





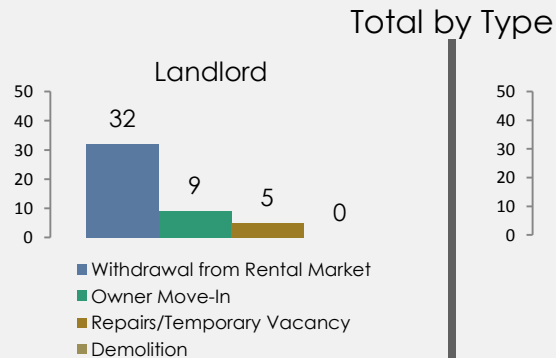
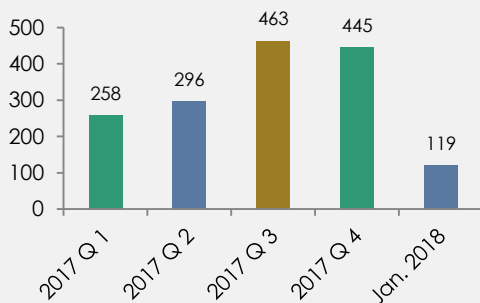


# DRAFT CSFRA Monthly Status Report

## Summary to Date (through January 2018)

Information Requests*			Conciliations*		Landlord Petitions		Tenant Petitions	
(July 2017 through Jan. 2018)			(July 2017 through Jan. 2018)					
262	596	58	4	31	6	0	2	1
					Accepted	Settled	Accepted	Settled
Email	Phone Call	Walk-in	Landlord	Tenant	1	0	0	0
			The Mountain View Housing Helpline provided consulting services resulting in a resolution between parties.		Heard	Appealed	Heard	Appealed

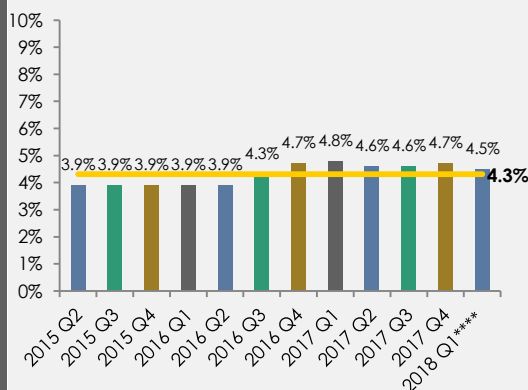
### Termination Notices (as Received by the City)



The City of Mountain View also received 1,526 Failure to Pay Rent Notices during same time period

### Vacancy Rate\*\*

Units Built Before 1995

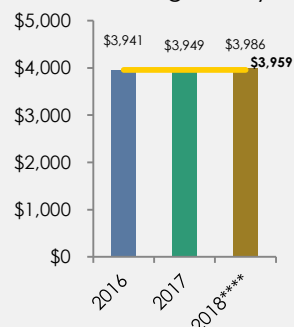


### Average Effective Rent (Units Built Before 1995)

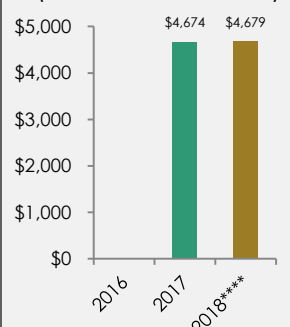


### Average Rent\*\*\*

#### Average Effective Rent (Units Built from 1995 through 2016)



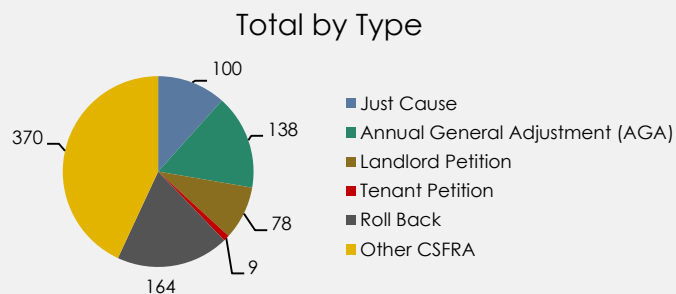
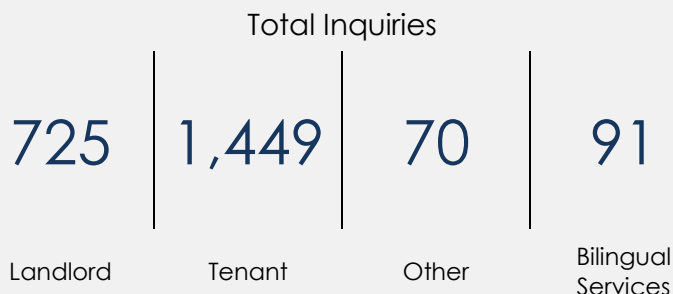
#### Average Effective Rent (Units Built after 2016)



