



Rent Stabilization Program

Monthly Status Report

FY 2020-21 (as of April 2021)

Community Outreach and Education

Information Requests and Public Inquiries*



973

Public Inquiries Made

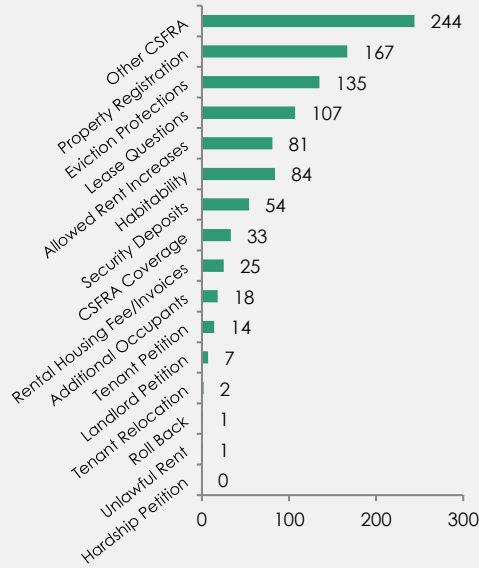
Tenant: 525 | Landlord: 381
Other: 66

Bilingual Services via Helpline (Spanish as Primary Language)

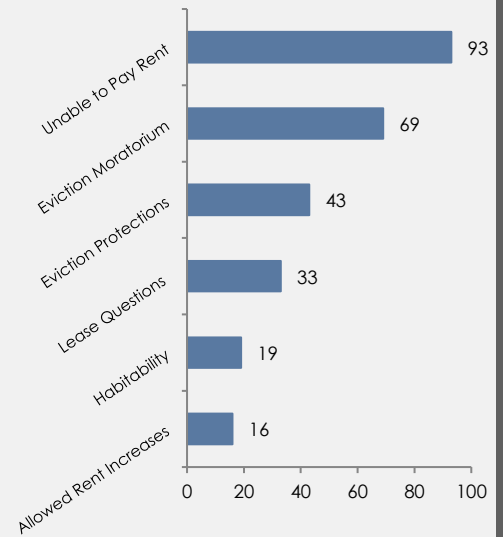
145

(21% of all inquires)

Public Inquiry Topics



Subset: COVID-19 Related



Workshops, Office Hours and Outreach

Community Workshops



25

Workshops

181

Attendees

Virtual Office Hours



35

Office Hours

39

Attendees

Outreach



8

Mailings



29

Email Updates



13

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.



102

Mediations and Conciliations

90 of 102

Resolved
(7 Pending)

Required Noticing

Required Noticing



6
Banked Rent Increase Notices



646
Termination Notices



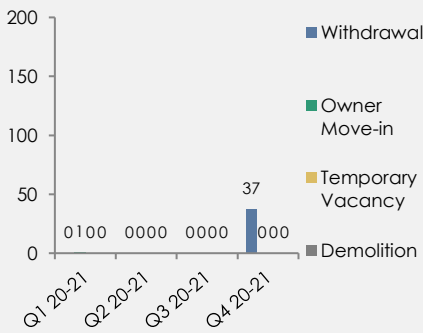
0
Tenant Buyout Notices



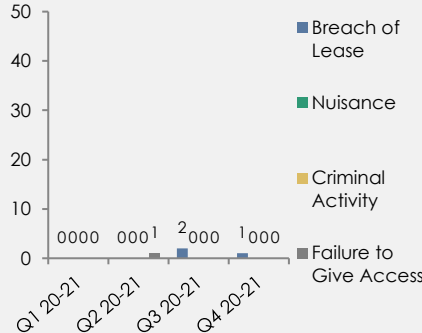
2
Additional Occupant Notices

Just Cause Eviction Submittals (as Received by the City)

