City of Mountain View

Community Outreach and Education

Information Requests and Public Inquiries*

390

Public Inquiries Made

Tenant: 284 | Landlord: 96
Other: 10
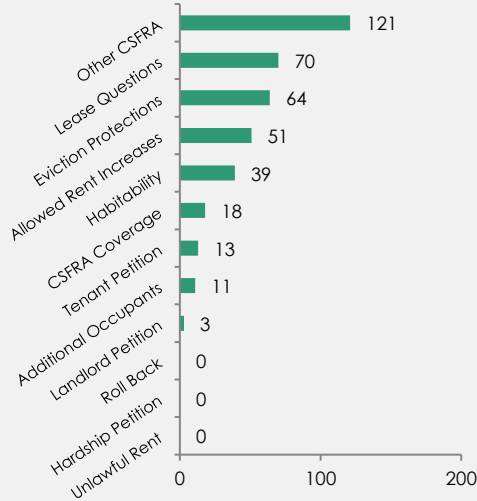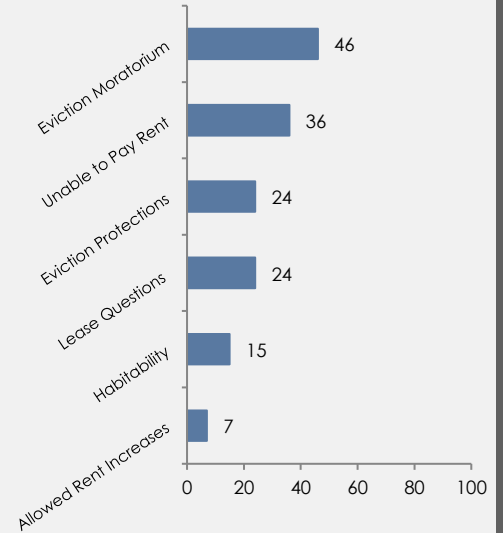
Bilingual Services
(Spanish as Primary Language)

77

(20% of all inquires)

Public Inquiry Topics

Topic	Count
Other CSFRA	121
Lease Questions	70
Eviction Protections	64
Allowed Rent Increases	51
Habitability	39
CSFRA Coverage	18
Tenant Petition	13
Additional Occupants	11
Landlord Petition	3
Roll Back	0
Hardship Petition	0
Unlawful Rent	0

Subset: COVID-19 Related

Topic	Count
Eviction Moratorium	46
Unable to Pay Rent	36
Eviction Protections	24
Lease Questions	24
Habitability	15
Allowed Rent Increases	7

Workshops, Clinics and Outreach

Community Workshops

10 Workshops

71 Attendees

Clinics

18 Clinics

19 Attendees

Outreach

2 Mailings

6 MV Voice Ads

9 Email Updates

556 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.

57

Mediations and Conciliations

45 of 57

Resolved
(9 Pending)

