

Rent Stabilization Program

Monthly Status Report

FY 2020-21 (as of May 2021)

Community Outreach and Education

Information Requests and Public Inquiries*



1057

Public Inquiries Made

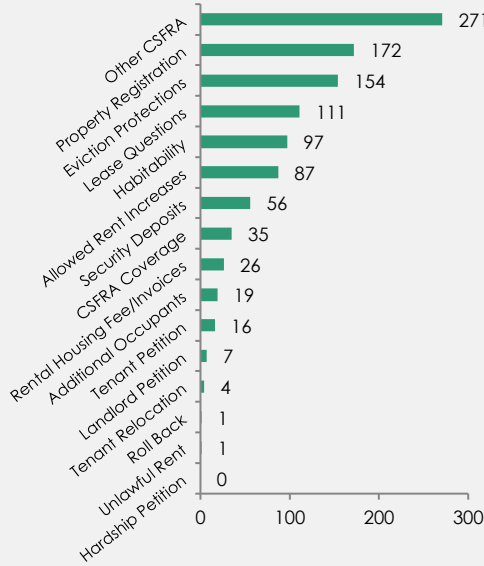
Tenant: 585 | Landlord: 402
Other: 70

Bilingual Services via Helpline (Spanish as Primary Language)

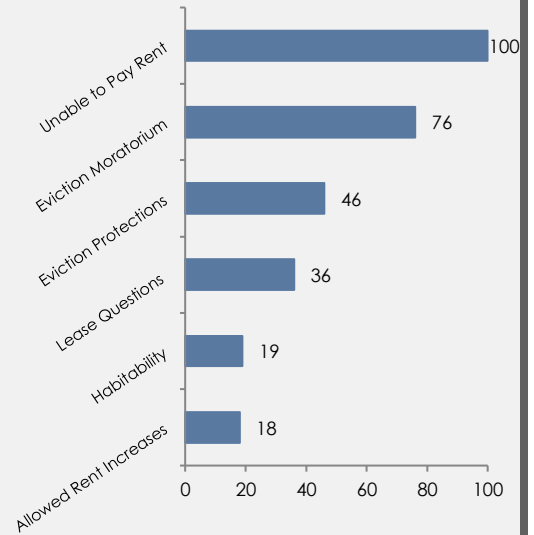
169

(22% of all inquiries)

Public Inquiry Topics



Subset: COVID-19 Related



Community Workshops and Trainings, Office Hours, Events and Outreach

Workshop and, Trainings, Office Hours, Events



61

Workshops

453

Attendees

40

Office Hours

39

Attendees

1

In-person Rent Relief Event

14

Attendees

Outreach



8

Mailings



34

Email Updates



16

MV Voice Ads



645

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.



109

Mediations and Conciliations

99 of 109

Resolved
(5 Pending)

Required Noticing

Required Noticing



6
Banked
Rent
Increase
Notices



754
Termination
Notices



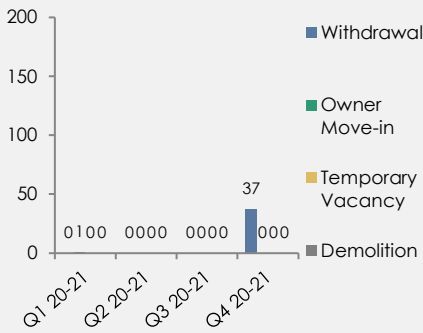
0
Tenant
Buyout
Notices



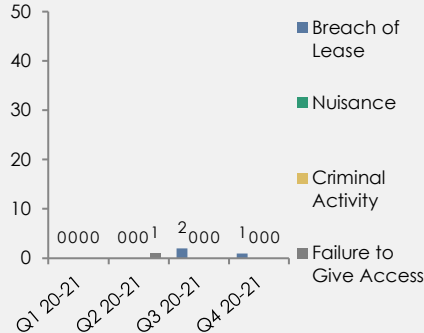
2
Additional
Occupant
Notices

Just Cause Eviction Submittals (as Received by the City)

