



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

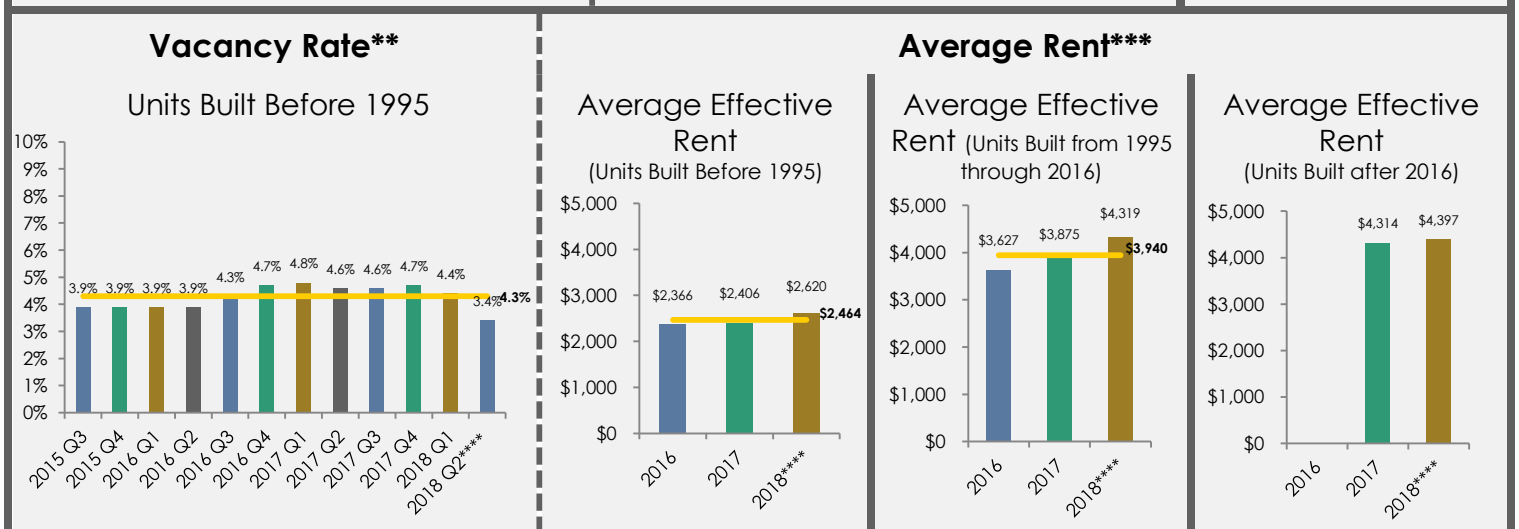
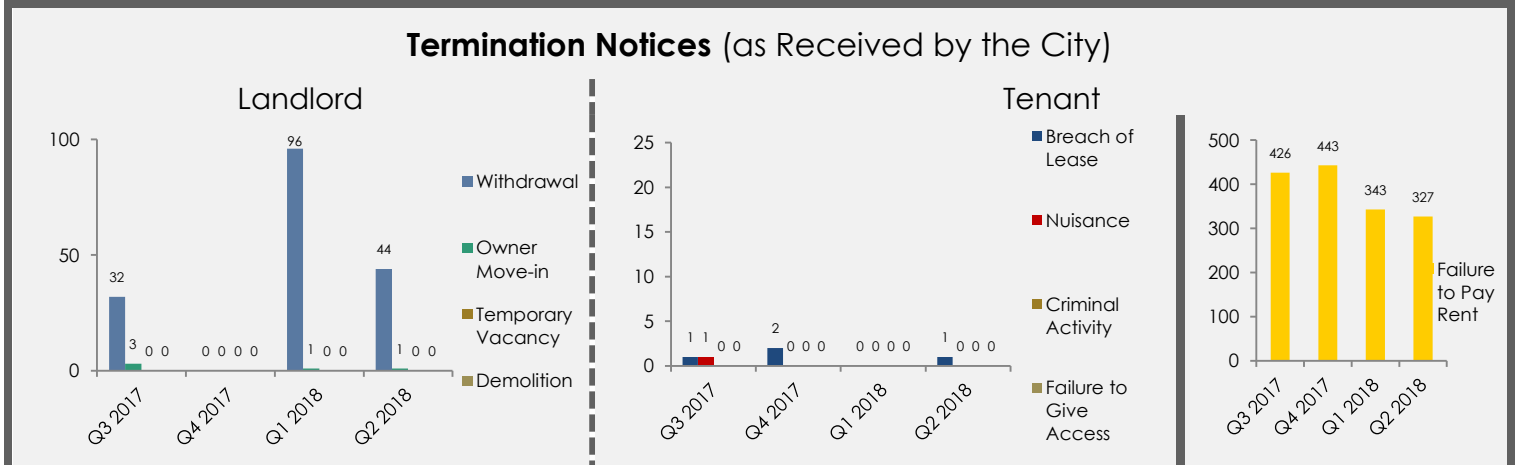
52
Tenant

