



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

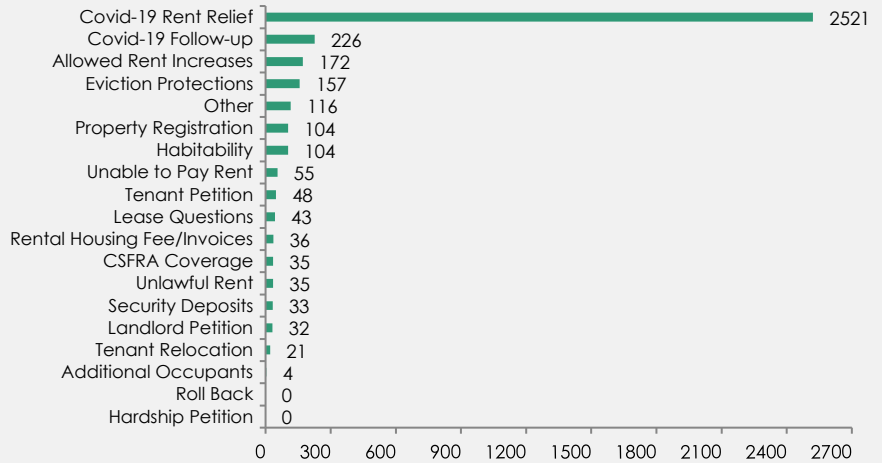
Tenant: 3,260 | Landlord: 393
Other: 159

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

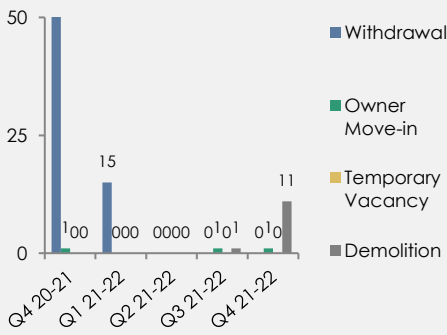


2

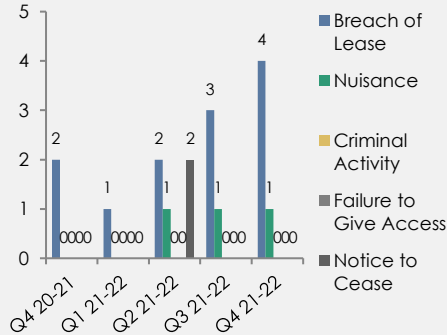
Additional Occupant Notices

Just Cause Eviction Submittals (as Received by the City)

