

Rent Stabilization Program

Monthly Status Report

FY 2021-22 (as of January 2022)

Community Outreach and Education

Information Requests and Public Inquiries*



1,833

Public Inquiries Made

Tenant: 1,548 | Landlord: 223
Other: 62

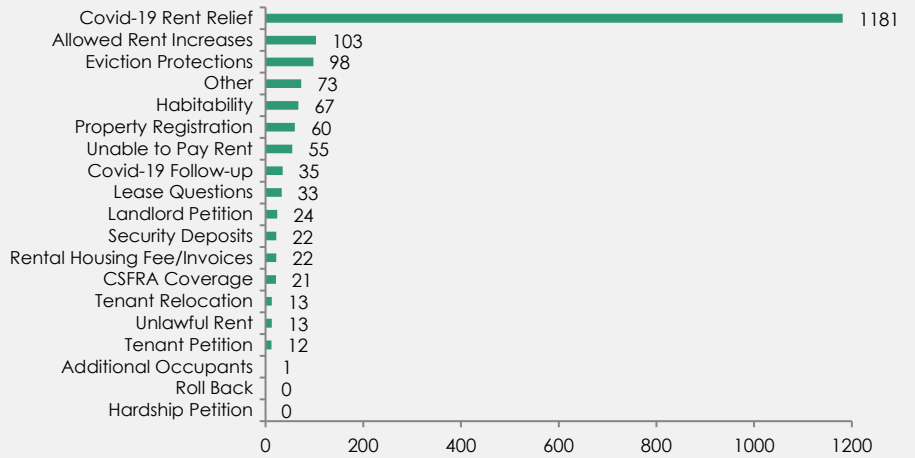
Bilingual Services

922

(Spanish as Primary Language)

(56% of all inquires)

Public Inquiry Topics



Community Workshops and Trainings, Office Hours, Events and Outreach

Workshops and Trainings, Office Hours, Events



20
Workshops

185
Attendees

29
Office Hours

148
1:1 Support Provided

39
Eviction Help Center Clinics and Pop-ups

658
Attendees

Outreach



6
mass mailings

474
targeted letters

Mailings



19
Email Updates



18
MV Voice Ads

MV Voice Ads



699
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.



88

Mediations and Conciliations

69 of 88

Resolved
(18 Pending, 1 Unresolved)

Required Noticing

Required Noticing



124

Banked Rent Increase Notices



600

Termination Notices



1

Tenant Buyout Notice

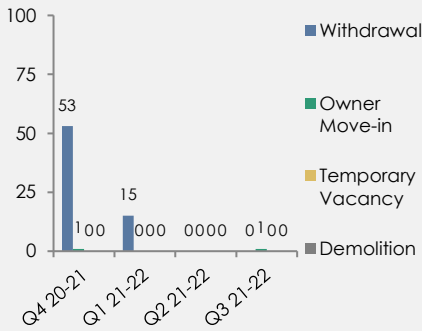


1

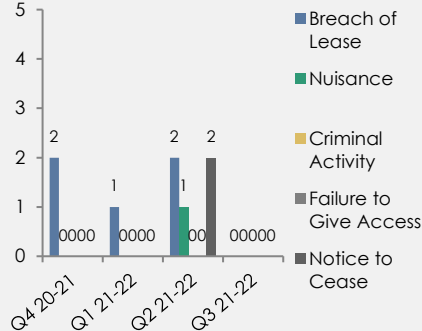
Additional Occupant Notice

Just Cause Eviction Submittals (as Received by the City)

