

Rent Stabilization Program

Quarterly Report

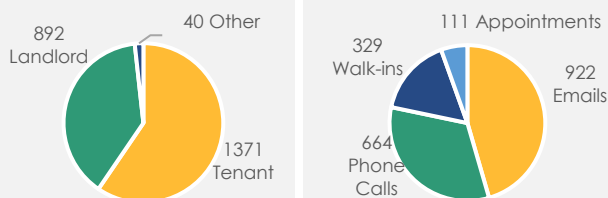
FY 2022-23 – Q3 (as of March 2023)

Community Outreach and Education

Information Requests and Inquiries*

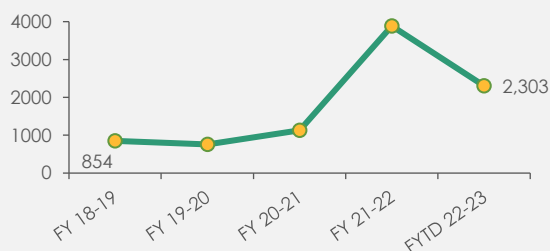
2,303

Inquiries from the Public

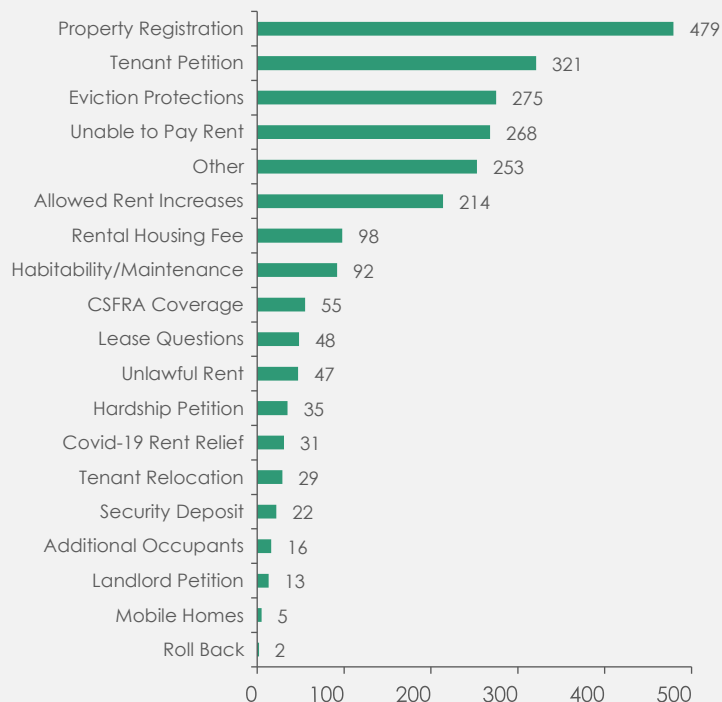


20% Spanish Language Inquiries

Number of Inquiries Over Time



Inquiry Topics



Community Outreach



26 Workshops

116 participants
12 bilingual workshops

39 Office Hours

53 participants

48 Outreach Events

1,906 community
members reached

Education and Information



**Documents
& Resources**

42 Website Pages
8 Informational Documents
31 Fillable Forms
32 MV Voice Ads



Mailings

Mass Mailings

6 Postcards and Flyers
ENG, SPA, CHI
4 Newsletters
ENG, SPA, CHI

69,596 Mailings

Targeted Mailings

4 Landlord Letters
ENG
3 Tenant Letters
ENG, SPA, CHI, RUS

2,221 Mailings



**Email
Updates**

17 Committee Updates
28 Workshops
11 Community Updates
1,126 Subscribers

CSFRA Properties

Fully Covered Properties

677 Properties **12,654** Units

Partially Covered Properties

12 Properties **1,680** Units



Fully covered properties have rent increase restrictions and eviction protections. Partially covered properties only have eviction protections.

