



## CSFRA Monthly Status Report

### July 2018

#### Information Requests\*

(July 2018 through July 2018)



36

Email



106

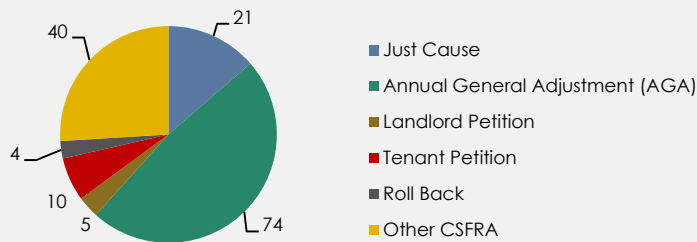
Phone Call



12

Walk-in

#### Information Requests\* (Total by Type)



#### Conciliations\*

(July 2018 through July 2018)



1

Landlord

3

Tenant

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

#### Petitions Overview (FY 2017/18)

Landlord Petitions: 13  
Tenant Petitions: 5

In Review		In Hearing Process		Settled		Decided	
0	0	7	0	1	4	1	0
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
Not Accepted		Withdrawn		Appealed		In Litigation	
1	1	2	0	1	0	0	0
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant

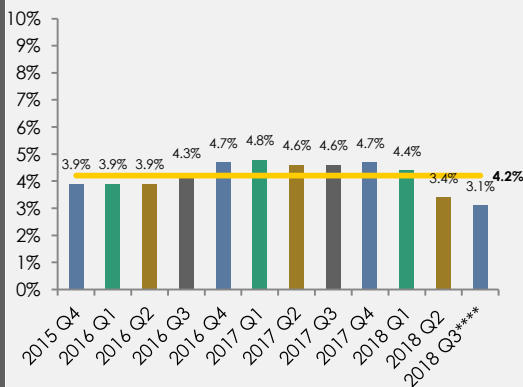
In Review		In Hearing Process		Settled		Decided	
1	1	0	2	0	0	0	0
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
Not Accepted		Withdrawn		Appealed		In Litigation	
0	0	0	0	0	0	0	0
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant

#### Petitions Overview (FY 2018/19)

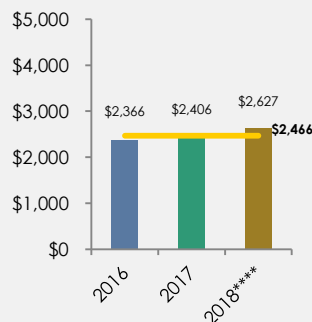
Landlord Petitions: 1  
Tenant Petitions: 3

#### Vacancy Rate\*\*

Units Built Before 1995

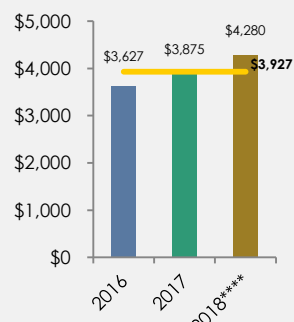


Average Effective Rent  
(Units Built Before 1995)

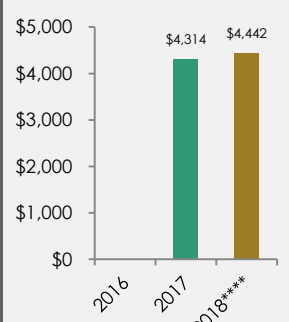


#### Average Rent\*\*\*

Average Effective Rent (Units Built from 1995 through 2016)



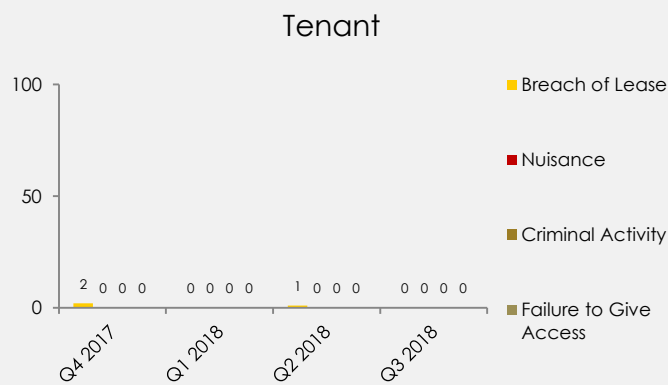
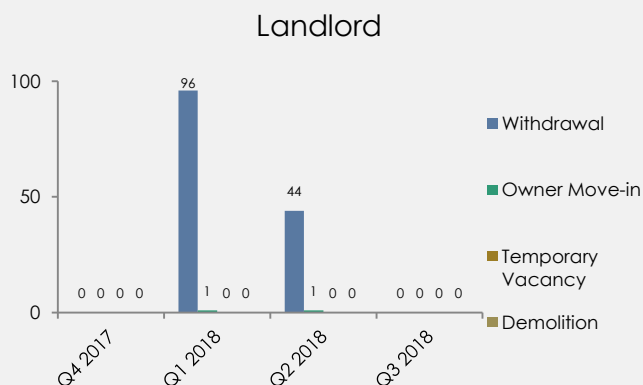
Average Effective Rent  
(Units Built after 2016)



\*Mountain View Housing Helpline, July 2018; \*\* CoStar, July 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, July 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.



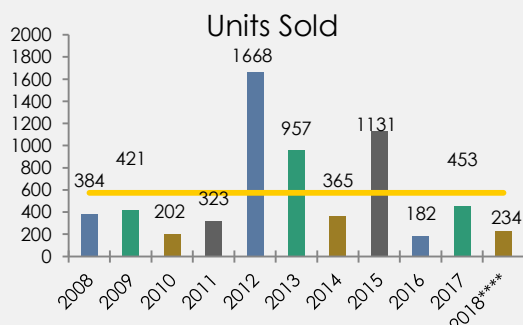
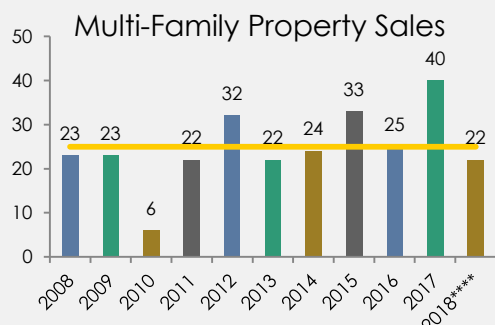
## Termination Notices (as Received by the City)



## Tenant Relocation Assistance

Properties in Redevelopment			Units Affected			Households that Received Assistance		
6	9	5	151	350	126	53	115	85
2016	2017	2018 (to date)	2016	2017	2018 (to date)	2016	2017	2018 (to date)

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



**Properties Currently for Sale**

4
Properties
46
Units

## Workshops and Clinics



4	1
(Landlord Attendees)	(Tenant Attendees)

### Community Workshops

1	21
(Landlord Focused)	(Landlord Attendees)

1	23
(Tenant Focused)	(Tenant Attendees)

## Community Outreach

17
Mailings

14
MV Voice Advertisement

22
MyMV Updates

336
MyMV Email Subscribers

## Webpage Statistics



2,630

Total # of Views /rentstabilization

349

Total # of Views /landlords

298

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 Rental 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.