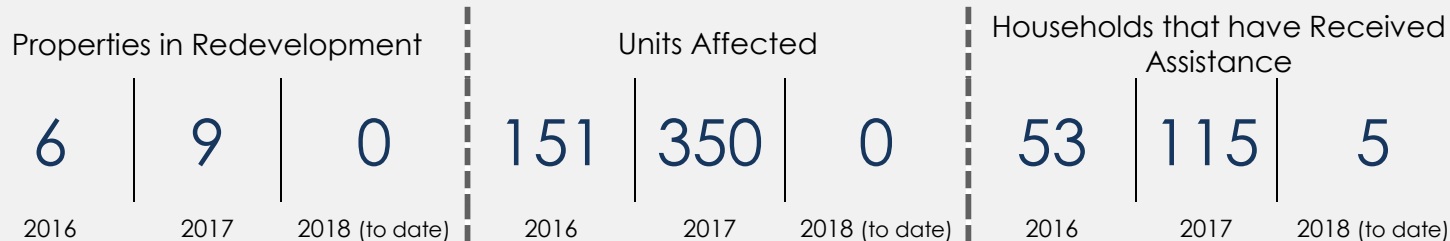
\*Mountain View Housing Helpline, January 2018; \*\* CoStar, January 2018, Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; \*\*\* CoStar, January 2018, Average Effective Rent (effective rent rate): The actual rental rate the landlord achieves after deducting the concession value from the base rental rate a tenant pays (WebFinance, Inc, investorwords.com); \*\*\*\*Data reflects current "To Date" numbers for 2018.



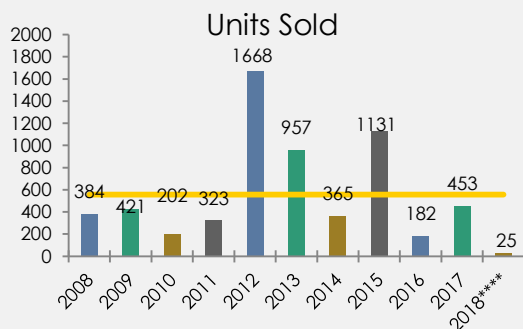
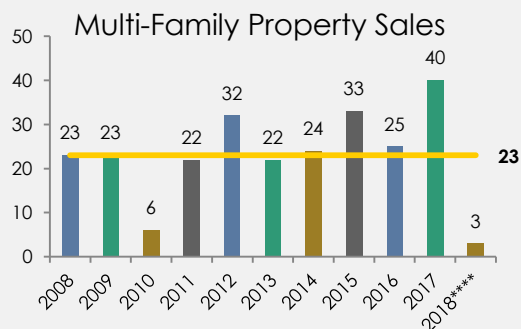
## Information Requests (through Jan. 2018)\*



## Tenant Relocation Assistance



## Multi-Family Property Sales for Units Built Before 1995\*\*



## Community Workshops



Starting in January, workshops are now twice a month and open to both landlords and tenants.

# of Attendees (Landlords) **281**

# of Attendees (Tenants) **140**

## Community Outreach



**14**

Mailings



**4**

MV Voice Advertisement



**15**

MyMV Updates



**297**

MyMV Email Subscribers

## Webpage Statistics



**17,684**

Total # of Views /rentstabilization

**2,337**

Total # of Views /landlords

**2,140**

Total # of Views /tenants

## METHODOLOGY

Data unrelated to the CoStar databases 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 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 (Units Built Before 1995):** The search criteria for Vacancy Rate Data included multi-family properties with three or more units built before 1995 within Mountain View using the *Properties* database.
- **Average Effective Rent Data:** The search criteria for Average Effect Rent Data 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; and multi-family properties with three or more units after 2016 using the *Properties* database. These three data points illustrate the effective rent trends for the total market, including units fully covered by the CSFRA (built before 1995), units partially covered by the CSFRA (built from 1995 through 2016), and units not covered by the CSFRA (built after 2016) 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 2008 through 2018 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 with three or more units currently for sale with Mountain View using the For Sale database.