Properties Registered



63%

Rental Housing Fees Paid

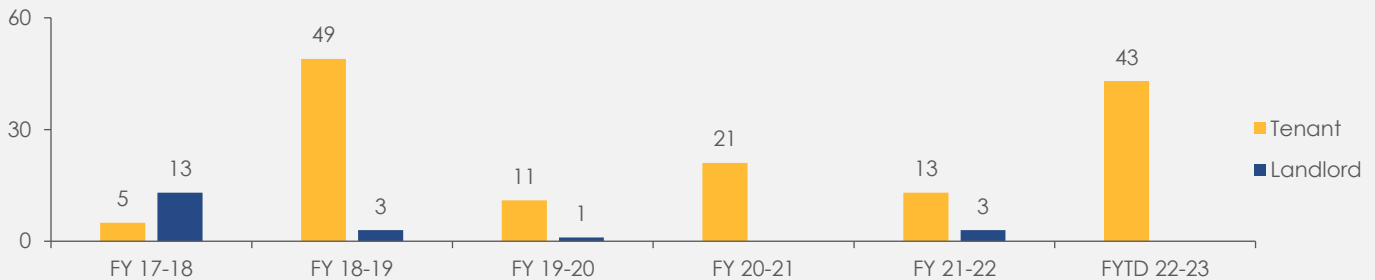


87%

Rent Adjustment Petitions

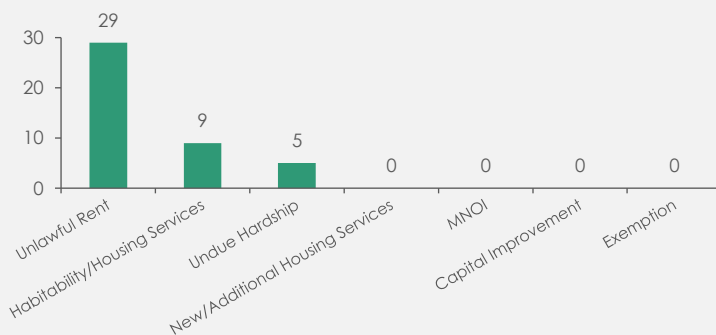
Petitions Received by the City

Petitions Received Over Time



Current Fiscal Year Petitions by Type

CSFRA Tenant: 42 MHRSO Tenant: 1 Landlord: 0



Current Fiscal Year Petition Status



Mediations and Conciliations**

The Mountain View Mediation Program assists 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.



100

Mediations and Conciliations

71 of 100

Resolved
(28 Pending, 1 Unresolved)

Eviction Prevention

Housing and Eviction Help Center



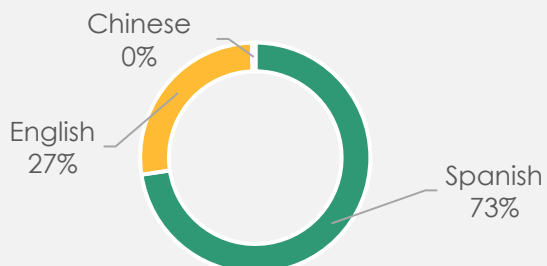
18
Clinics held



214
Community members
received help

Tenant: 206 | Landlord: 4 | Other: 4

Who We Serve (Household Demographics)



- Spanish
- English
- Chinese
- Other
- Russian

73%
Speak a primary language
other than English and require
translations assistance
(n=213)



55%
Heard about
services via the
community
(n=127 of 214)



3+
Majority (71%)
have 3 or
more people
in household
(n=178 of 214)



<\$35k
Majority (68%) live
on an average
annual household
income of less
than \$35k
(n=146 of 214)



58%
Applied for
CSA's Rent Relief
Programs
(n=46 of 214)



2.3
Average number of
months of assistance
from CSA
(n=23 of 214)



32%
Received
termination notices
(n=133 of 214)



5.1
Average number of
months households
are behind on rent
(n=32 of 214)



44
Clients requested
and received legal
assistance
(n=133 of 214)

Eviction Prevention (Continued)

