

Rent Stabilization Program

Monthly Status Report

July 2019 through May 2020

Community Outreach and Education

Information Requests and Public Inquiries*



694

Public Inquiries Made



204

Email



435

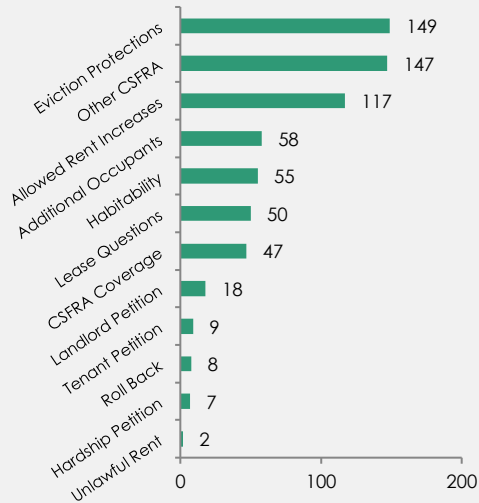
Phone



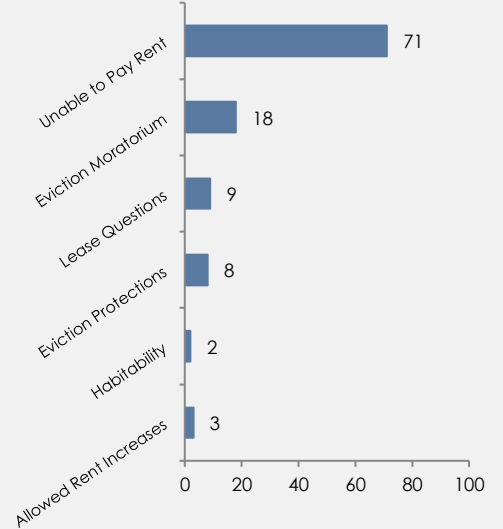
55

Walk-in

CSFRA Specific



COVID-19 Related



Workshops, Clinics and Outreach

Community Workshops



8

Workshops

114

Attendees

Clinics



17

Clinics

65

Attendees

Outreach



5

Mailings



36

MyMV Updates



14

MV Voice Ads



407

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.



133

Mediations and Conciliations

Required Noticing

Required Noticing



117
Banked Rent Increase Notices



711
Termination Notices



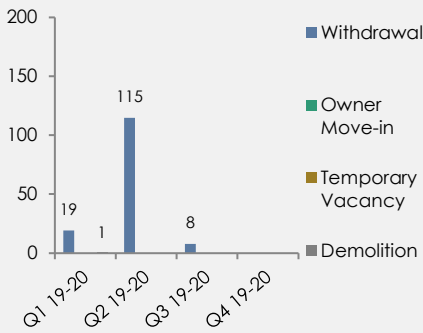
6
Tenant Buyout Notices



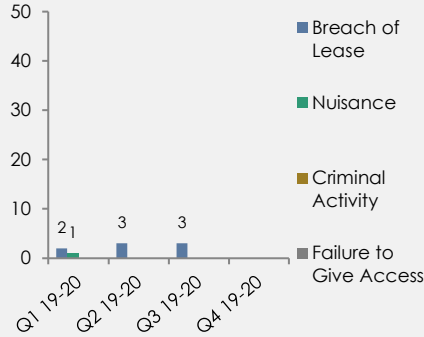
15
Additional Occupant Notices

Just Cause Eviction Submittals (as Received by the City)