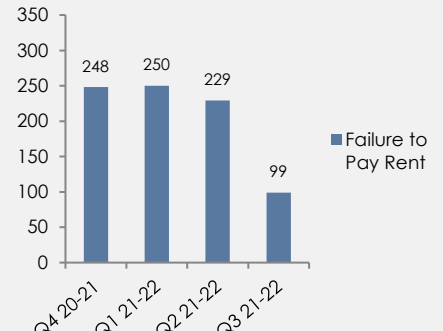
No-Fault Notices



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

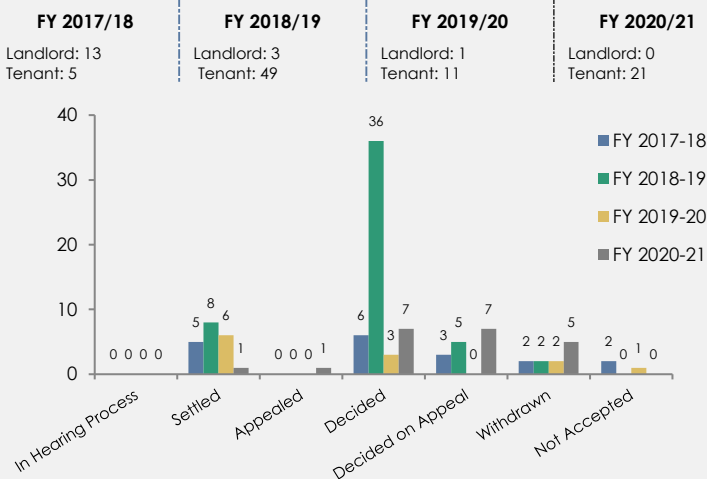
126	297	4	0	0
2018	2019	2020	2021	2022

Households that Received Assistance

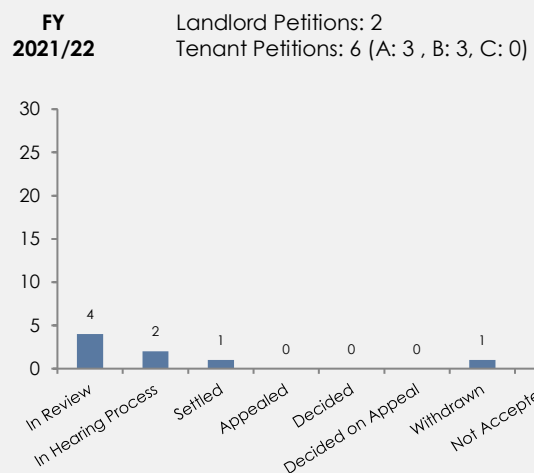
143	60	53	29	0
2018	2019	2020	2021	2022

Rent Adjustment Petitions

Prior Fiscal Years

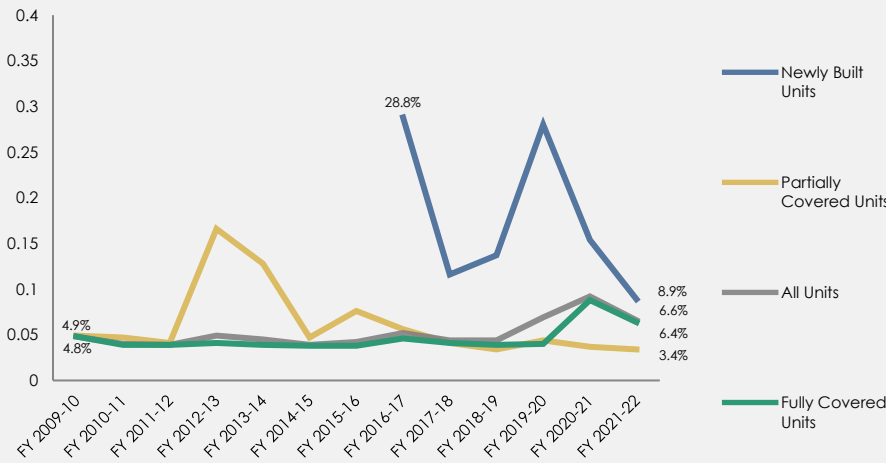


Current Fiscal Year

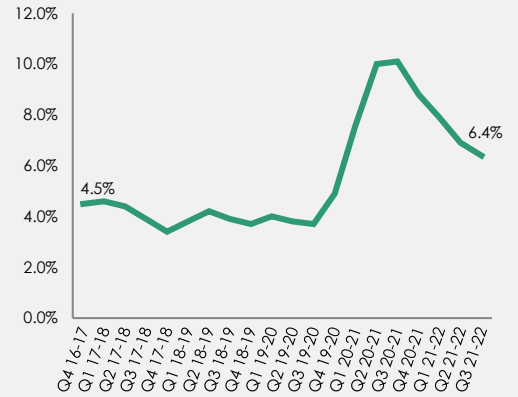


Market Conditions

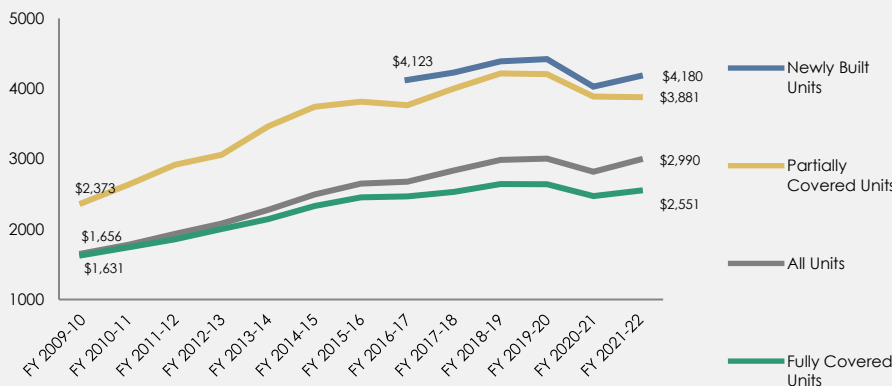
Vacancy Rates**



Fully Covered Units after CSFRA



Average Market Rent***



Fully Covered Units after CSFRA



56.4%
increase

Fully Covered Units

80.6%
increase

All Units

63.5%
increase

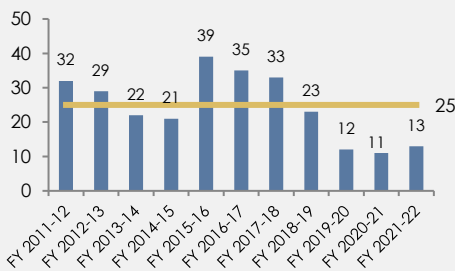
Partially Covered Units

1.4%
increase

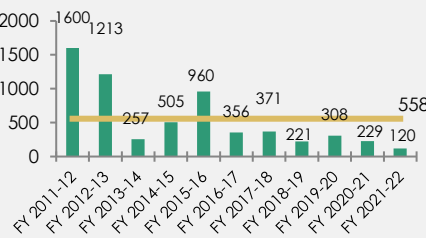
Newly Built Units

Property Sales for Fully Covered Units

Properties Sold



Units Sold



Properties for Sale



5

Properties

80

Units

*Mountain View Rental Housing Helpline, January 2022; ** CoStar, January 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, January 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.