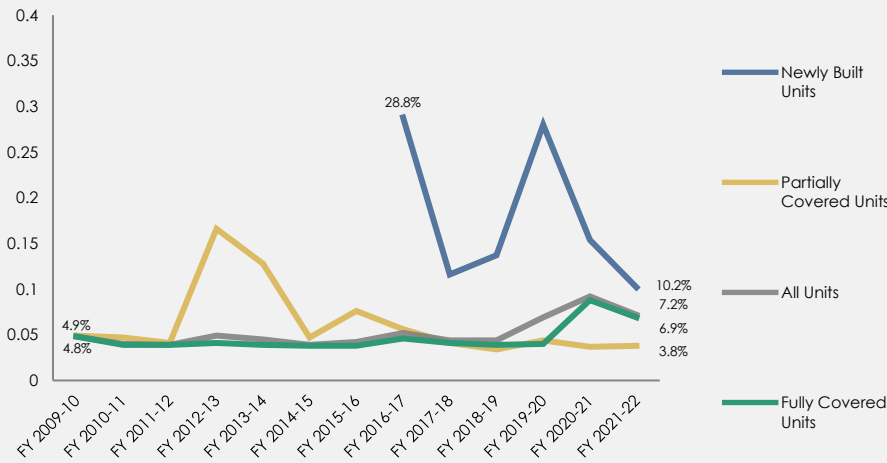
Current Fiscal Year



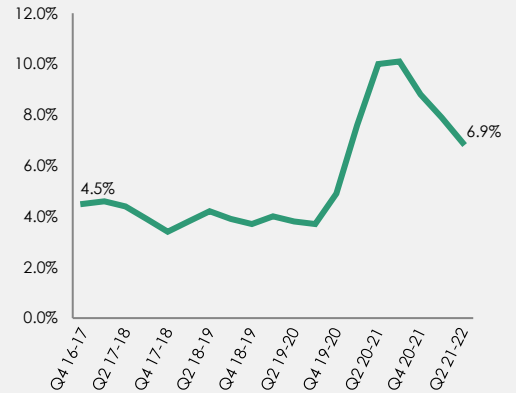


# Market Conditions

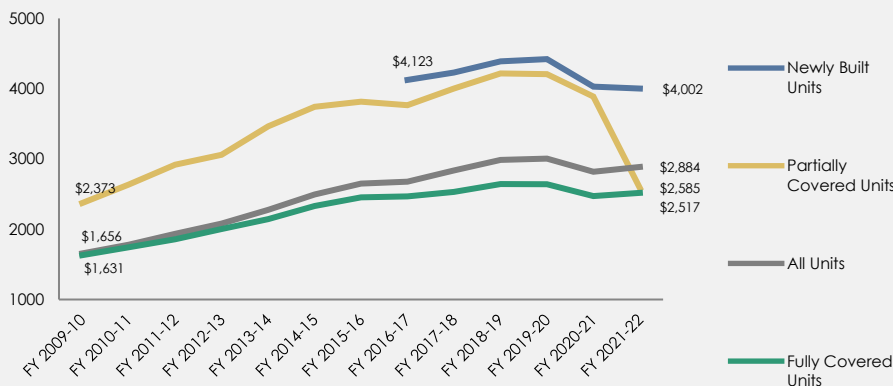
## Vacancy Rates\*\*



## Fully Covered Units after CSFRA



## Average Market Rent\*\*\*



## Fully Covered Units after CSFRA



**54.3%**  
increase

Fully Covered Units

**74.2%**  
increase

All Units

**8.9%**  
increase

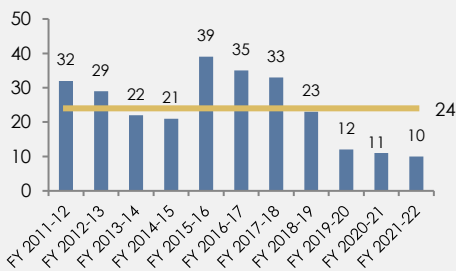
Partially Covered Units

**2.4%**  
decrease

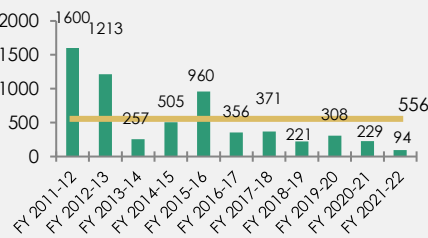
Newly Built Units

## Property Sales for Fully Covered Units

### Properties Sold



### Units Sold



### Properties for Sale



5

Properties

85

Units

\*Mountain View Rental Housing Helpline, November 2021; \*\* CoStar, November 2021; Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; \*\*\* CoStar, November 2021 Average Asking Rent (market rent rate).

# Rent Stabilization Program Monthly Status Report FY 2021-22 (as of October 2021)

## Community Outreach and Education

### Information Requests and Public Inquiries\*



**563**

Public Inquiries  
Made

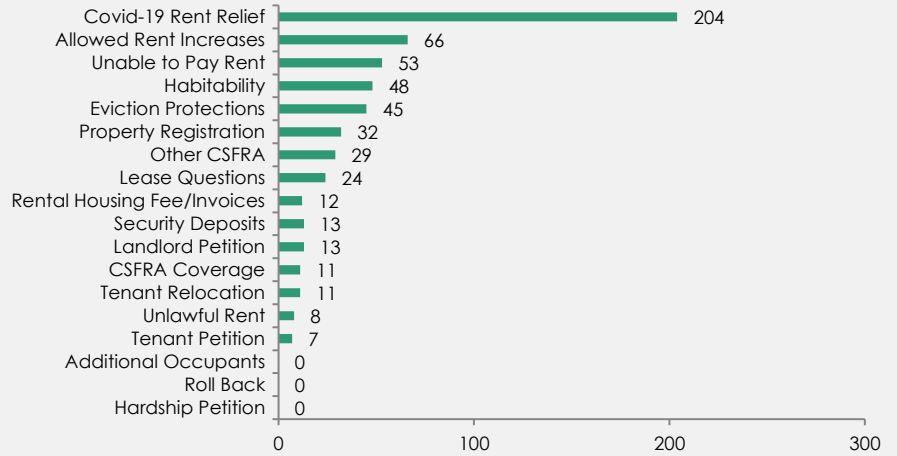
Tenant: 418 | Landlord: 131  
Other: 27

Bilingual  
Services via  
Helpline  
(Spanish as  
Primary  
Language)

**157**

(38%  
of all inquires)

### Public Inquiry Topics



### Community Workshops and Trainings, Office Hours, Events and Outreach

#### Workshops and Trainings, Office Hours, Events



**13**  
Workshops

**97**  
Attendees

**18**  
Office Hours

**146**  
1:1 Support  
Provided

**11**  
Eviction Help  
Center Clinics  
and Pop-ups

**243**  
Attendees

#### Outreach



**4**  
mass mailings  
**229**  
targeted letters

Mailings



**10**  
Email Updates



**2**  
MV Voice Ads



**651**  
Email Subscribers

### Mediations and Conciliations

The Mountain View Rental Housing Helpline and the Mountain View Mediation Program assist the Rent Stabilization Program by providing free mediation and conciliation services to landlords and tenants in Mountain View. These services help people come together to talk about and potentially solve their disputes in a controlled environment with the help of trained volunteer mediators. They help to resolve issues for rental properties in Mountain View, reducing the number of petitions filed with the City.



