



Rent Stabilization Program Monthly Status Report FY 2020-21 (as of September 2020)

Community Outreach and Education

Information Requests and Public Inquiries*



272

Public Inquiries
Made

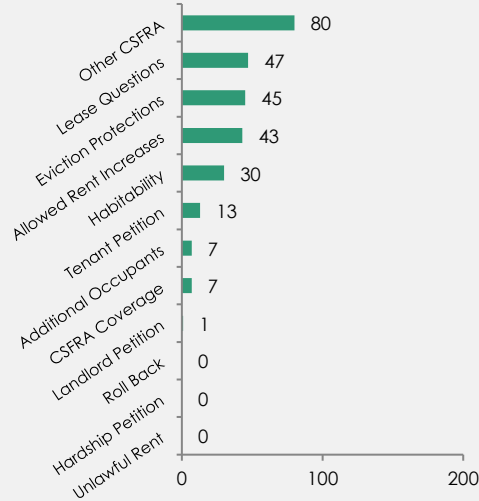
Tenant: 198 | Landlord: 68
Other: 1

Bilingual
Services
(Spanish as
Primary
Language)

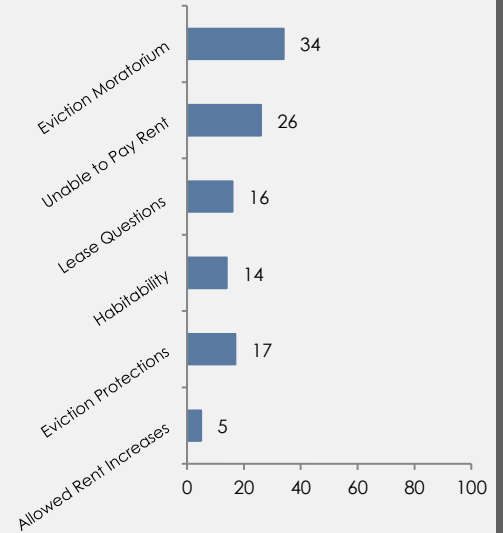
51

(19%
of all inquires)

Public Inquiry Topics



Subset: COVID-19 Related



Workshops, Clinics and Outreach

Community Workshops



6

Workshops

49

Attendees

Clinics



5

Clinics

16

Attendees

Outreach



0

Mailings



5

MyMV Updates



4

MV Voice Ads



417

MyMV 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.



35

Mediations and Conciliations

19 of 35

Resolved
(11 Pending)

Required Noticing

Required Noticing



6
Banked Rent Increase Notices



12
Termination Notices



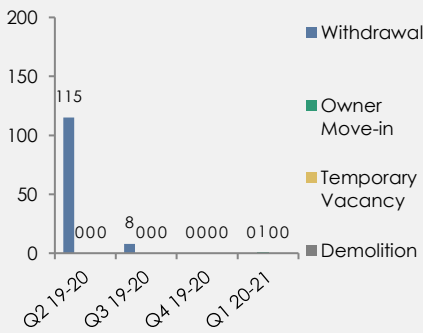
0
Tenant Buyout Notices



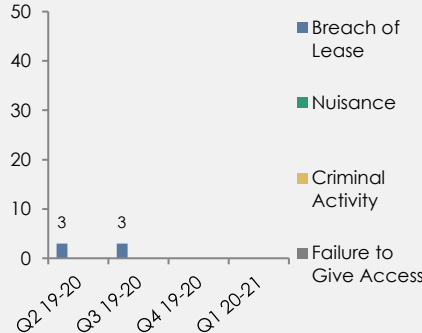
1
Additional Occupant Notices

Just Cause Eviction Submittals (as Received by the City)

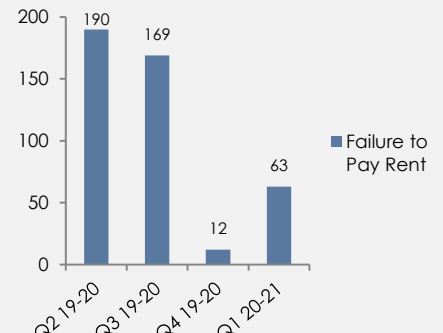
No-Fault Notices



At-Fault Notices



Failure to Pay Rent Notices



Tenant Relocation Assistance (Calendar Year)