Required Noticing

Required Noticing

6
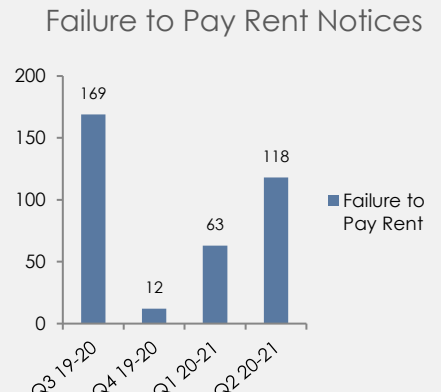Banked Rent Increase Notices

183
Termination Notices
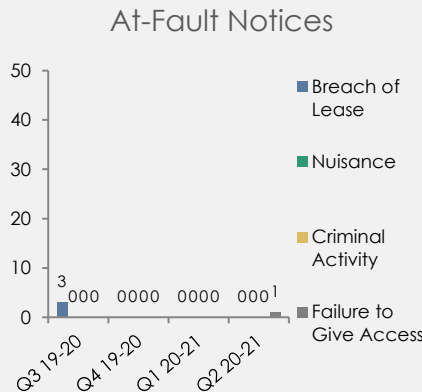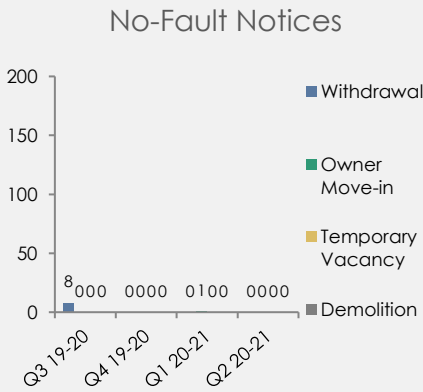
0
Tenant Buyout Notices

1
Additional Occupant Notices

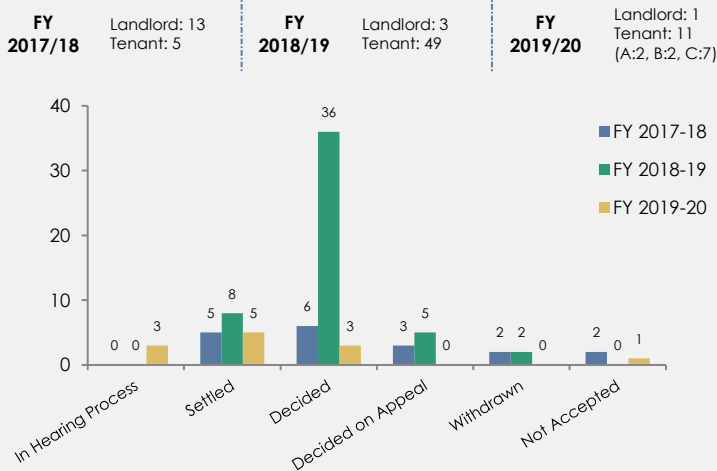## Just Cause Eviction Submittals (as Received by the City)
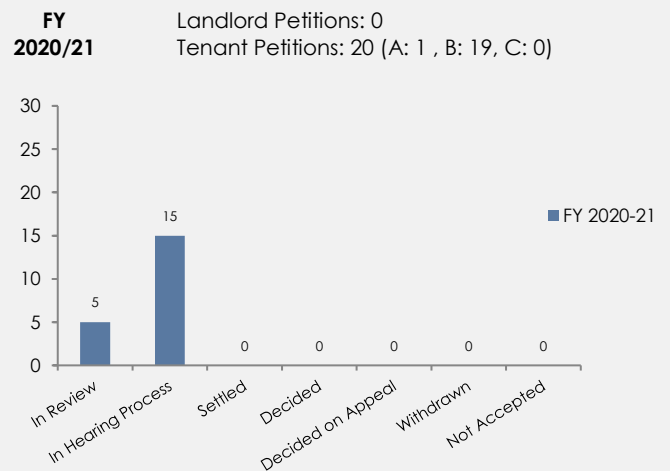
No-Fault Notices

Legend:
- Withdrawal
- Owner Move-in
- Temporary Vacancy
- Demolition

Q3 19-20: 8 0 0 0
Q4 19-20: 0 0 0 0
Q1 20-21: 0 1 0 0
Q2 20-21: 0 0 0 0

At-Fault Notices

Legend:
- Breach of Lease
- Nuisance
- Criminal Activity
- Failure to Give Access

Q3 19-20: 3 0 0 0
Q4 19-20: 0 0 0 0
Q1 20-21: 0 0 0 0
Q2 20-21: 0 0 0 1

Failure to Pay Rent Notices

Legend:
- Failure to Pay Rent

Q3 19-20: 169
Q4 19-20: 12
Q1 20-21: 63
Q2 20-21: 118

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	49
2016	2017	2018	2019	2020

Rent Adjustment Petitions

Prior Fiscal Years

FY 2017/18 Landlord: 13 Tenant: 5

FY 2018/19 Landlord: 3 Tenant: 49

FY 2019/20 Landlord: 1 Tenant: 11 (A:2, B:2, C:7)

