



CSFRA Monthly Status Report

Summary through February 2018

Information Requests*			Conciliations		Petitions Overview								
(July 2017 through Feb. 2018)			(July 2017 through Feb. 2018)		Landlord Petitions: 10 Tenant Petitions: 4								
292	650	66	5	39	In Review		In Hearing Process		Settled		Decided		
					2	0	4	0	1	3	1	0	
Email	Phone Call	Walk-in	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	
				The Mountain View Housing Helpline provided consulting services resulting in a resolution.		Not Accepted		Withdrawn		Appealed		In Litigation	
						0	1	2	0	0	0	0	0
						Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant

Termination Notices (as Received by the City)

Quarter	Count
2017 Q 1	258
2017 Q 2	296
2017 Q 3	463
2017 Q 4	445
Jan. 2018	119
Feb. 2018	257

Total by Type

Type	Landlord	Tenant
Withdrawal from Rental Market	128	7
Owner Move-In	9	2
Repairs/Temporary Vacancy	5	0
Demolition	0	0
Nuisance	0	0
Criminal Activity	0	0
Failure to Give Access	0	0

The City of Mountain View also received 1,1664 Failure to Pay Rent Notices

Vacancy Rate**

Units Built Before 1995

Quarter	Vacancy Rate
2015 Q2	3.9%
2015 Q3	3.9%
2015 Q4	3.9%
2016 Q1	3.9%
2016 Q2	3.9%
2016 Q3	4.3%
2016 Q4	4.7%
2017 Q1	4.8%
2017 Q2	4.6%
2017 Q3	4.6%
2017 Q4	4.7%
2018 Q1****	4.3%

Average Rent***

Average Effective Rent (Units Built Before 1995)

Year	Average Effective Rent
2016	\$2,410
2017	\$2,437
2018****	\$2,492

Average Effective Rent (Units Built from 1995 through 2016)

Year	Average Effective Rent
2016	\$3,941
2017	\$3,949
2018****	\$3,993

Average Effective Rent (Units Built after 2016)

Year	Average Effective Rent
2017	\$4,674
2018****	\$4,704

*Mountain View Housing Helpline, February 2018; ** CoStar, February 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, February 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.

1



Information Requests*

Total Inquiries

751

1,513

72

99

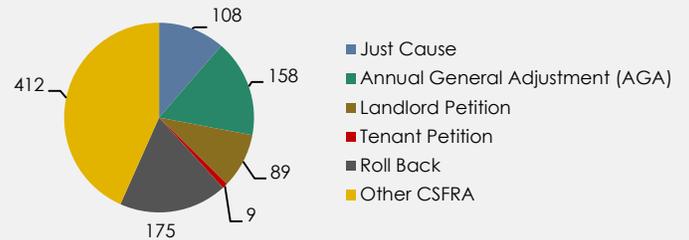
Landlord

Tenant

Other

Bilingual Services

Total by Type



Tenant Relocation Assistance

Properties in Redevelopment

6

9

0

2016

2017

2018 (to date)

Units Affected

151

350

0

2016

2017

2018 (to date)

Households that have Received Assistance

53

115

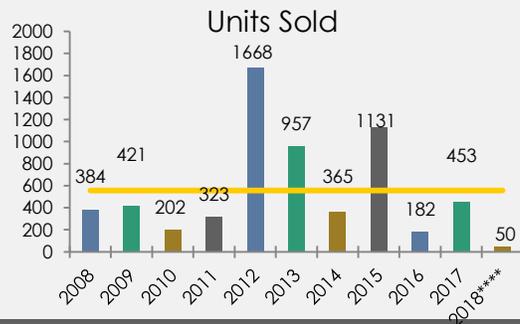
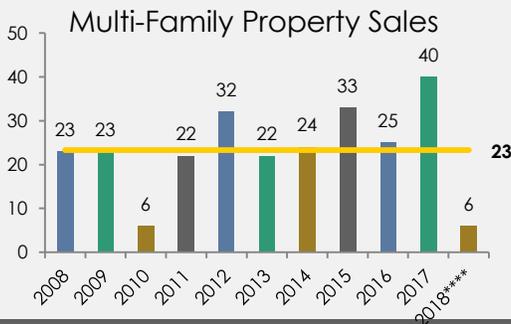
22

2016

2017

2018 (to date)

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



Properties Currently for Sale

4

Properties

26

Units

Community Workshops



of Attendees (Landlords) **282**

of Attendees (Tenants) **144**

Workshops are held twice a month and open to both landlords and tenants.

Community Outreach



16

Mailings



17

MyMV Updates



5

MV Voice Advertisement



298

MyMV Email Subscribers

Webpage Statistics



19,707

Total # of Views /rentstabilization

2,658

Total # of Views /landlords

2,416

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.