Rent Stabilization Program
Monthly Status Report
FY 2022-23 (as of December 2022)

Community Outreach and Education

Information Requests and Public Inquiries*

1,171
Public Inquiries Made

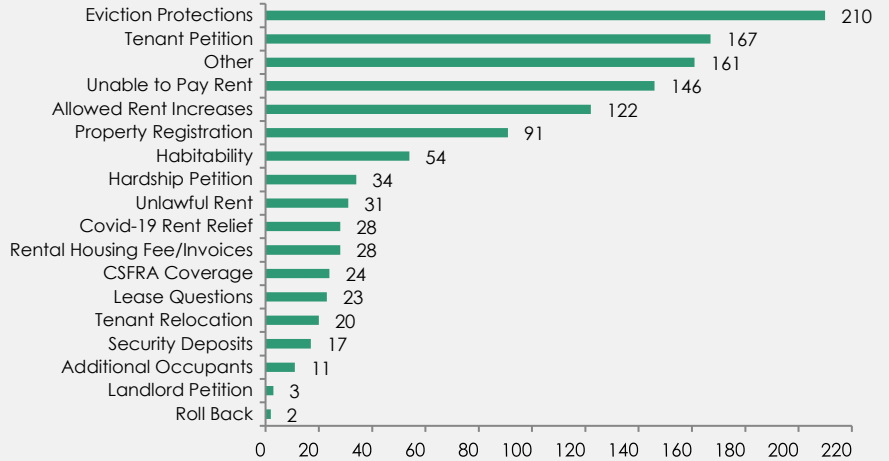Tenant: 872 | Landlord: 274
Other: 25

Bilingual Services
(Spanish as Primary Language)

316
(26% of all inquires)

Public Inquiry Topics

Topic	Count
Eviction Protections	210
Tenant Petition	167
Other	161
Unable to Pay Rent	146
Allowed Rent Increases	122
Property Registration	91
Habitability	54
Hardship Petition	34
Unlawful Rent	31
Covid-19 Rent Relief	28
Rental Housing Fee/Invoices	28
CSFRA Coverage	24
Lease Questions	23
Tenant Relocation	20
Security Deposits	17
Additional Occupants	11
Landlord Petition	3
Roll Back	2

Community Workshops and Trainings, Office Hours, Events and Outreach

Workshops and Trainings, Office Hours, Events

15 Workshops
26 Office Hours
44 Eviction Help Center Clinics and Pop-ups

72 Attendees
446 1:1 Support Provided
1737 Attendees

Outreach

9 mass mailings
683 targeted letters
Mailings

8
MV Voice Ads

33
Email Updates

1,120
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

35 of 57
Resolved
(21 Pending, 1 Unresolved)

Required Noticing

163 Banked Rent Increase Notices

533 Termination Notices

0 Tenant Buyout Notices

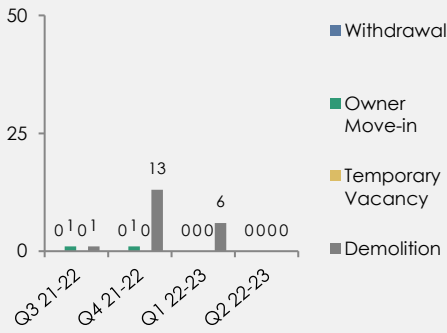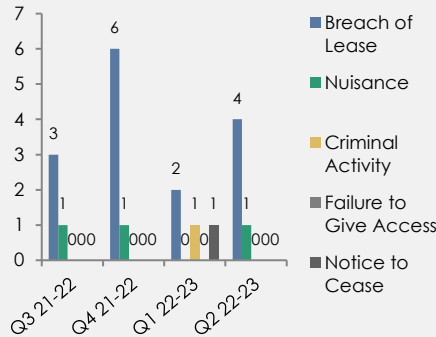**0** Additional Occupant Notices

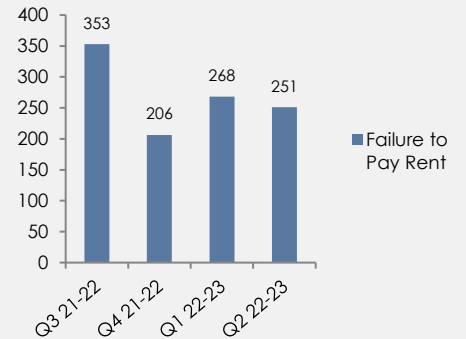## *Just Cause Eviction Submittals (as Received by the City)*

No-Fault Notices

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

Q3 21-22: 0 1 0 1
Q4 21-22: 0 1 0 (13)
Q1 22-23: 0 0 0 (6)
Q2 22-23: 0 0 0 0

At-Fault Notices

Legend: Breach of Lease, Nuisance, Criminal Activity, Failure to Give Access, Notice to Cease