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

Petitions Overview

Landlord Petitions: 13
Tenant Petitions: 5

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Not Accepted		Withdrawn		Appealed		In Litigation	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





Information Requests*

Total Inquiries

869

1,689

93

123

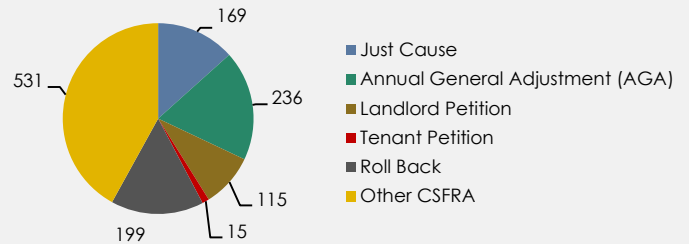
Landlord

Tenant

Other

Bilingual Services

Total by Type



Tenant Relocation Assistance

Properties in Redevelopment

6

9

5

2016

2017

2018 (to date)

Units Affected

151

350

126

2016

2017

2018 (to date)

Households that have Received Assistance

53

115

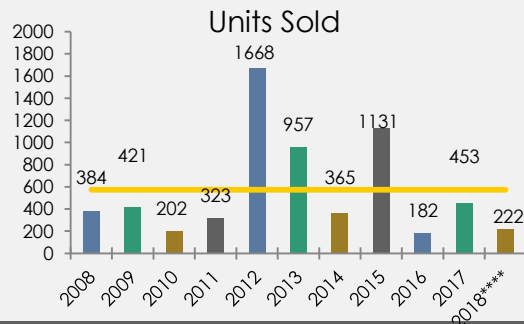
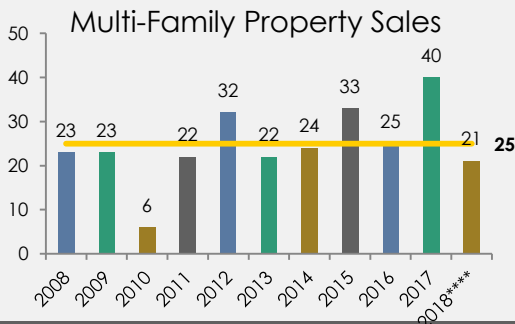
40

2016

2017

2018 (to date)

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



Properties Currently for Sale

5

Properties

86

Units

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



CSFRA Monthly Status Report

Summary through May 2018

Information Requests*

(July 2017 through May 2018)

347

Email

810

Phone Call

86

Walk-in

Conciliations

(July 2017 through May 2018)