Properties in Redevelopment

7	7	5	5	1
2016	2017	2018	2019	2020

Units Affected

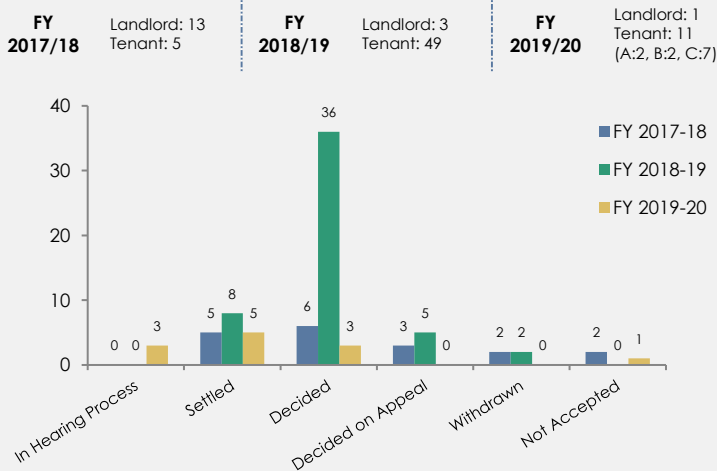
154	339	126	297	4
2016	2017	2018	2019	2020

Households that Received Assistance

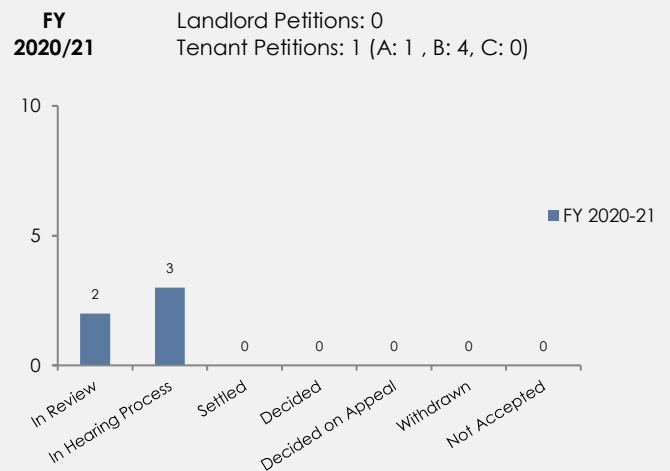
53	115	143	60	43
2016	2017	2018	2019	2020