Required Noticing



284
Banked Rent
Increase
Notices



825
Termination
Notices



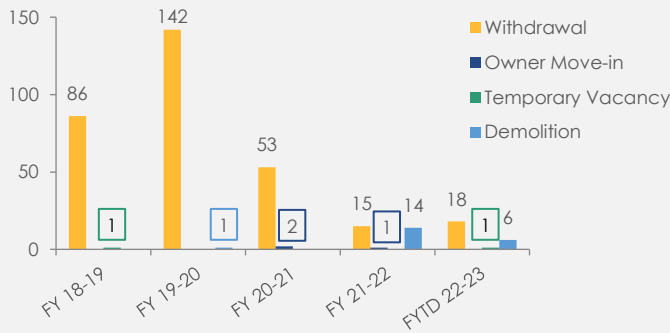
0
Tenant
Buyout
Notices



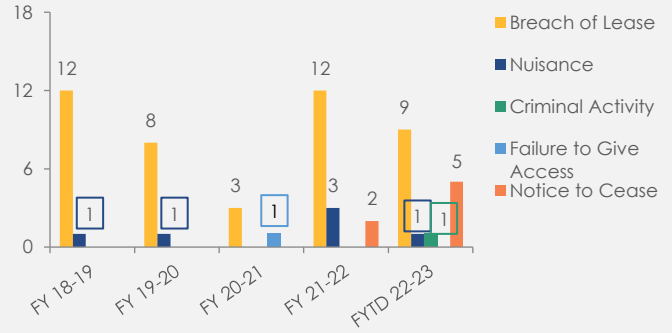
0
Additional
Occupant
Notices

Just Cause Eviction Submittals (as Received by the City)

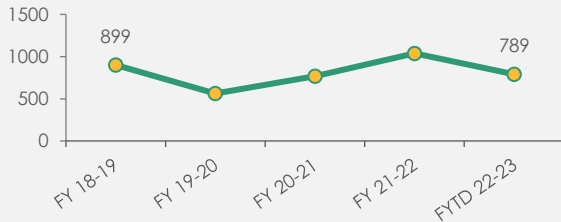
No-Fault Evictions Over Time



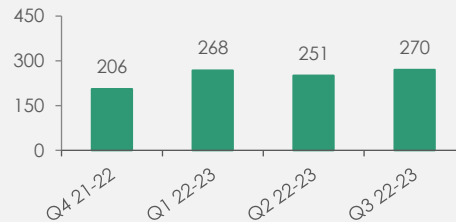
At-Fault Evictions Over Time



Failure to Pay Rent Notices Over Time



Failure to Pay Rent Notices



447

Unique Households
Received
Failure to Pay Rent
Notices (FYTD)

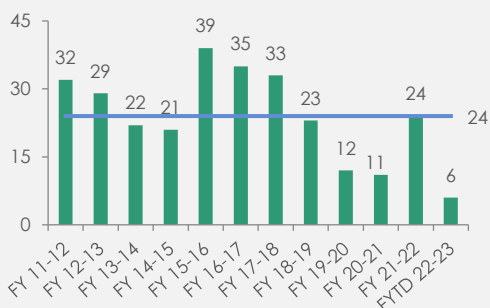
Tenant Relocation Assistance (Calendar Year)



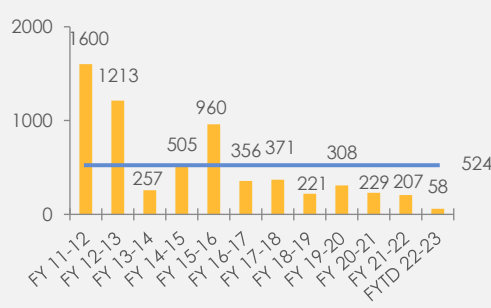
	Properties in Redevelopment	Units Affected	Households that Received Assistance
2018	5	126	143
2019	5	297	60
2020	1	4	53
2021	0	0	29
2022	0	0	4
2023	0	0	1

