



CSFRA Monthly Status Report

Summary through June 2018

Information Requests*

(July 2017 through June 2018)

360



Email

872



Phone Call

91



Walk-in

Conciliations

(July 2017 through June 2018)

7

Landlord

52



Tenant

The Mountain View Housing Helpline provided consulting services resulting in a resolution.

Petitions Overview

Landlord Petitions: 13
Tenant Petitions: 5

In Review

2

Landlord

0

Tenant

In Hearing Process

7

Landlord

0

Tenant

Settled

1

Landlord

4

Tenant

Decided

1

Landlord

0

Tenant

Not Accepted

0

Landlord

1

Tenant

Withdrawn

2

Landlord

0

Tenant

Appealed

0

Landlord

0

Tenant

In Litigation

0

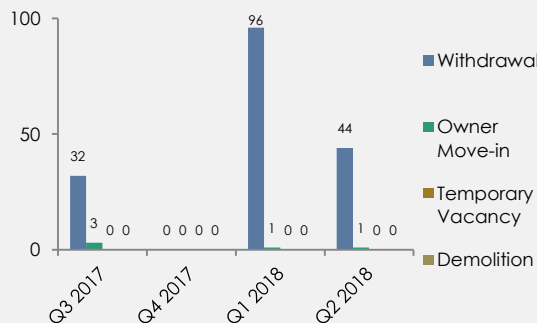
Landlord

0

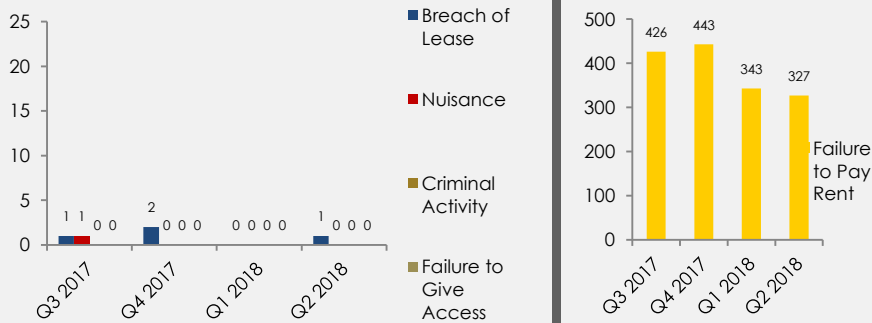
Tenant

Termination Notices (as Received by the City)

Landlord

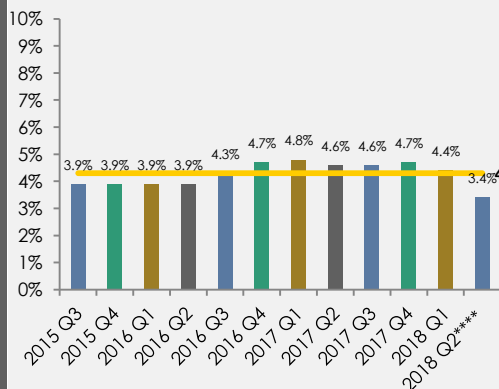


Tenant

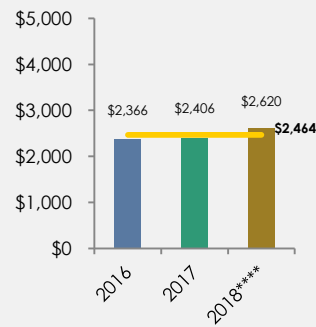


Vacancy Rate**

Units Built Before 1995

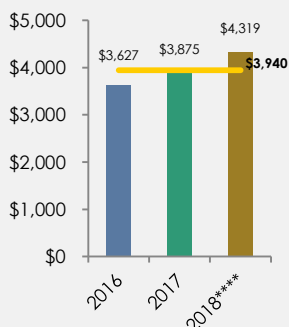


Average Effective Rent (Units Built Before 1995)