**53**

Mediations and Conciliations

**40 of 53**

Resolved  
(12 Pending, 1 Unresolved)

# Required Noticing

## Required Noticing



**79**  
Banked  
Rent  
Increase  
Notices



**346**  
Termination  
Notices



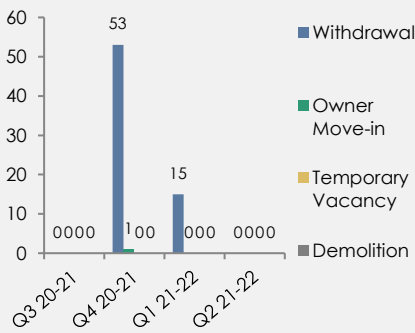
**0**  
Tenant  
Buyout  
Notices



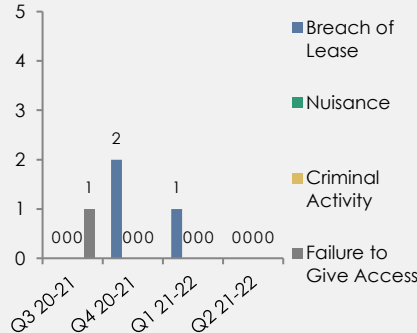
**0**  
Additional  
Occupant  
Notices

## Just Cause Eviction Submittals (as Received by the City)

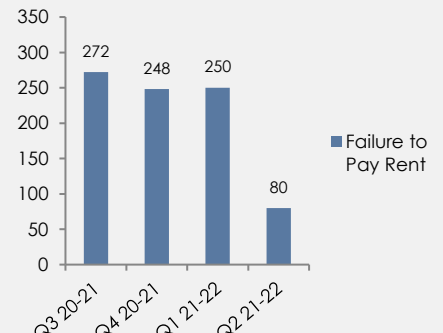
No-Fault Notices



At-Fault Notices



Failure to Pay Rent Notices



## Tenant Relocation Assistance (Calendar Year)

Properties in Redevelopment

7	5	5	1	0
2017	2018	2019	2020	2021

Units Affected

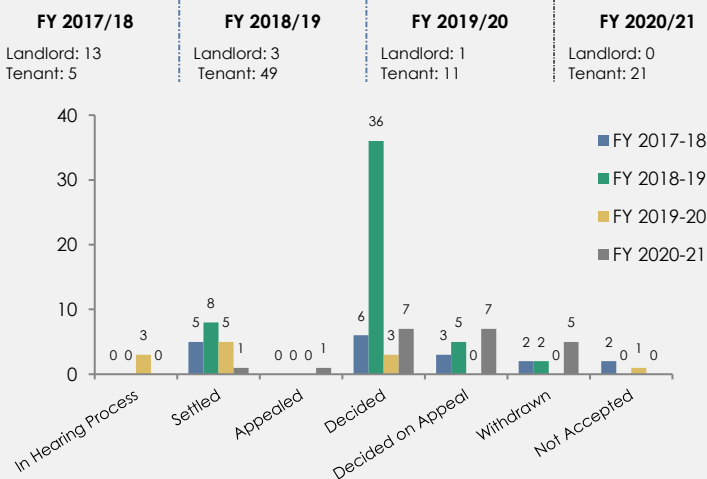
339	126	297	4	0
2017	2018	2019	2020	2021

Households that Received Assistance

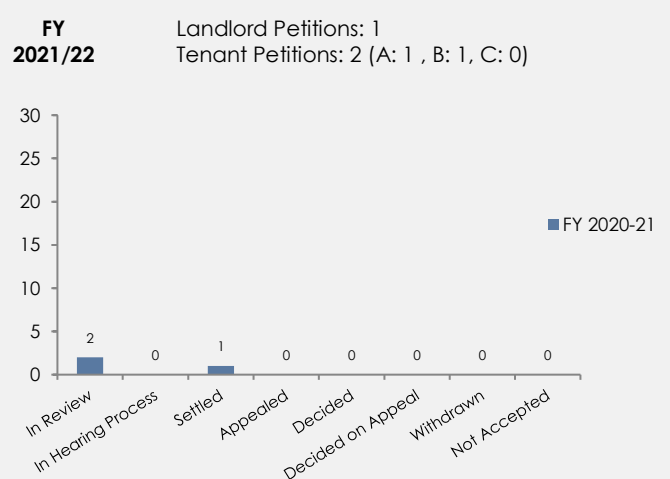
115	143	60	53	29
2017	2018	2019	2020	2021