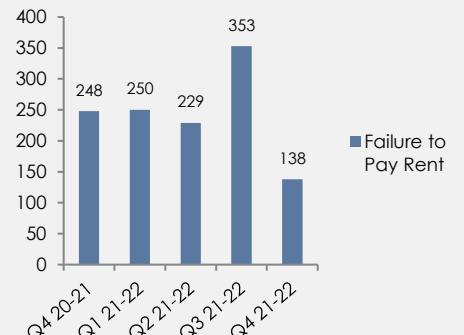
No-Fault Notices



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

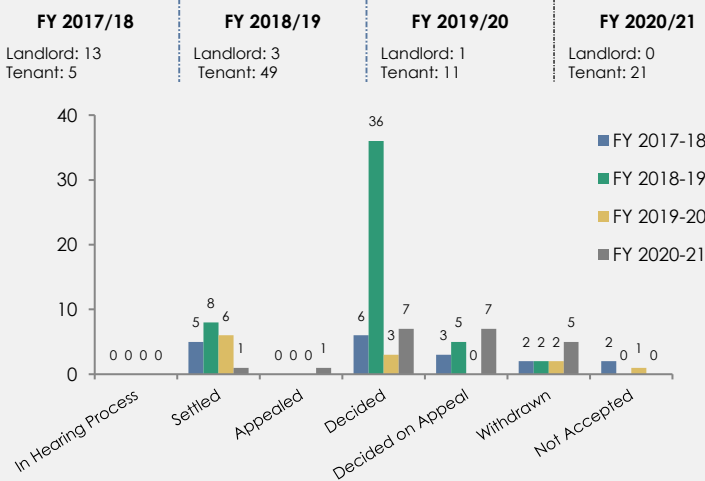
126	297	4	0	0
2018	2019	2020	2021	2022

Households that Received Assistance

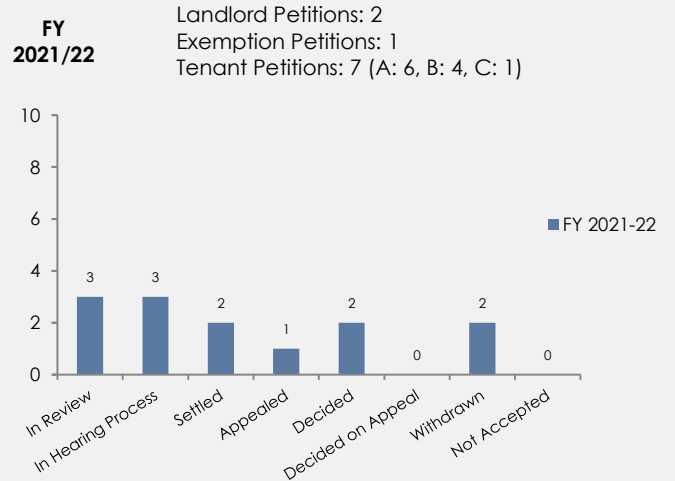
143	60	53	29	1
2018	2019	2020	2021	2022

Rent Adjustment Petitions

Prior Fiscal Years

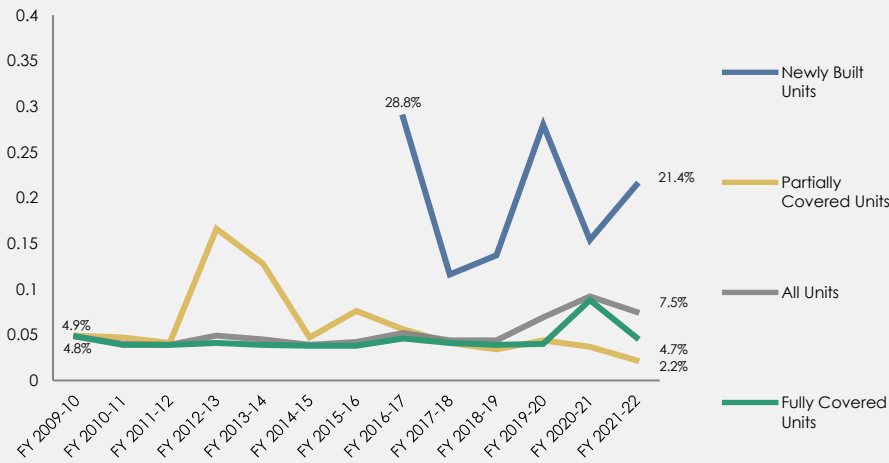


Current Fiscal Year

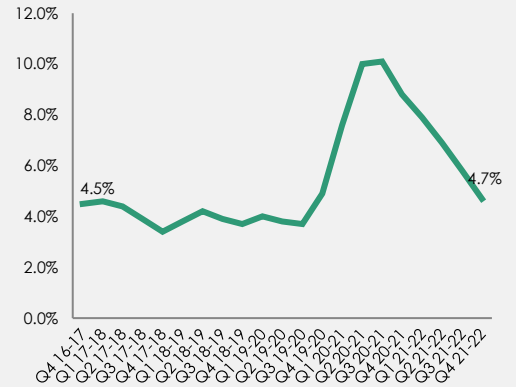


Market Conditions

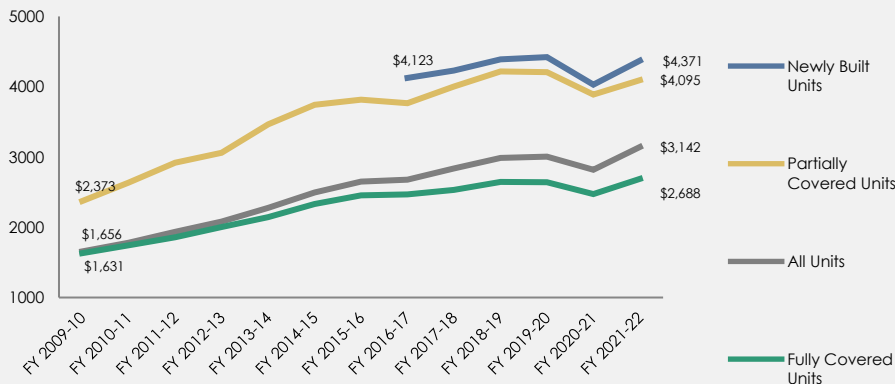
Vacancy Rates**



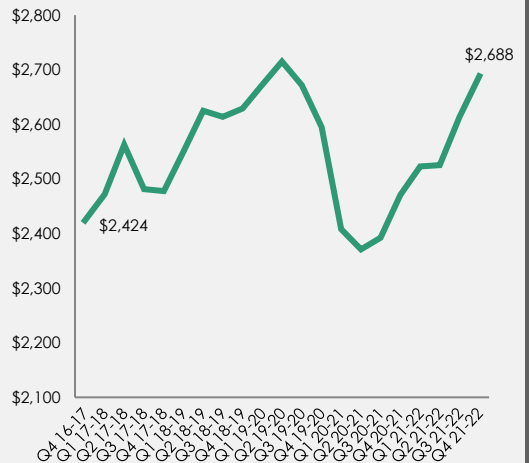
Fully Covered Units after CSFRA



Average Market Rent***



Fully Covered Units after CSFRA



62.1%
increase

Fully Covered Units

87.3%
increase

All Units

71.5%
increase

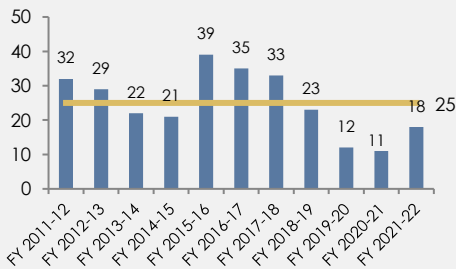
Partially Covered Units

5.1%
increase

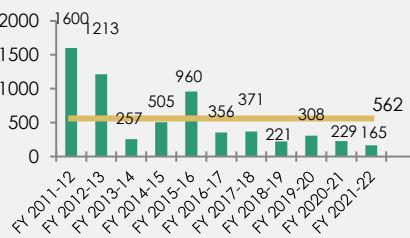
Newly Built Units

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).

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.