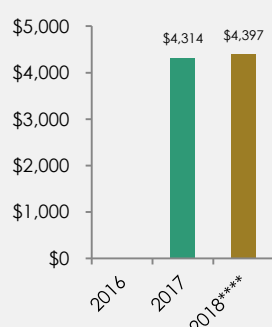


Average Rent***

Average Effective Rent (Units Built from 1995 through 2016)



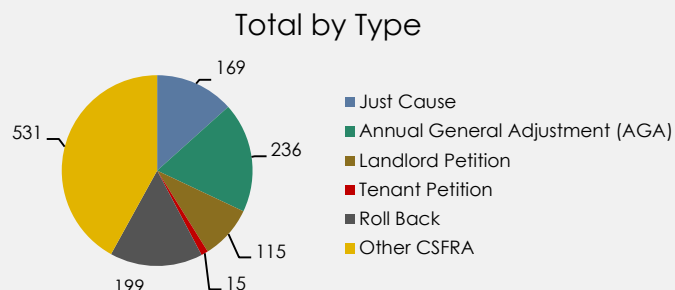
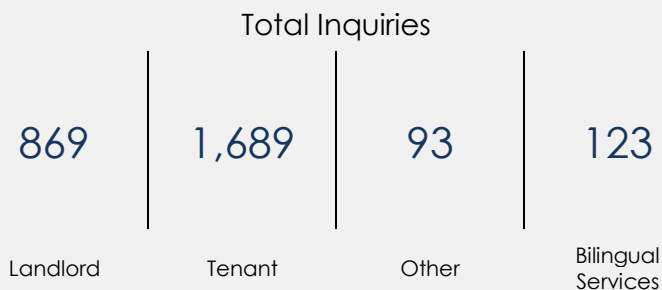
Average Effective Rent (Units Built after 2016)



*Mountain View Housing Helpline, June 2018; ** CoStar, June 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, June 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*



Tenant Relocation Assistance

Properties in Redevelopment



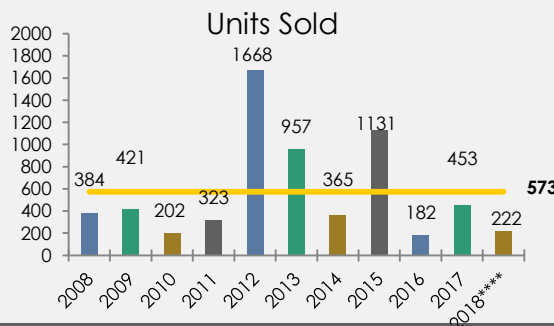
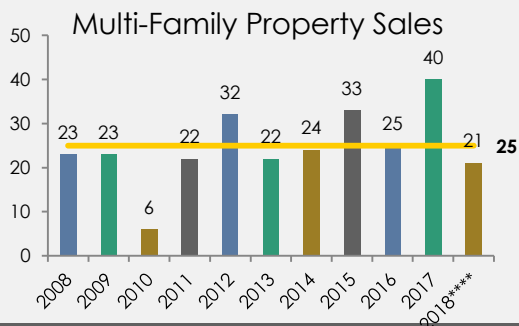
Units Affected



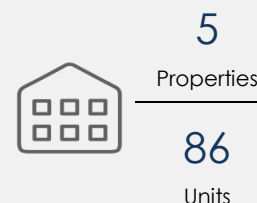
Households that have Received Assistance



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



Properties Currently for Sale



Community Workshops



of Attendees (Landlords)

291

of Attendees (Tenants)

153

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

Community Outreach



16

Mailings



11

MV Voice Advertisement



20

MyMV Updates



332

MyMV Email Subscribers

Webpage Statistics



27,767

Total # of Views /rentstabilization

4,035

Total # of Views /landlords

3,719

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 built before 1995 with three or more units currently for sale within Mountain View using the For Sale database.