## Rent Adjustment Petitions

Prior Fiscal Years

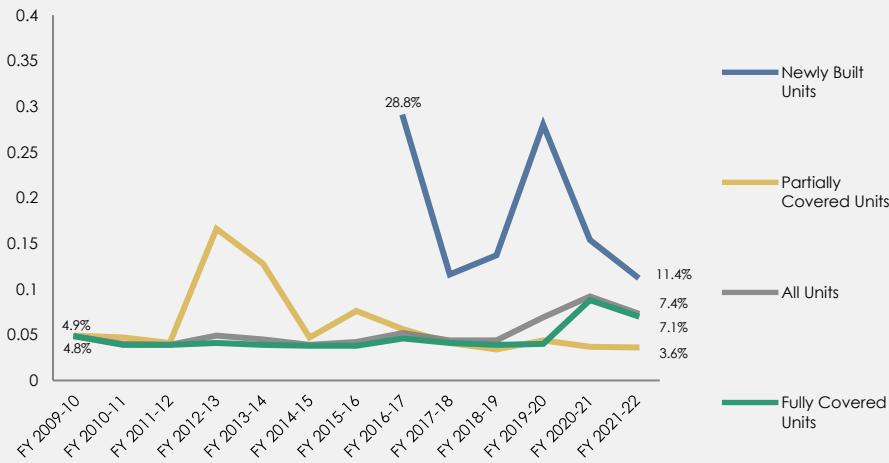


Current Fiscal Year

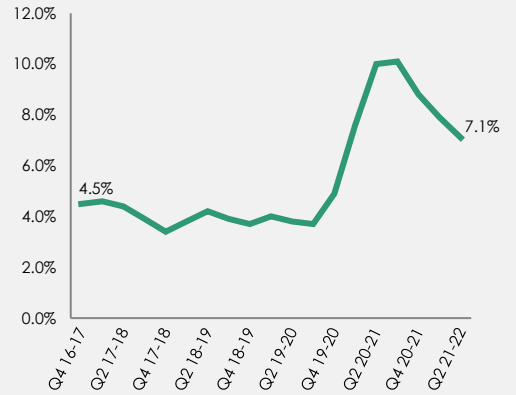


# Market Conditions

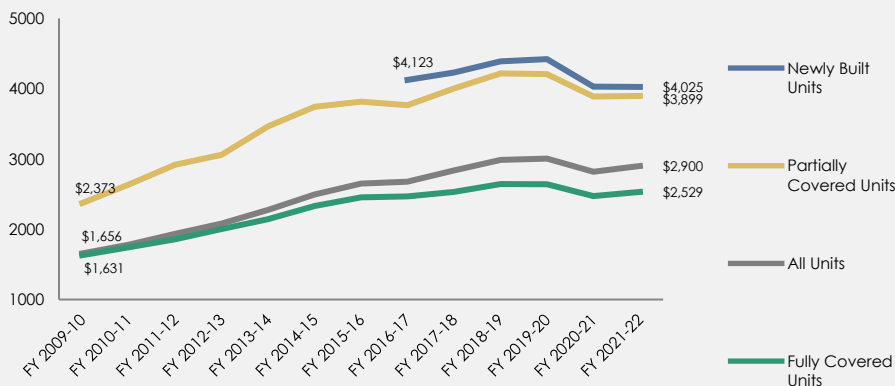
## Vacancy Rates\*\*



## Fully Covered Units after CSFRA



## Average Market Rent\*\*\*



## Fully Covered Units after CSFRA



**55.1% increase**

Fully Covered Units

**75.1% increase**

All Units

**63.1% increase**

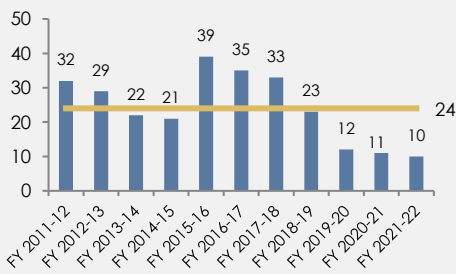
Partially Covered Units

**2.4% decrease**

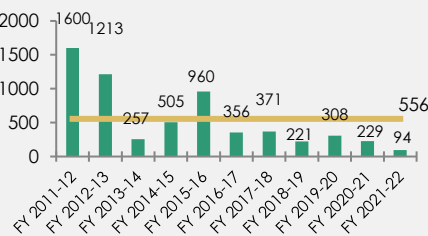
Newly Built Units

## Property Sales for Fully Covered Units

### Properties Sold



### Units Sold



### Properties for Sale



5

Properties

107

Units

\*Mountain View Rental Housing Helpline, October 2021; \*\* CoStar, October 2021; Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; \*\*\* CoStar, October 2021 Average Asking Rent (market rent rate).

# Rent Stabilization Program Monthly Status Report FY 2021-22 (as of September 2021)

## Community Outreach and Education

### Information Requests and Public Inquiries\*



**365**

Public Inquiries  
Made

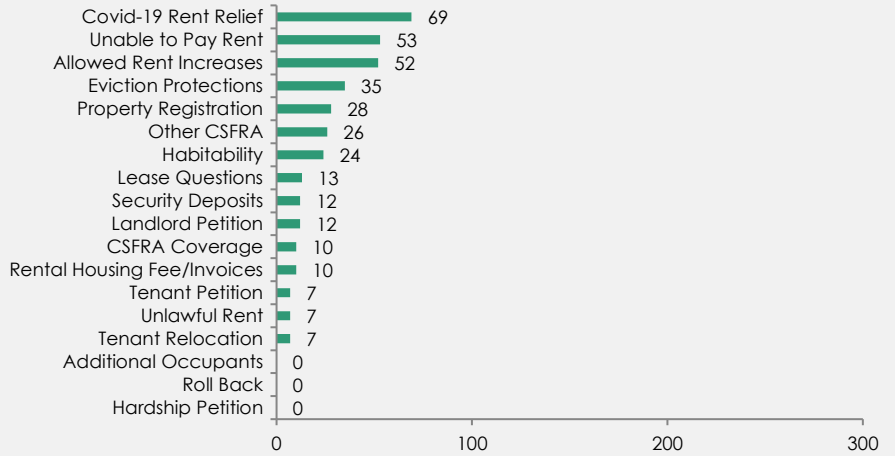
Tenant: 234 | Landlord: 111  
Other: 20

Bilingual  
Services via  
Helpline  
(Spanish as  
Primary  
Language)

**61**

(30%  
of all inquires)

### Public Inquiry Topics



### Community Workshops and Trainings, Office Hours, Events and Outreach

#### Workshops and Trainings, Office Hours, Events



9

Workshops

16

Office Hours

5

Eviction Help  
Center Clinics  
and Pop-ups

86

Attendees

107

Attendees

57

Attendees

#### Outreach

3

mass mailings

171

targeted letters

Mailings



6

Email Updates



0

MV Voice Ads



707

Email Subscribers

### Mediations and Conciliations

The Mountain View Rental Housing Helpline and the Mountain View Mediation Program assist the Rent Stabilization Program by providing free mediation and conciliation services to landlords and tenants in Mountain View. These services help people come together to talk about and potentially solve their disputes in a controlled environment with the help of trained volunteer mediators. They help to resolve issues for rental properties in Mountain View, reducing the number of petitions filed with the City.



**30**

Mediations and Conciliations

**20 of 30**

Resolved  
(9 Pending, 1 Unresolved)