Legend:
- FY 2017-18
- FY 2018-19
- FY 2019-20

	In Hearing Process	Settled	Decided	Decided on Appeal	Withdrawn	Not Accepted
FY 2017-18	0	5	6	3	2	2
FY 2018-19	0	8	36	5	2	0
FY 2019-20	3	5	3	0	0	1

Current Fiscal Year

FY 2020/21 Landlord Petitions: 0
Tenant Petitions: 20 (A: 1 , B: 19, C: 0)

Legend:
- FY 2020-21

	In Review	In Hearing Process	Settled	Decided	Decided on Appeal	Withdrawn	Not Accepted
FY 2020-21	5	15	0	0	0	0	0

Market Conditions

Vacancy Rates**
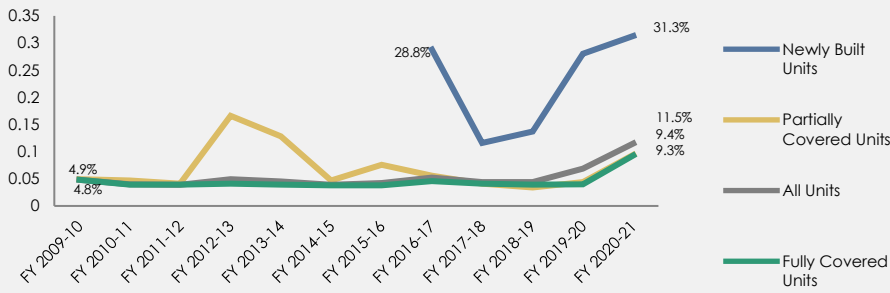
Chart (left) — Vacancy Rates by fiscal year FY 2009-10 through FY 2020-21:
- Newly Built Units
- Partially Covered Units
- All Units
- Fully Covered Units

Labeled values: 4.9%, 4.8%, 28.8%, 31.3%, 11.5%, 9.4%, 9.3%

Fully Covered Units after CSFRA

Chart (right) — Q3 16-17 through Q2 20-21
Labeled values: 4.6%, 9.3%

Average Market Rent***

Chart (left) — Average Market Rent by fiscal year FY 2009-10 through FY 2020-21:
- Newly Built Units
- Partially Covered Units
- All Units
- Fully Covered Units

Labeled values: $2,373, $1,656, $1,631, $4,123, $3,605, $3,689, $2,682, $2,394
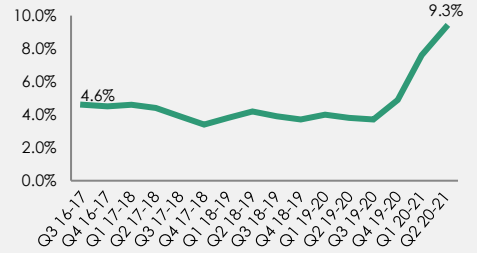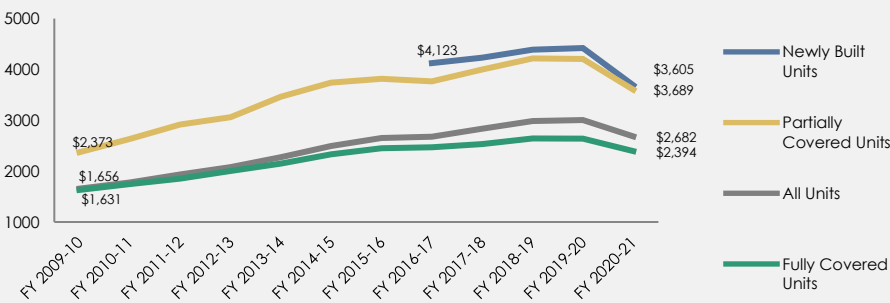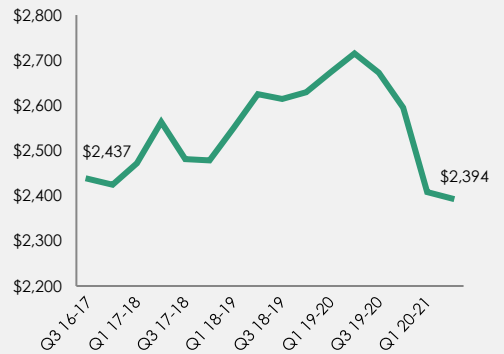
46.8% increase	61.9% increase	**51.9% increase**	10.5% decrease
Fully Covered Units	All Units	Partially Covered Units	Newly Built Units