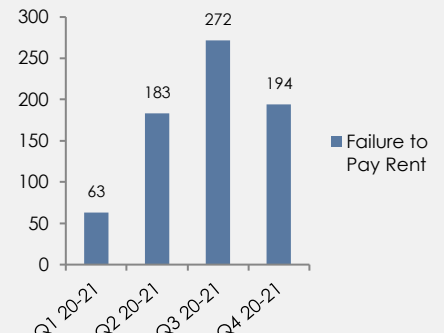
No-Fault Notices



At-Fault Notices



Failure to Pay Rent Notices



Tenant Relocation Assistance (Calendar Year)

Properties in Redevelopment

7	5	5	1	0
2017	2018	2019	2020	2021

Units Affected

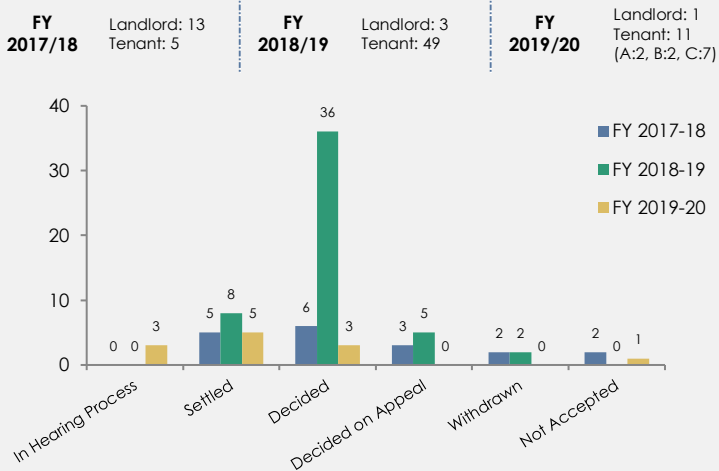
339	126	297	4	0
2017	2018	2019	2020	2021

Households that Received Assistance

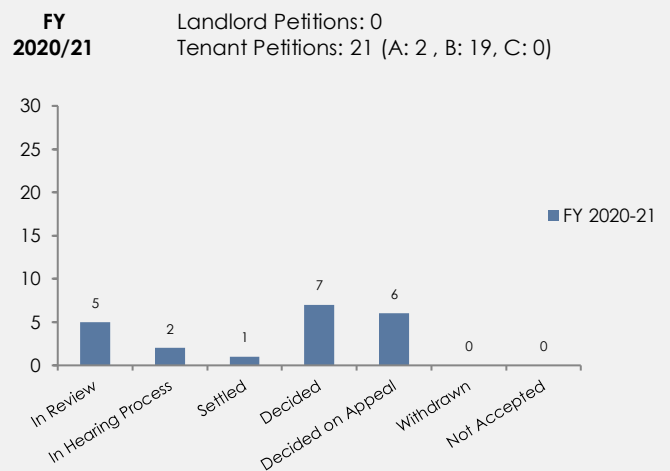
115	143	60	53	15
2017	2018	2019	2020	2021