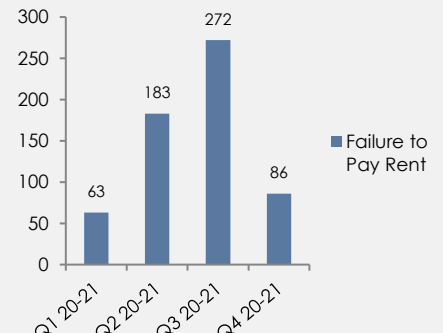
No-Fault Notices



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

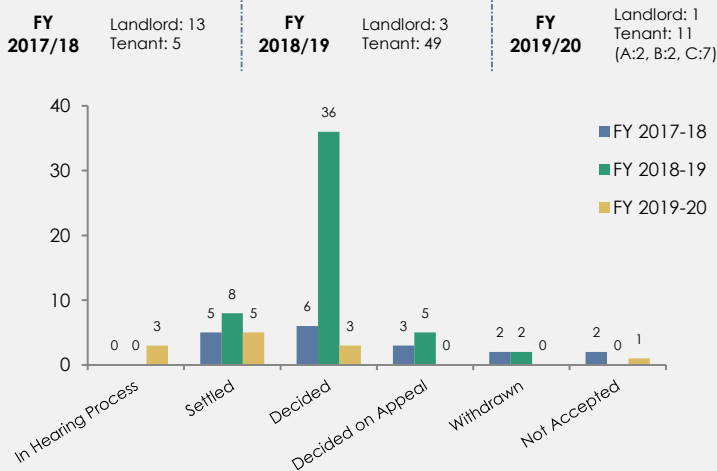
339	126	297	4	0
2017	2018	2019	2020	2021

Households that Received Assistance

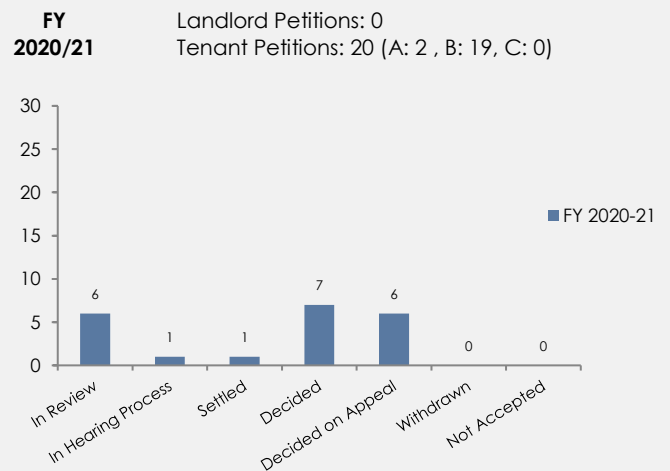
115	143	60	53	13
2017	2018	2019	2020	2021