# Required Noticing

## Required Noticing



**73**  
Banked Rent Increase Notices



**266**  
Termination Notices



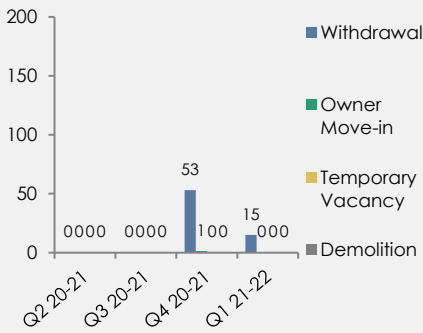
**0**  
Tenant Buyout Notices



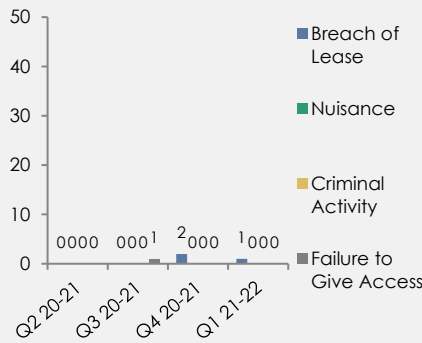
**0**  
Additional Occupant Notices

## Just Cause Eviction Submittals (as Received by the City)

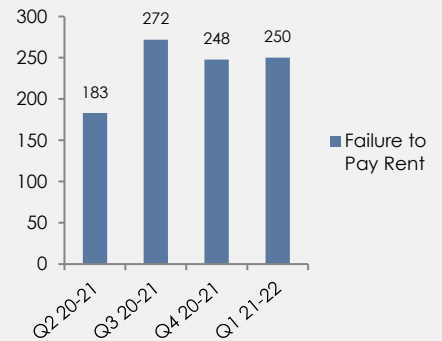
No-Fault Notices



At-Fault Notices



Failure to Pay Rent Notices



## Tenant Relocation Assistance (Calendar Year)

Properties in Redevelopment

7	5	5	1	0
2017	2018	2019	2020	2021

Units Affected

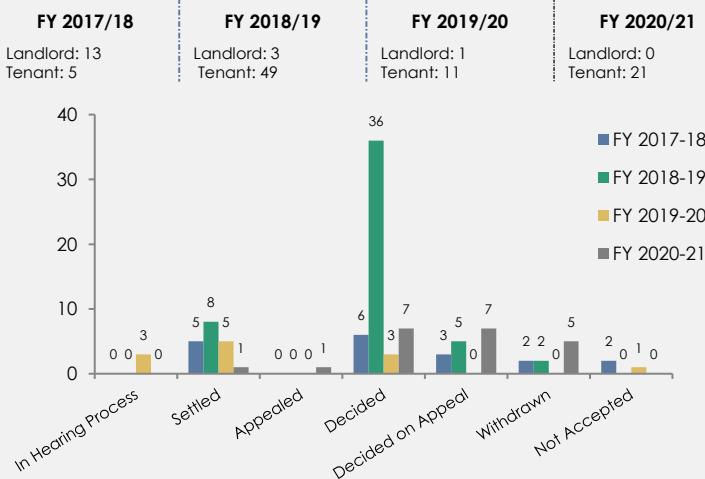
339	126	297	4	0
2017	2018	2019	2020	2021