Property Sales for Fully Covered Units

Properties Sold Over Time



Units Sold Over Time



Properties Currently for Sale



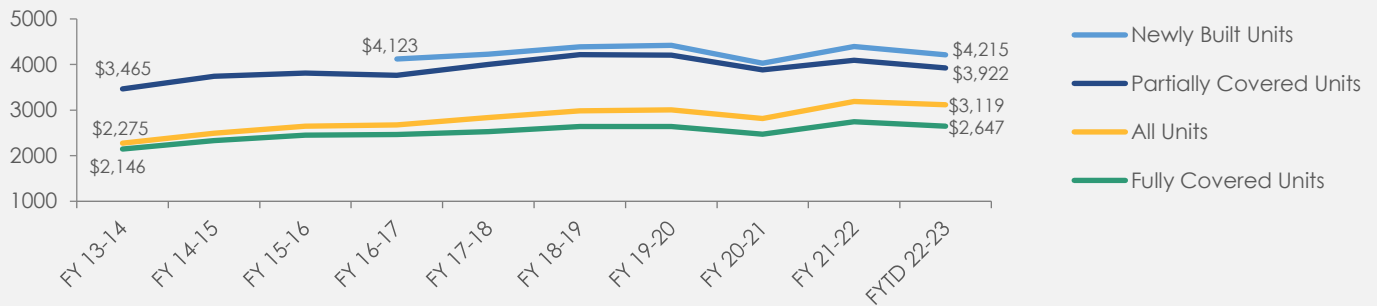
3
Properties

24
units

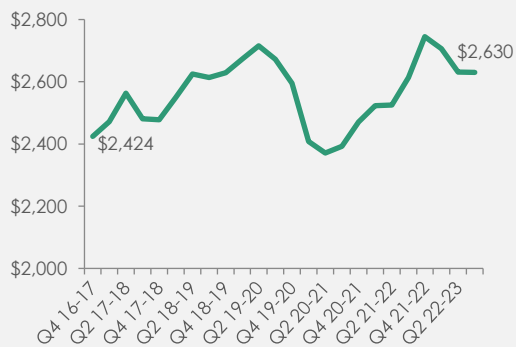
Market Conditions

Average Market Rent***

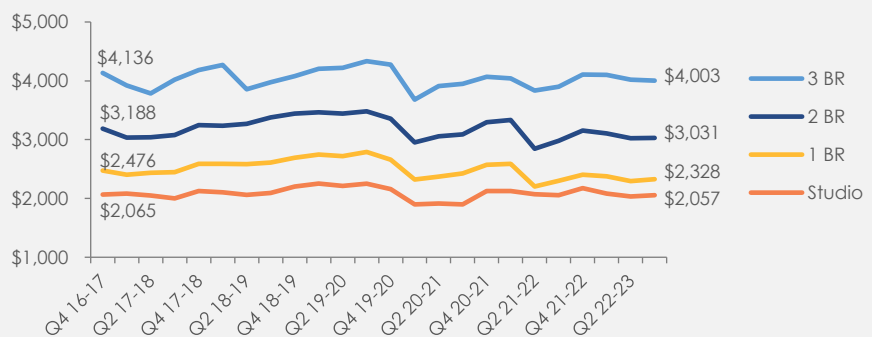
Average Market Rent (Past Ten Years)



Market Rent (Fully Covered Units)

