



Mountain View
Whisman
School District

Staff Housing Project

May 8, 2025





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Approve Implementation of MVW at the Sevens Staff Housing Construction Inconveniences Rent Credits

Discussion and Action

- **Agenda Item Title:** (Action) MVW at the Sevens Staff Housing Rent Credits
- **Recommended Action:** Staff recommends that the Board **Approve implementation of MVW at the Sevens Staff Housing Construction Inconveniences Rent Credits**

Background

- MVWSD and City of Mountain View pioneer residents have endured construction and access inconveniences in February, March and April, including difficulties with unavailable, shared community amenities and recreational facilities.
- Staff recommends that the Board approve the implementation of a one-time plan to credit tenants for these inconveniences.

Rent Credits Methodology - Amenities

- Guiding principles behind the math:
 - Staff will err on the side of benefit toward pioneer residents;
 - Keep the calculation simple, fair, and easy to explain.
- Calculations based on varying factors:
 - Greystar (MVO's property manager) 2026 shared amenities budget / 144 units = \$5.65/unit/day
 - Credits period:
From Feb. 21 (first move-in date)
through June 3 (final City inspection & sign-off)

Rent Credits Methodology - Amenities

- Calculations based on varying factors (cont.):
 - Range of approximate credits = \$576 to \$186
(from longest tenancy to May 1 move-ins - unique amounts for each resident's unit)
 - Total one-time cost in reduced rental income:
Approx. \$17,000

Rent Credits Methodology - Laundry

- District wishes to add a laundry service component to the rent credit:
- \$200 gift cards were distributed to residents on April 4, 2025, and were intended to provide reimbursement for any laundry costs and compensation for inconveniences due to lack of laundry room equipment in the building (one laundry room on each floor)
- An additional credit will cover the period April 5 through May 8, 2025

Rent Credits Methodology - Laundry

- Based on vendor's pricing for expedited pick-up and delivery services to the building as offered by the property manager, a formula of one person and an average of 10 lbs of laundry per week would cost approximately \$23.
- Calculating rent credit amounts for this component will be based on the same averaged per-day cost times the number of days in residence beginning April 5 and ending when staff has determined that on-site laundry services are in place and accessible on every floor.



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Next Steps