Households that Received Assistance

115	143	60	53	29
2017	2018	2019	2020	2021

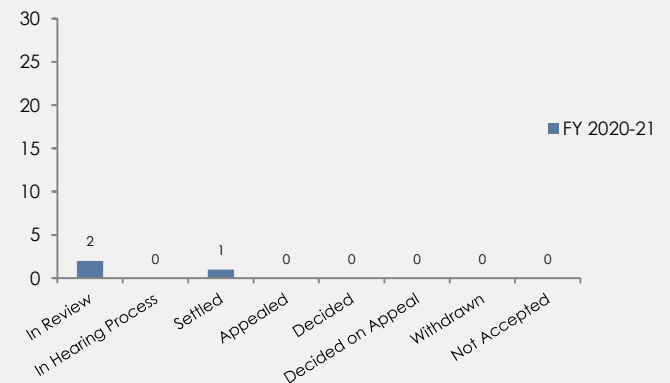
## Rent Adjustment Petitions

Prior Fiscal Years



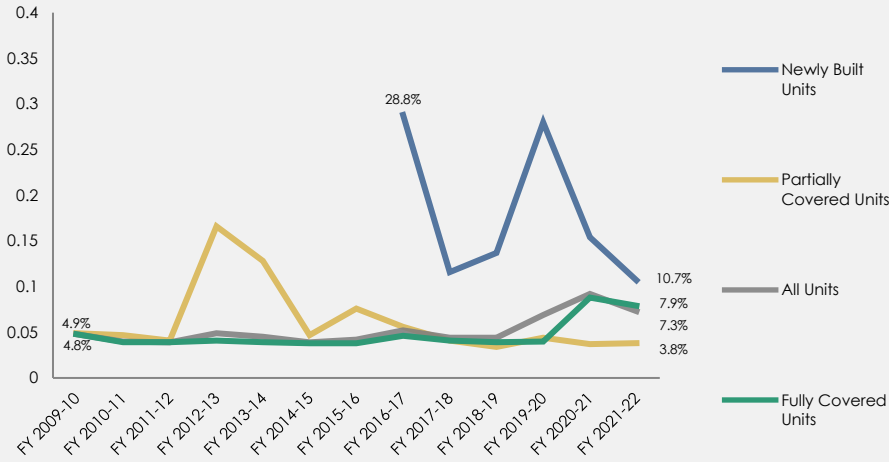
Current Fiscal Year

**FY 2021/22**  
Landlord Petitions: 1  
Tenant Petitions: 2 (A: 1, B: 1, C: 0)

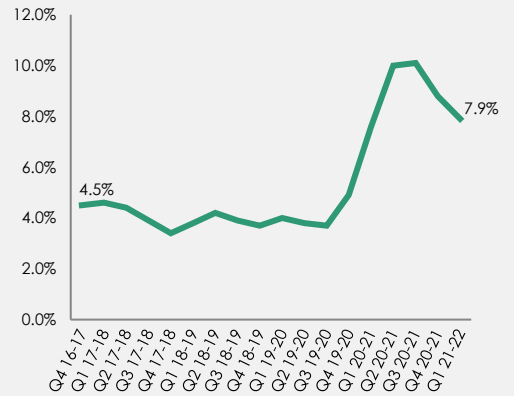


# Market Conditions

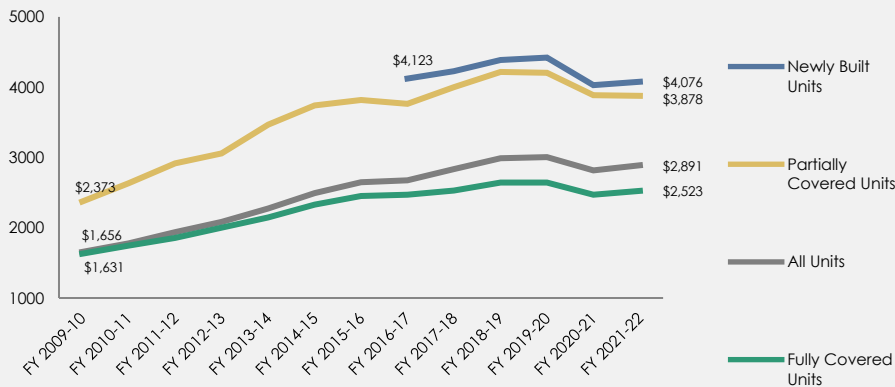
## Vacancy Rates\*\*



## Fully Covered Units after CSFRA



## Average Market Rent\*\*\*



## Fully Covered Units after CSFRA



**54.7% increase**

Fully Covered Units

**74.6% increase**

All Units

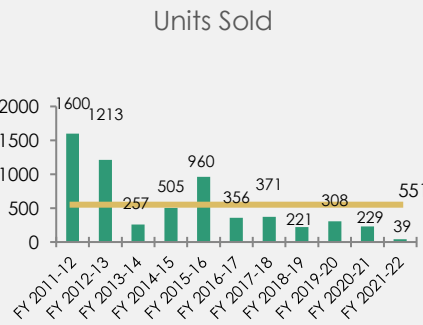
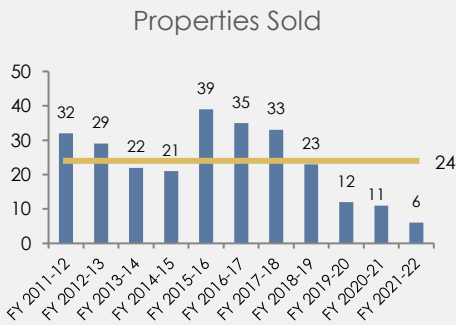
**63.4% increase**

Partially Covered Units

**1.1% decrease**

Newly Built Units

## Property Sales for Fully Covered Units



## Properties for Sale

**7**  
Properties

---

**105**  
Units

\*Mountain View Rental Housing Helpline, September 2021; \*\* CoStar, September 2021; Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; \*\*\* CoStar, September 2021 Average Asking Rent (market rent rate).

# Rent Stabilization Program Monthly Status Report FY 2021-22 (as of August 2021)

## Community Outreach and Education

### Information Requests and Public Inquiries\*



**219**

Public Inquiries  
Made

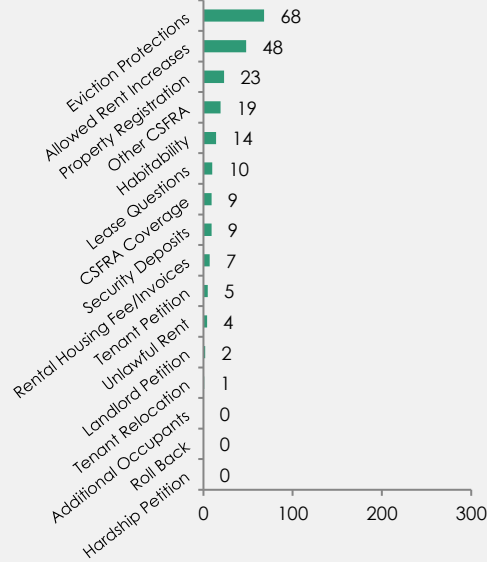
Tenant: 130 | Landlord: 76  
Other: 13

Bilingual  
Services via  
Helpline  
(Spanish as  
Primary  
Language)

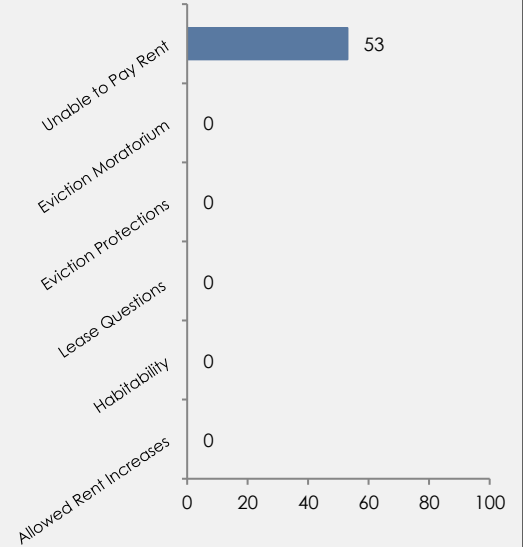
**38**

(17%  
of all inquiries)

#### Public Inquiry Topics



#### Subset: COVID-19 Related



### Community Workshops and Trainings, Office Hours, Events and Outreach

#### Workshops and Trainings, Office Hours, Events



**5**

Workshops

**44**

Office Hours

**1**

In-person Rent  
Relief Event

**51**

Attendees

**41**

Attendees

**15**

Attendees

#### Outreach



**1**

Mailings



**0**

MV Voice Ads



**5**

Email Updates



**648**

Email Subscribers

### Mediations and Conciliations

The Mountain View Rental Housing Helpline and the Mountain View Mediation Program assist the Rent Stabilization Program by providing free mediation and conciliation services to landlords and tenants in Mountain View. These services help people come together to talk about and potentially solve their disputes in a controlled environment with the help of trained volunteer mediators. They help to resolve issues for rental properties in Mountain View, reducing the number of petitions filed with the City.



**22**

Mediations and Conciliations

**8 of 22**

Resolved  
(14 Pending)