Q3 21-22: 3 1 0 0 0
Q4 21-22: 6 1 0 0 0
Q1 22-23: 2 0 1 1 0
Q2 22-23: 4 1 0 0 0

Failure to Pay Rent Notices

Legend: Failure to Pay Rent

Q3 21-22: 353
Q4 21-22: 206
Q1 22-23: 268
Q2 22-23: 251

Tenant Relocation Assistance (Calendar Year)

	Properties in Redevelopment					Units Affected					Households that Received Assistance				
	5	5	1	0	0	126	297	4	0	0	143	60	53	29	3
Year	2018	2019	2020	2021	2022	2018	2019	2020	2021	2022	2018	2019	2020	2021	2022

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

FY 2020/21 — Landlord: 0, Tenant: 21

FY 2021/22 — Landlord: 1, Tenant: 13, Exempt: 1

Legend: FY 2017-18, FY 2018-19, FY 2019-20, FY 2020-21, FY 2021-22

In Review: 0 0 0 0 1
In Hearing Process: 0 0 0 0 3
Settled: 5 8 6 5 1
Decided: 6 36 3 7 3
In Appeal Process: 0 0 0 1 0
Decided on Appeal: 3 5 5 7 1
Withdrawn: 2 2 2 5 2
Not Accepted: 2 0 1 0 0
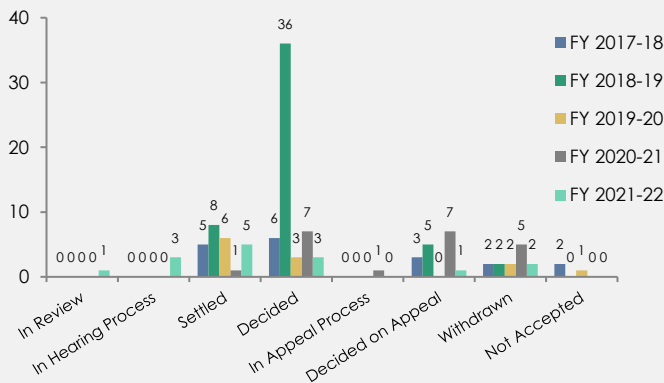
Current Fiscal Year

FY 2022/23

Landlord Petitions: 0
Exemption Petitions: 0
Tenant Petitions: 22 (A: 14, B: 3, C: 5)

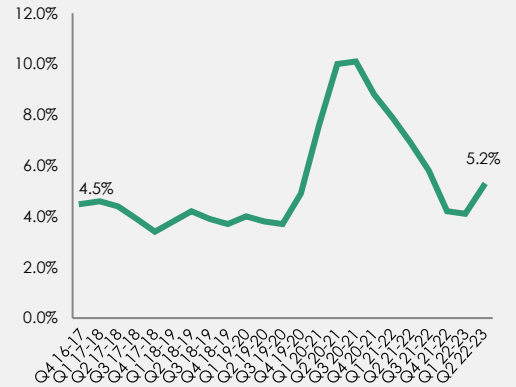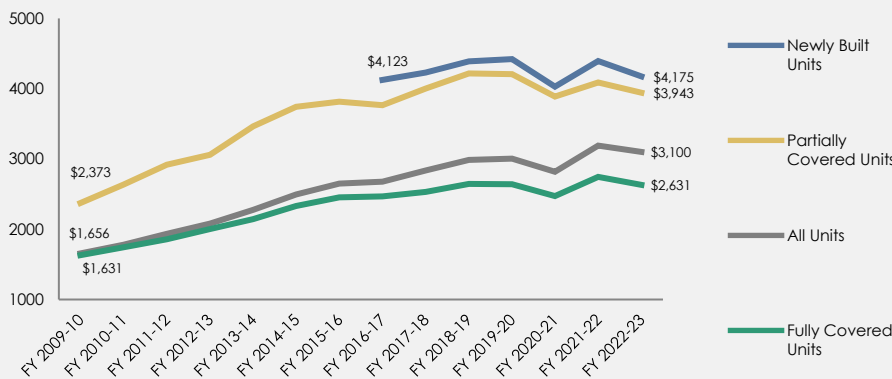Legend: FY 2022-23

In Review: 9
In Hearing Process: 4
Settled: 2
Decided: 7
Appealed: 0
In Appeal Process: 0
Decided on Appeal: 0
Withdrawn: 0
Not Accepted: 0
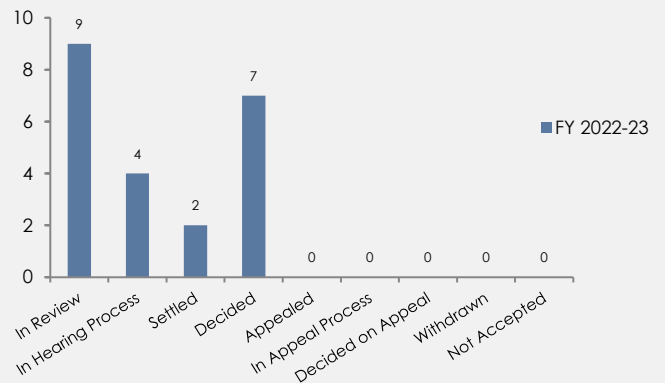
Market Conditions