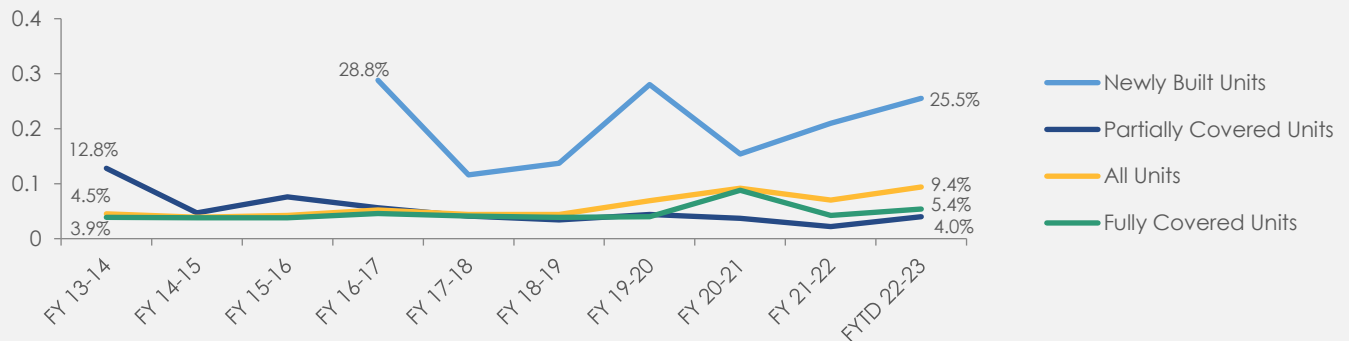


Market Rent by Number of Bedrooms (Fully Covered Units)

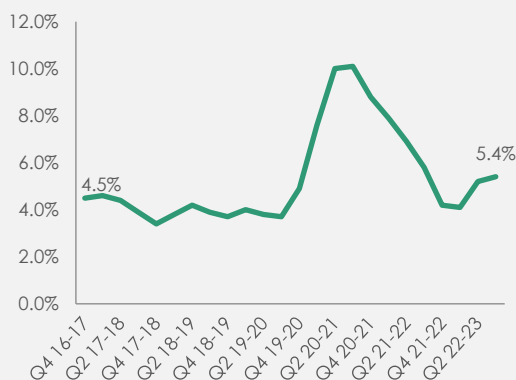


Vacancy Rates****

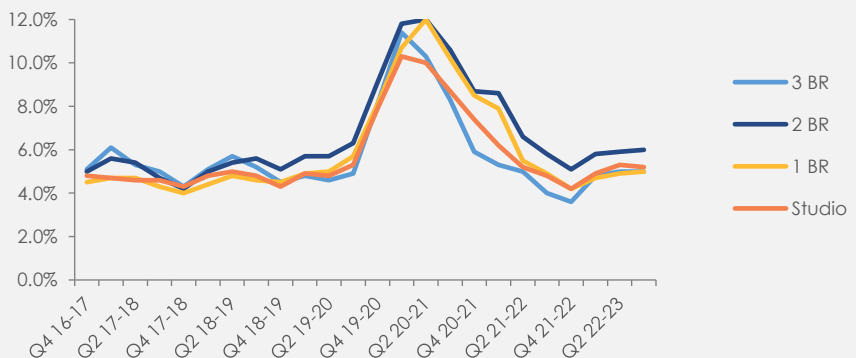
Vacancy Rate (Past Ten Years)



Vacancy Rate (Fully Covered Units)



Vacancy Rate by Number of Bedrooms (Fully Covered Units)



*Project Sentinel and City of Mountain View Rent Stabilization Program, March 2023; **Mountain View Mediation Program, **** CoStar, March 2023; 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, March 2023 Average Asking Rent (market rent rate).

METHODOLOGY

The Quarterly Status Report compiles data from a variety of sources. Data unrelated to the CoStar databases was obtained by staff through use of internal record keeping and databases, and in partnership with external consultants and vendors, including Associated Right of Way Services (ARWS) and Project Sentinel. 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.

Please note, CoStar does not gather data for Mobile Home Parks. Future data specific to Mobile Home Parks will be available through the Rent Stabilization Program's registration database. Furthermore, as more properties register with the Program, staff anticipates being able to pull detailed data from the system for both Community Stabilization and Fair Rent Act (CSFRA) and Mobile Home Rent Stabilization Ordinance (MHRSO) covered units.

The data provided by CoStar and used in the Rent Stabilization Program Quarterly 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 2016; 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 2013 through 2023 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.