# Required Noticing

## Required Noticing



**39**  
Banked Rent Increase Notices



**166**  
Termination Notices



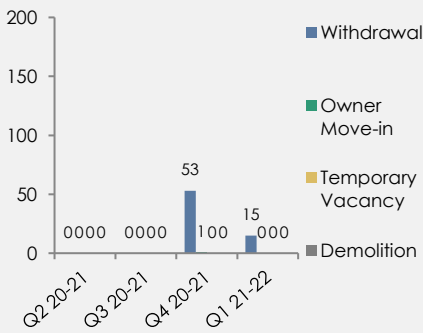
**0**  
Tenant Buyout Notices



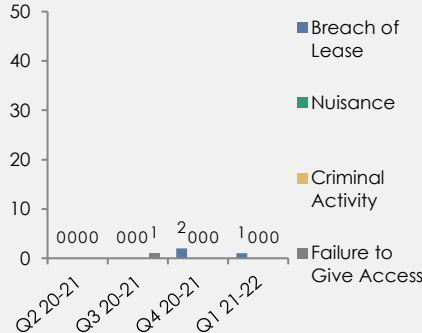
**0**  
Additional Occupant Notices

## Just Cause Eviction Submittals (as Received by the City)

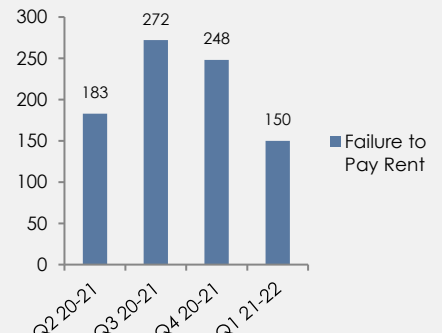
No-Fault Notices



At-Fault Notices



Failure to Pay Rent Notices



## Tenant Relocation Assistance (Calendar Year)

Properties in Redevelopment

7	5	5	1	0
2017	2018	2019	2020	2021

Units Affected

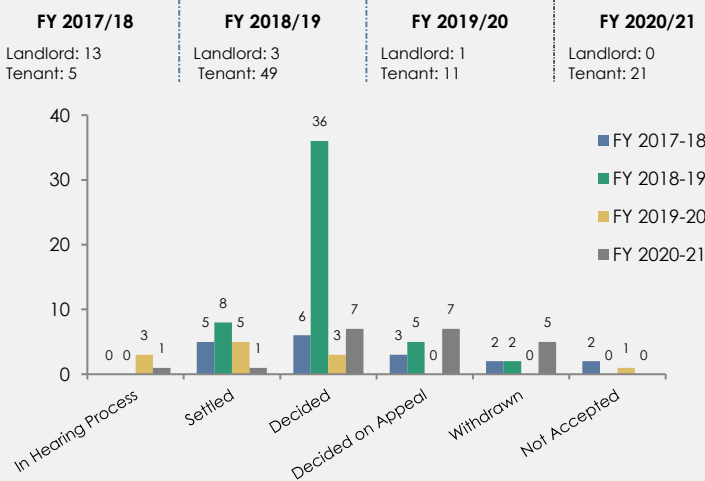
339	126	297	4	0
2017	2018	2019	2020	2021

Households that Received Assistance

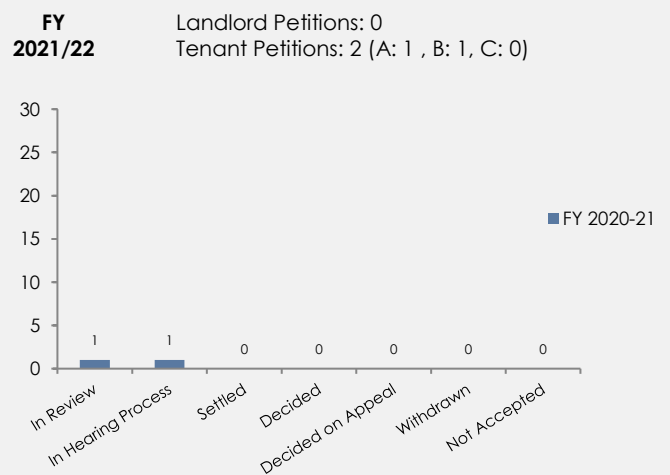
115	143	60	53	25
2017	2018	2019	2020	2021

## Rent Adjustment Petitions

Prior Fiscal Years

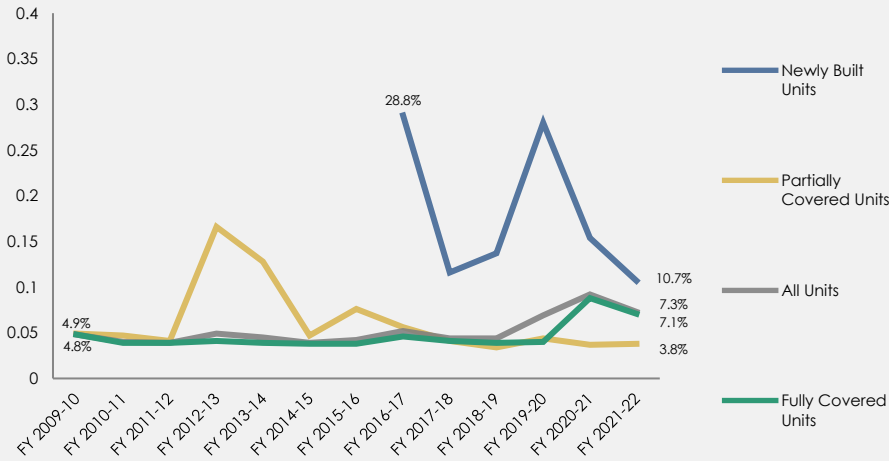


Current Fiscal Year

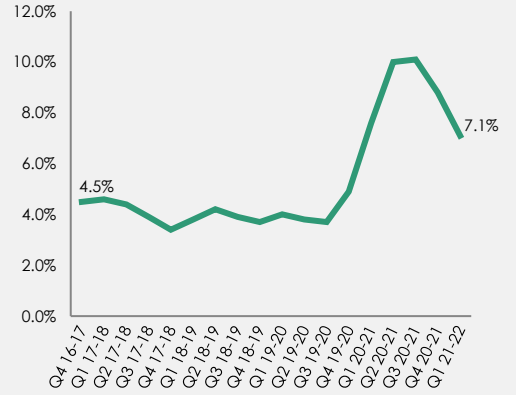


# Market Conditions

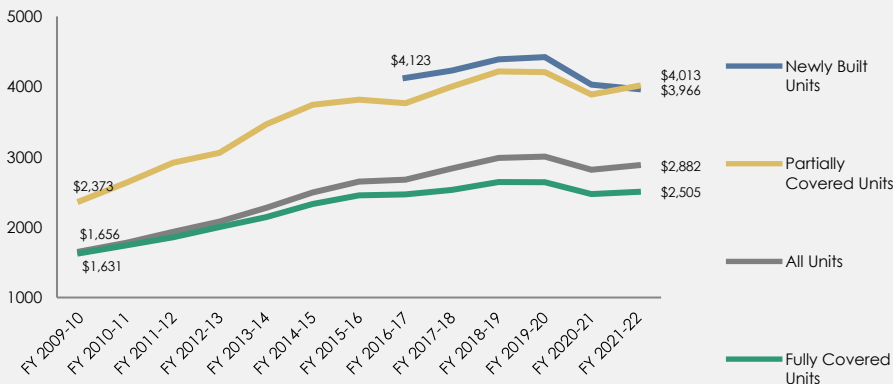
## Vacancy Rates\*\*



## Fully Covered Units after CSFRA



## Average Market Rent\*\*\*



## Fully Covered Units after CSFRA



**53.6%**  
increase

Fully Covered Units

**74%**  
increase

All Units

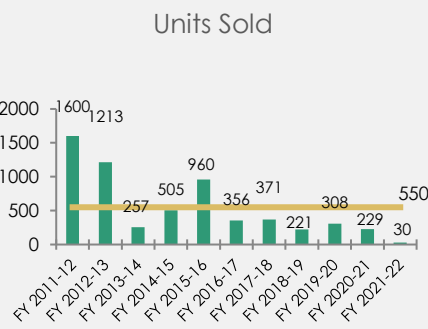
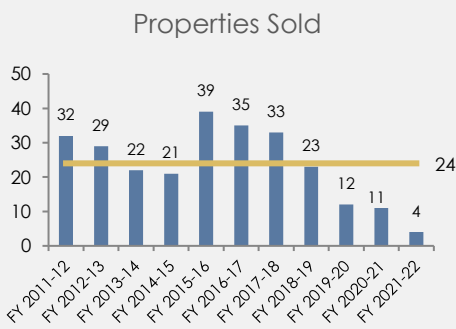
**69%**  
increase

Partially Covered Units

**4.0%**  
decrease

Newly Built Units

## Property Sales for Fully Covered Units



## Properties for Sale

**8**  
Properties

---

**122**  
Units



\*Mountain View Rental Housing Helpline, August 2021; \*\* CoStar, August 2021; Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; \*\*\* CoStar, August 2021 Average Asking Rent (market rent rate).