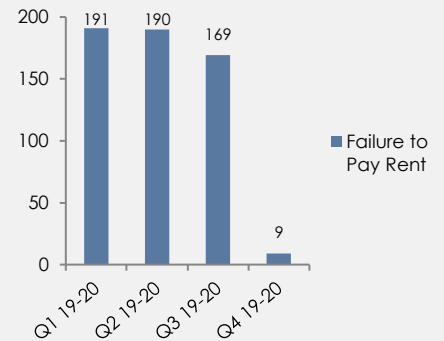
No-Fault Notices



At-Fault Notices



Failure to Pay Rent Notices



Tenant Relocation Assistance

Properties in Redevelopment

7	7	5	5	1
2016	2017	2018	2019	2020

Units Affected

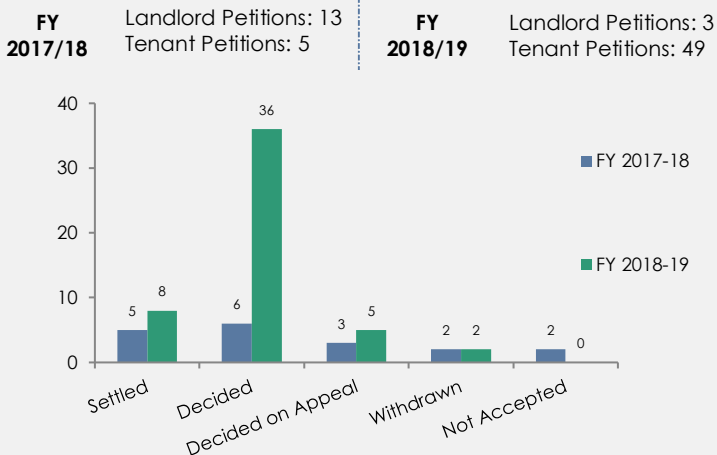
154	339	126	297	4
2016	2017	2018	2019	2020

Households that Received Assistance

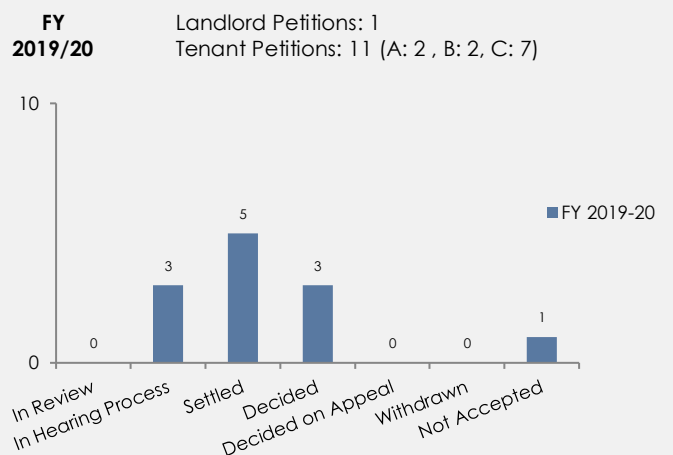
53	115	143	60	31
2016	2017	2018	2019	2020