Rent Adjustment Petitions

Prior Fiscal Years

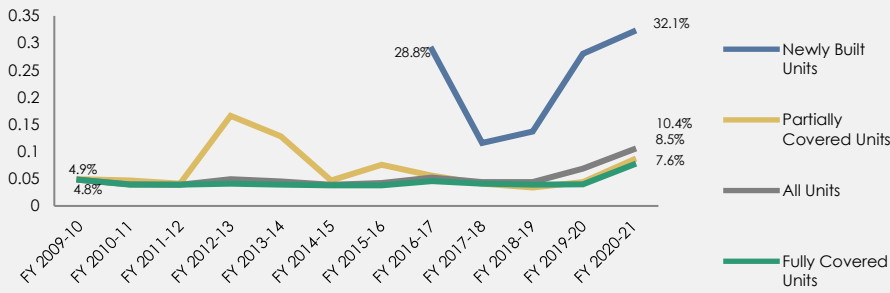


Current Fiscal Year

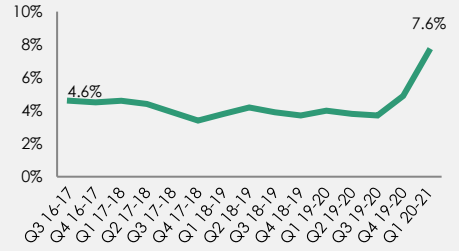


Market Conditions

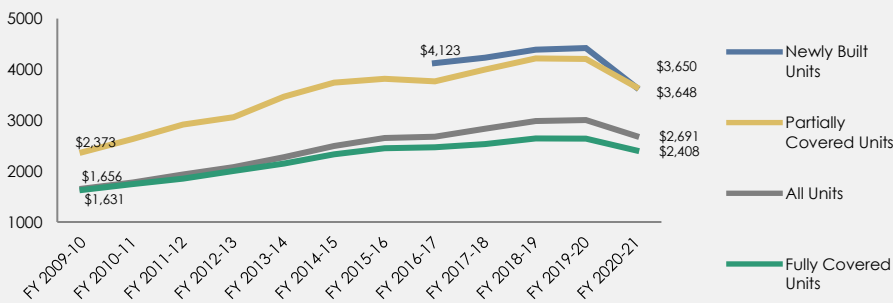
Vacancy Rates**



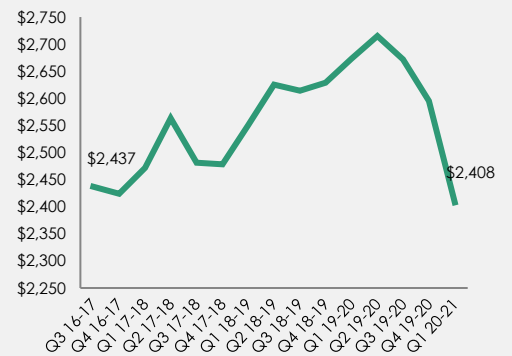
Fully Covered Units after CSFRA



Average Market Rent***



Fully Covered Units after CSFRA



47.6% increase

Fully Covered Units

62.5% increase

All Units

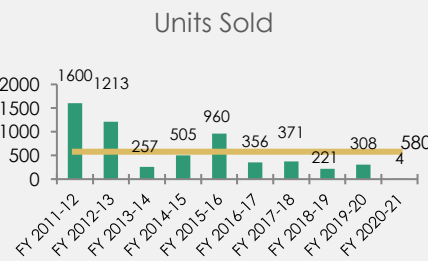
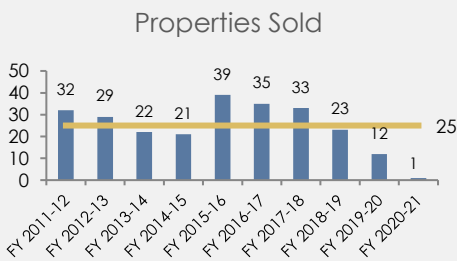
53.8% increase

Partially Covered Units

11.5% decrease

Newly Built Units

Property Sales for Fully Covered Units



Properties for Sale

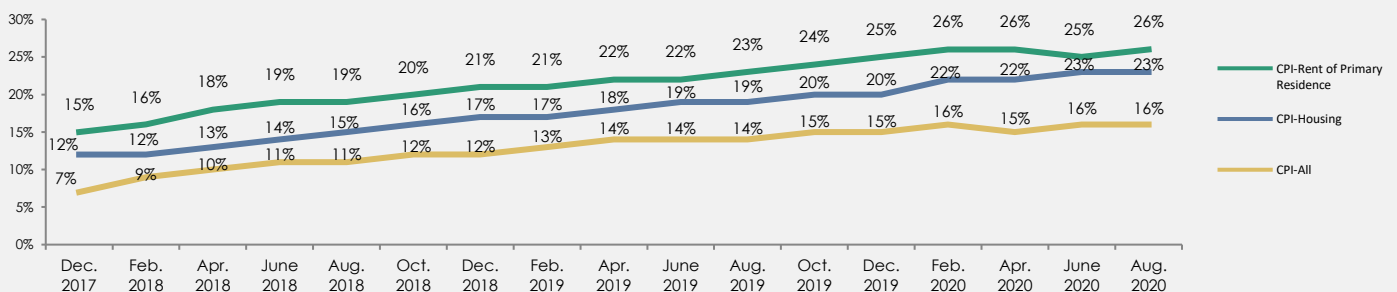


7
Properties

105
Units

MNOI Consumer Price Indices

For use in Calculations of Fair Return in Upward Adjustment of Rent Petitions and Compounded over Time



*Mountain View Rental Housing Helpline, Sept. 2020; ** CoStar, Sept. 2020; 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, Sept. 2020 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 2020 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.

Maintenance of Net Operating Income (MNOI) Consumer Price Index data was obtained via three Bureau of Labor Statistics (BLS) indices for comparative purposes:

- All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted (<https://data.bls.gov/timeseries/CUURS49BSA0>)
- Housing in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted (<https://data.bls.gov/timeseries/CUURS49BSAH>)
- Rent of primary residence in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted (<https://data.bls.gov/timeseries/CUURS49BSEHA>)

This data was then calculated using the CPI Percentage for Fair Return Calculation. Please see the CSFRA Program's CPI Percentage for a Fair Return Calculation Instruction Sheet for more information at <https://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=25874>.