# Rent Stabilization Program

## Monthly Status Report

FY 2021-22 (as of July 2021)

### Community Outreach and Education

#### Information Requests and Public Inquiries\*



**113**

Public Inquiries Made

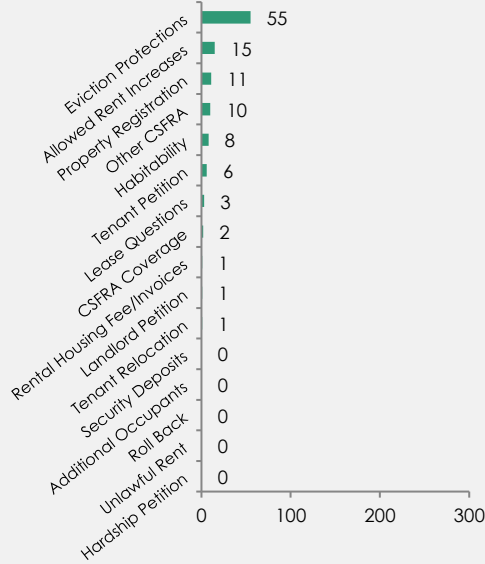
Tenant: 76 | Landlord: 33  
Other: 4

Bilingual Services via Helpline  
(Spanish as Primary Language)

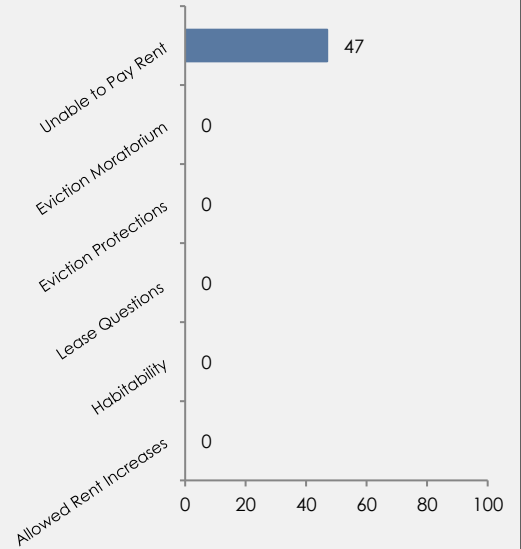
**30**

(27% of all inquiries)

#### Public Inquiry Topics



#### Subset: COVID-19 Related



### Community Workshops and Trainings, Office Hours, Events and Outreach

#### Workshops and Trainings, Office Hours, Events



0

Workshops

6

Office Hours

0

In-person Rent Relief Event

0

Attendees

8

Attendees

0

Attendees

#### Outreach



0

Mailings



0

MV Voice Ads



0

Email Updates



648

Email Subscribers

### Mediations and Conciliations

The Mountain View Rental Housing Helpline and the Mountain View Mediation Program assist the Rent Stabilization Program by providing free mediation and conciliation services to landlords and tenants in Mountain View. These services help people come together to talk about and potentially solve their disputes in a controlled environment with the help of trained volunteer mediators. They help to resolve issues for rental properties in Mountain View, reducing the number of petitions filed with the City.



**5**

Mediations and Conciliations

**0 of 5**

Resolved  
(5 Pending)

# Required Noticing

## Required Noticing



**1**  
Banked Rent Increase Notices



**81**  
Termination Notices



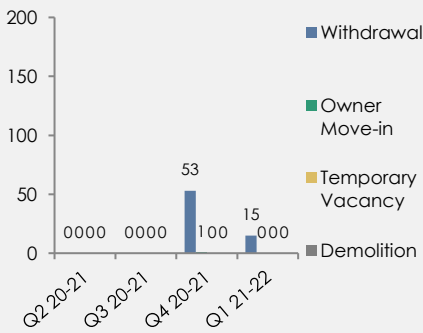
**0**  
Tenant Buyout Notices



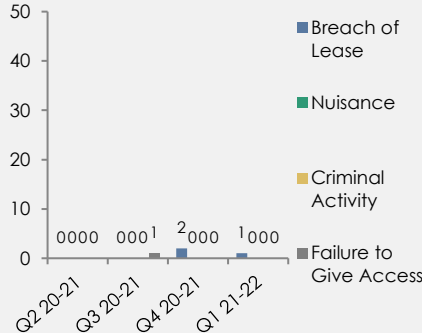
**0**  
Additional Occupant Notices

## Just Cause Eviction Submittals (as Received by the City)

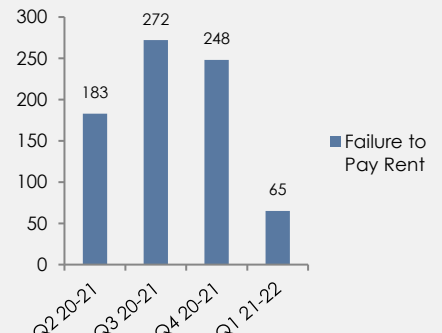
No-Fault Notices



At-Fault Notices



Failure to Pay Rent Notices



## Tenant Relocation Assistance (Calendar Year)

Properties in Redevelopment

7	5	5	1	0
2017	2018	2019	2020	2021

Units Affected

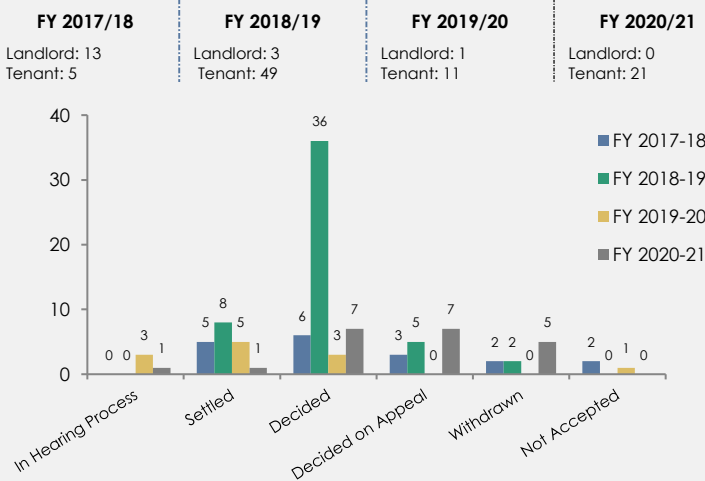
339	126	297	4	0
2017	2018	2019	2020	2021