Fully Covered Units after CSFRA

Chart (right) — Q3 16-17 through Q1 20-21
Labeled values: $2,437, $2,394

Property Sales for Fully Covered Units

Properties Sold

Bar chart FY 2011-12 through FY 2020-21:
32, 29, 22, 21, 39, 35, 33, 23, 12, 1, 25

Units Sold

Bar chart FY 2011-12 through FY 2020-21:
1600, 1213, 257, 505, 960, 356, 371, 221, 308, 4, 580

Properties for Sale

7
Properties

105
Units
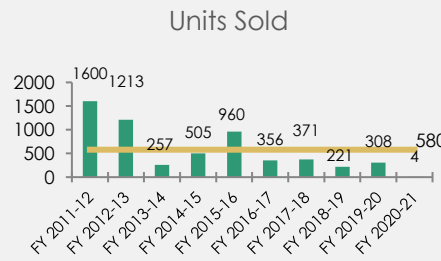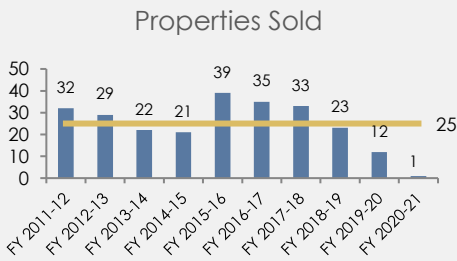
MNOI Consumer Price Indices

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

Chart — Dec. 2017 through Oct. 2020:
- CPI-Rent of Primary Residence: 15%, 16%, 18%, 19%, 19%, 20%, 21%, 21%, 22%, 22%, 23%, 24%, 25%, 26%, 26%, 25%, 26%, 26%
- CPI-Housing: 12%, 12%, 13%, 14%, 15%, 16%, 17%, 17%, 18%, 19%, 19%, 20%, 20%, 22%, 22%, 23%, 23%, 23%
- CPI-All: 7%, 9%, 10%, 11%, 11%, 12%, 12%, 13%, 14%, 14%, 14%, 15%, 15%, 16%, 15%, 16%, 16%, 17%
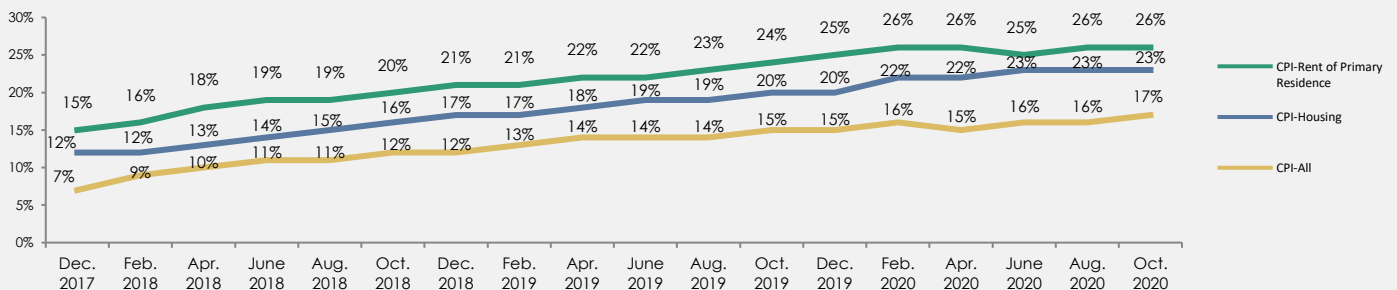
*Mountain View Rental Housing Helpline, Nov. 2020; ** CoStar, Nov. 2020; Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; *** CoStar, Nov. 2020 Average Asking Rent (market 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.