Vacancy Rates**
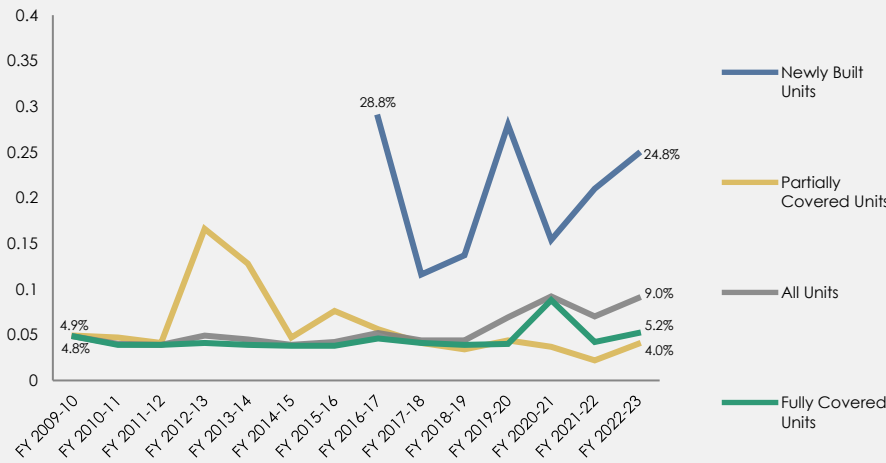
Legend: Newly Built Units, Partially Covered Units, All Units, Fully Covered Units

Data labels (left chart): 28.8%, 24.8%, 4.9%, 4.8%, 9.0%, 5.2%, 4.0%

Fully Covered Units after CSFRA

Data labels: 4.5%, 5.2%

Average Market Rent***

Legend: Newly Built Units, Partially Covered Units, All Units, Fully Covered Units

Data labels: $4,123, $4,175, $3,943, $3,100, $2,631, $2,373, $1,656, $1,631

Fully Covered Units after CSFRA

Data labels: $2,424, $2,631
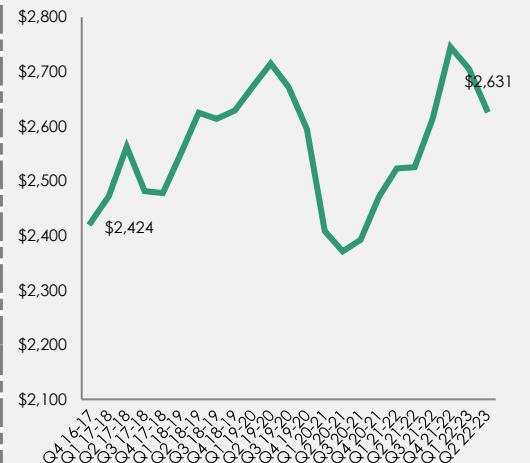
61.3% increase	87.2% increase	66.2% increase	1.3% increase
Fully Covered Units	All Units	Partially Covered Units	Newly Built Units

Property Sales for Fully Covered Units

Properties Sold
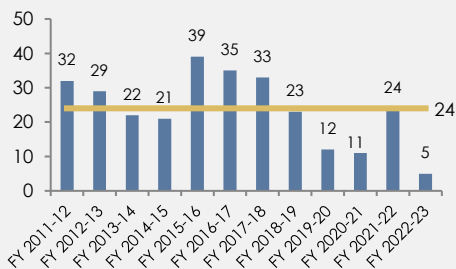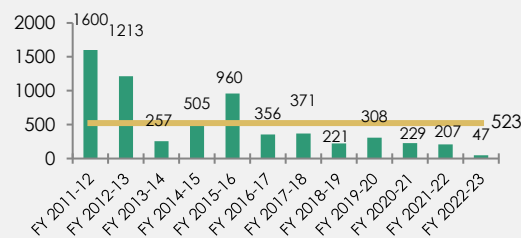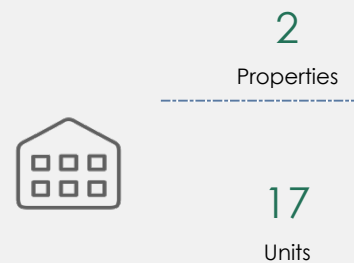
Data labels: 32, 29, 22, 21, 39, 35, 33, 23, 12, 11, 24, 5, 24

Units Sold

Data labels: 1600, 1213, 257, 505, 960, 356, 371, 221, 308, 229, 207, 47, 523

Properties for Sale

2
Properties

17
Units

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.