Rent Adjustment Petitions

Prior Fiscal Years

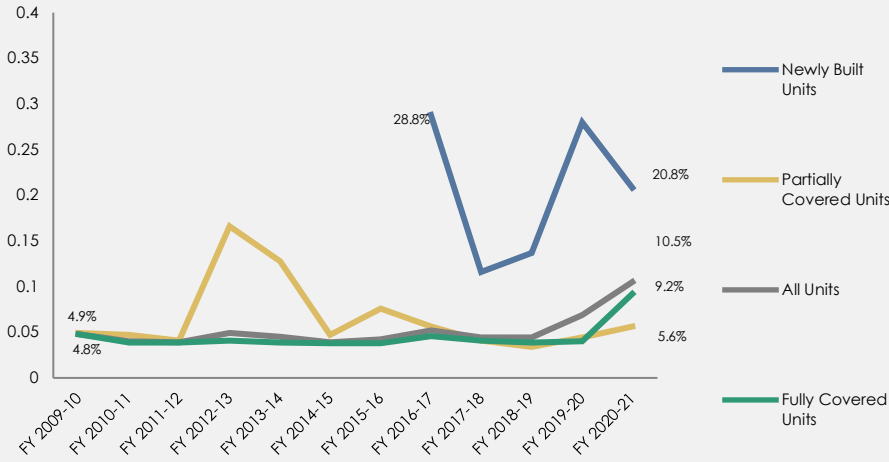


Current Fiscal Year

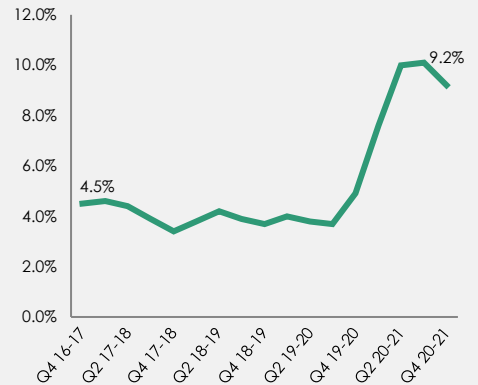


Market Conditions

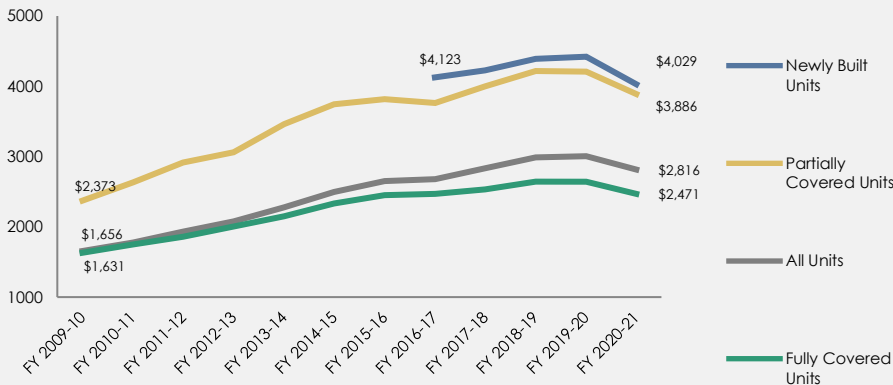
Vacancy Rates**



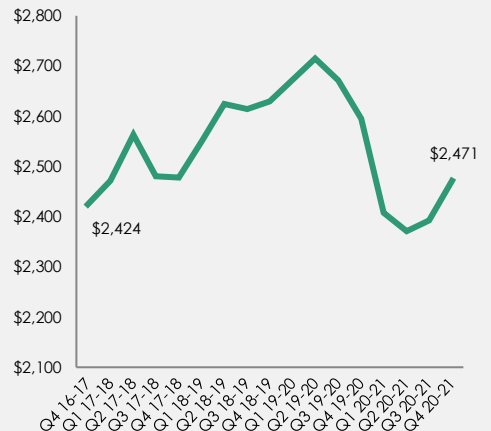
Fully Covered Units after CSFRA



Average Market Rent***



Fully Covered Units after CSFRA



51.5% increase

Fully Covered Units

70.0% increase

All Units

63.8% increase

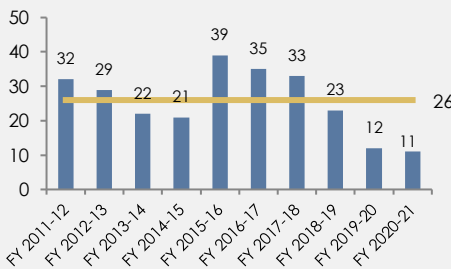
Partially Covered Units

2.3% decrease

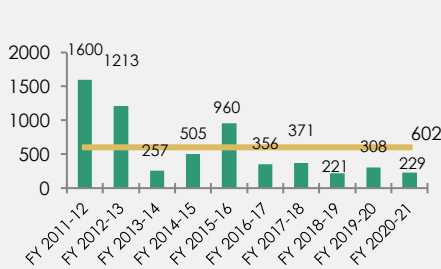
Newly Built Units

Property Sales for Fully Covered Units

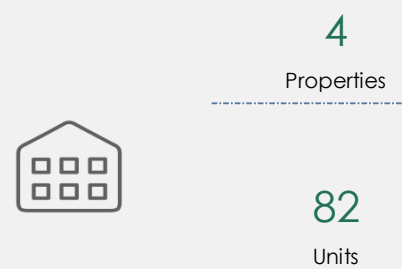
Properties Sold



Units Sold



Properties for Sale



*Mountain View Rental Housing Helpline, May 2021; ** CoStar, May 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, May, 2021 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.