Petitions

Prior Fiscal Years

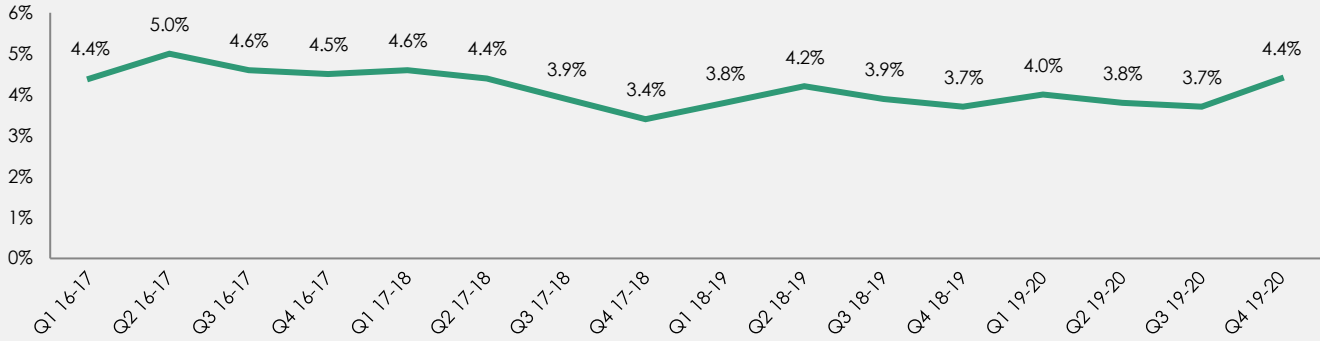


Current Fiscal Year

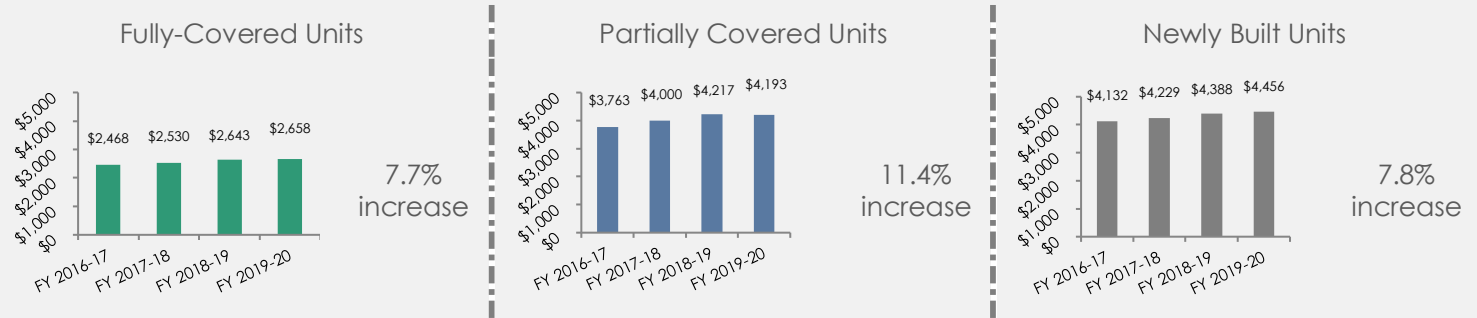


Market Conditions

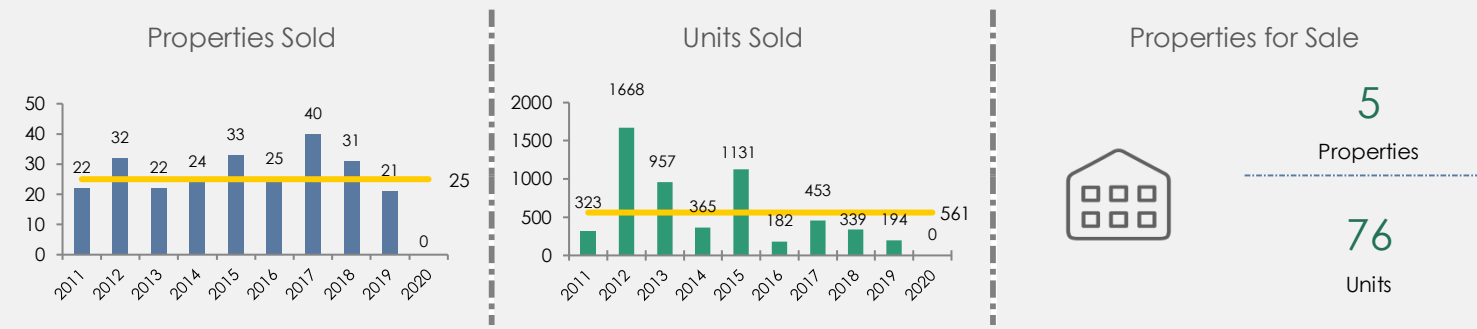
Vacancy Rates for Fully Covered Units



Average Market Rent

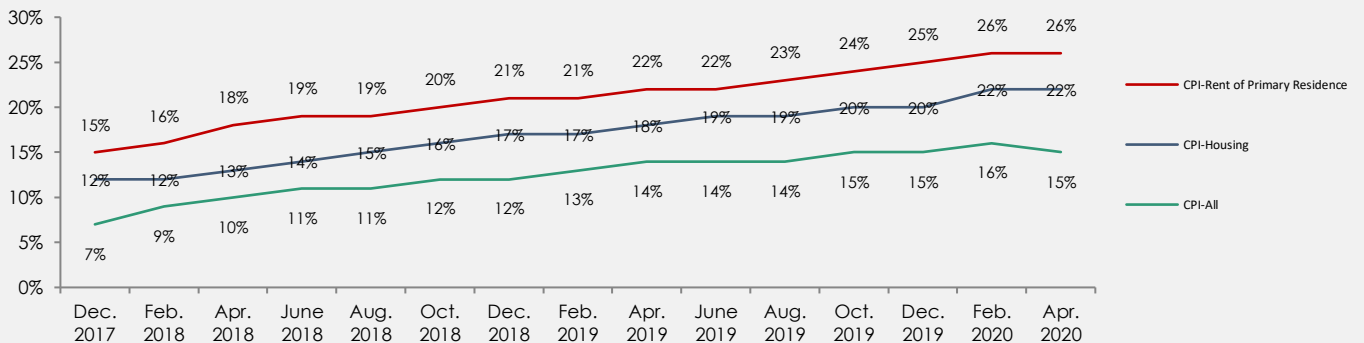


Property Sales for Fully Covered Units



MNOI Consumer Price Indices

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



*Mountain View Housing Helpline, May 2020; ** CoStar, May 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, May 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 (Units Built Before 1995):** The search criteria for Vacancy Rate Data included multi-family properties with three or more units built before 1995 within Mountain View using the *Properties* database.
- **Average Effective Rent Data:** The search criteria for Average Market Rent Data 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; and multi-family properties with three or more units after 2016 using the *Properties* database. These three data points illustrate the effective rent trends 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), and units not covered by the CSFRA (first occupancy after December 23, 2016) 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>.