Households that Received Assistance

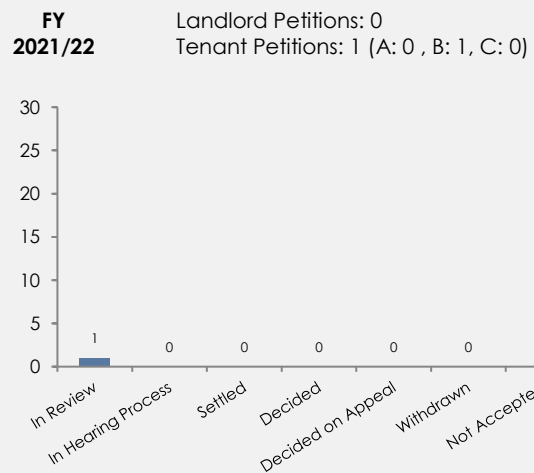
115	143	60	53	23
2017	2018	2019	2020	2021

## Rent Adjustment Petitions

### Prior Fiscal Years

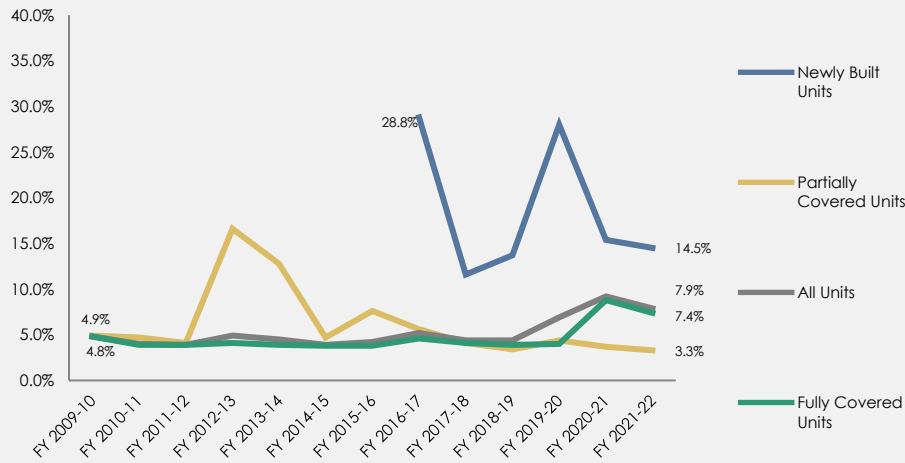


### Current Fiscal Year

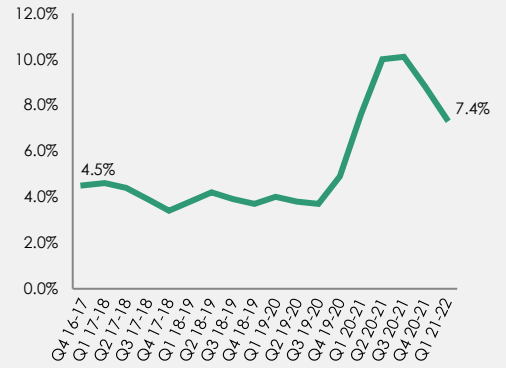


# Market Conditions

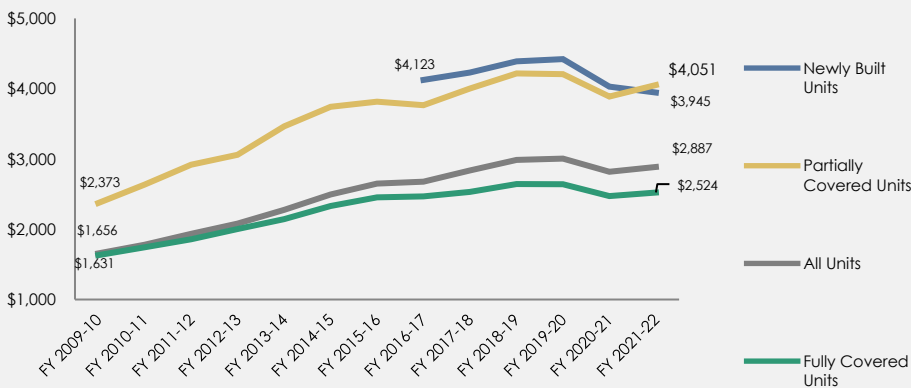
## Vacancy Rates\*\*



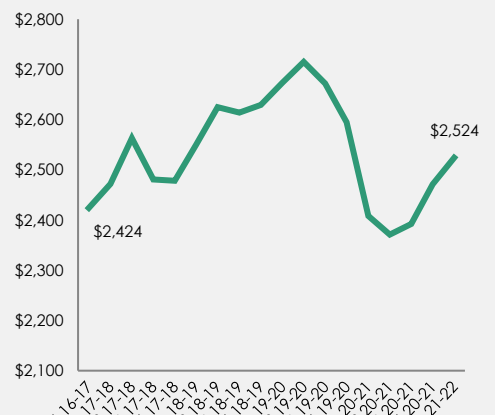
## Fully Covered Units after CSFRA



## Average Market Rent\*\*\*



## Fully Covered Units after CSFRA



**54.8%**  
increase

Fully Covered Units

**74.3%**  
increase

All Units

**70.7%**  
increase

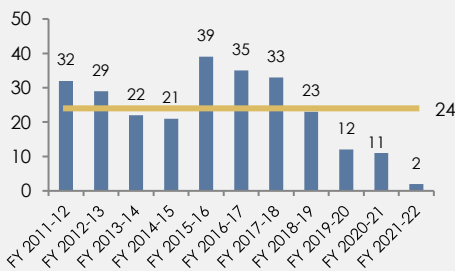
Partially Covered Units

**4.5%**  
decrease

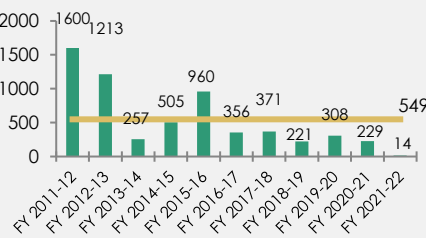
Newly Built Units

## Property Sales for Fully Covered Units

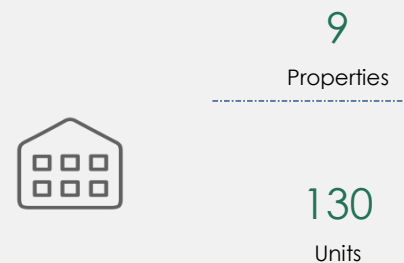
### Properties Sold



### Units Sold



### Properties for Sale



\*Mountain View Rental Housing Helpline, July 2021; \*\* CoStar, July 2021; Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; \*\*\* CoStar, July, 2021 Average Asking Rent (market rent rate).