Rent Adjustment Petitions

Prior Fiscal Years

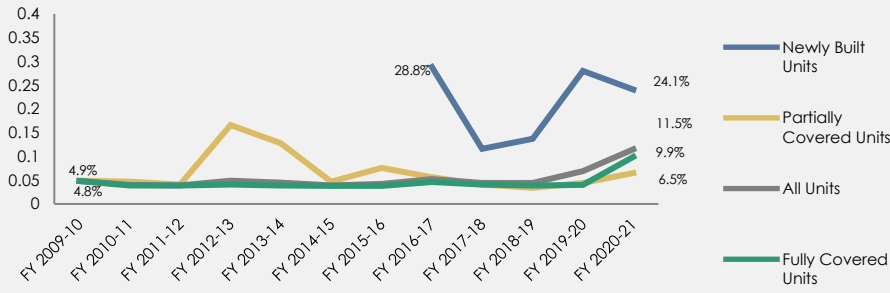


Current Fiscal Year

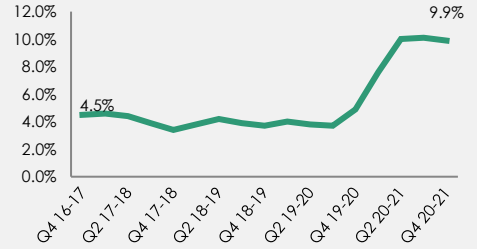


Market Conditions

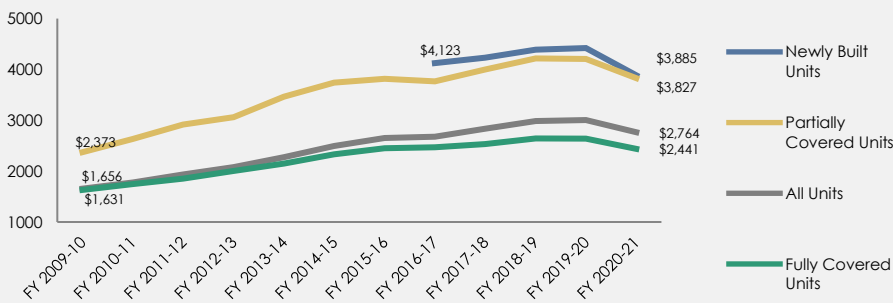
Vacancy Rates**



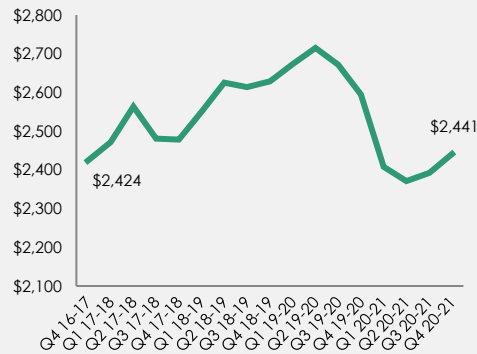
Fully Covered Units after CSFRA



Average Market Rent***



Fully Covered Units after CSFRA



49.7% increase

Fully Covered Units

66.9% increase

All Units

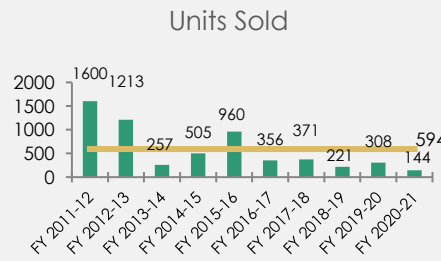
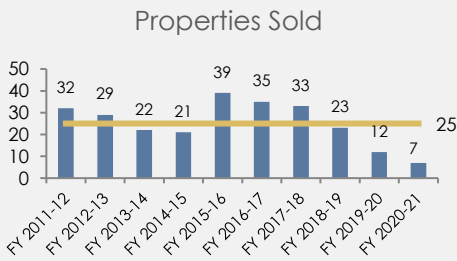
61.3% increase

Partially Covered Units

5.8% decrease

Newly Built Units

Property Sales for Fully Covered Units



Properties for Sale

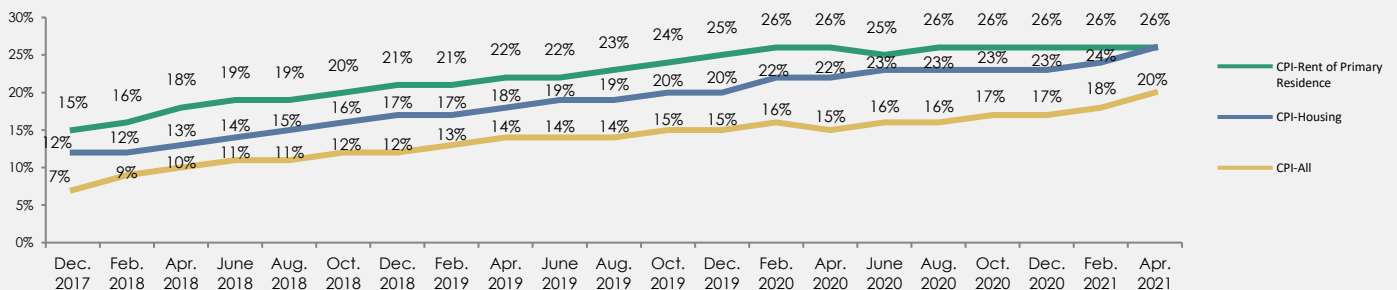


4
Properties

82
Units

MNOI Consumer Price Indices

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



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

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>.