10
Landlord

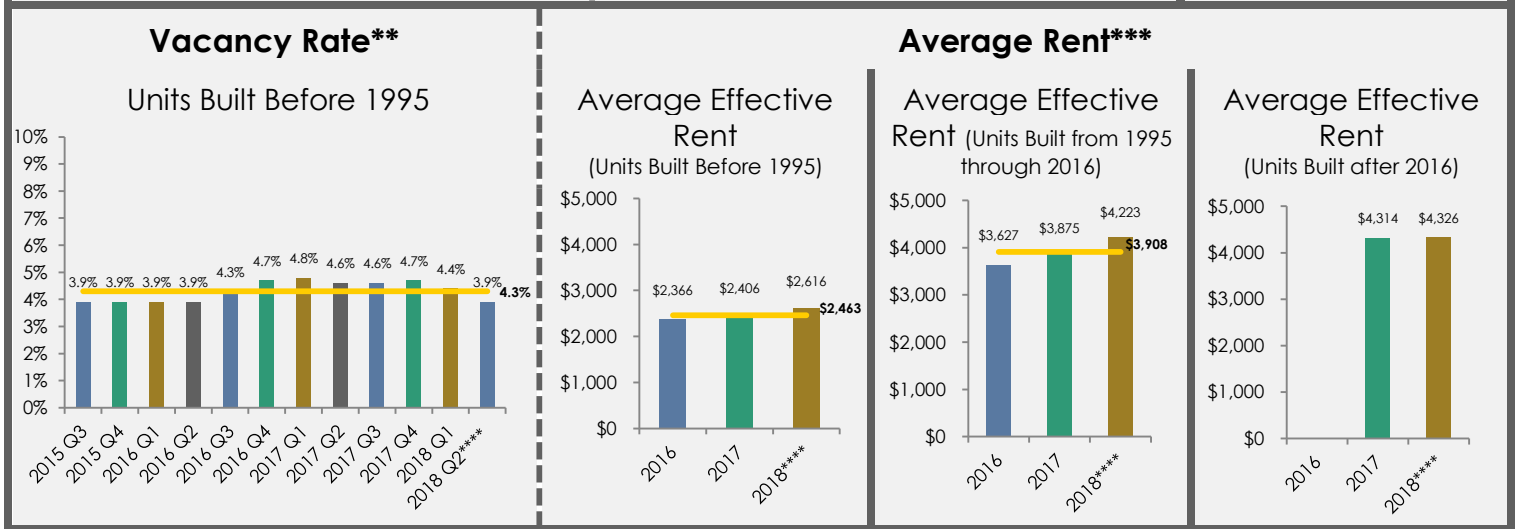
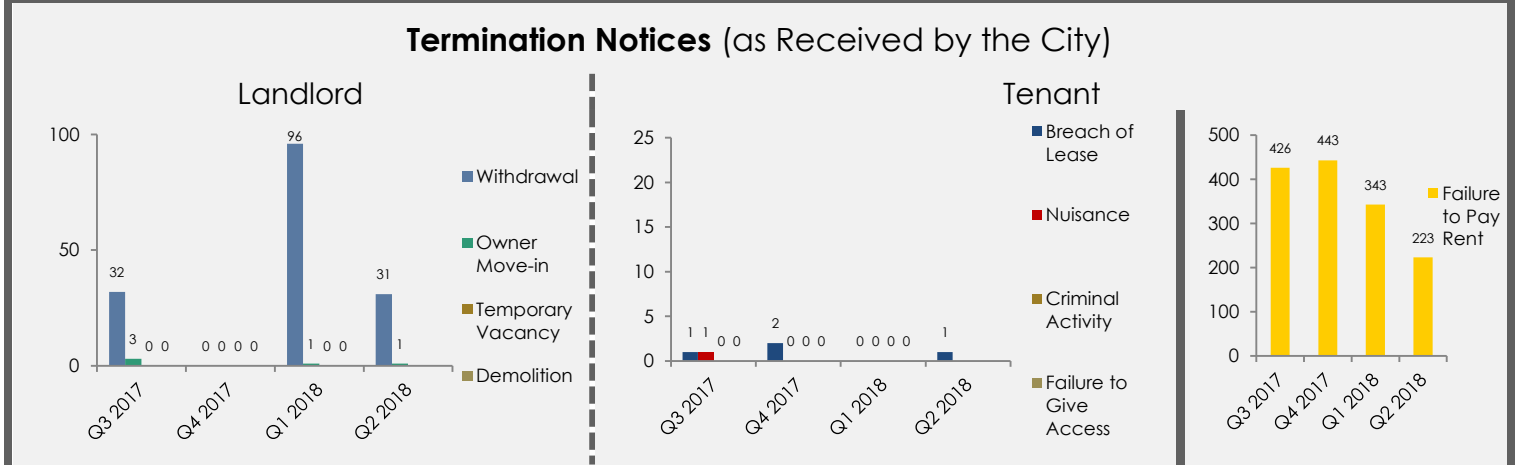
48
Tenant

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

Petitions Overview

Landlord Petitions: 12
Tenant Petitions: 5

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



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

Total Inquiries

833

Landlord

1,648

Tenant

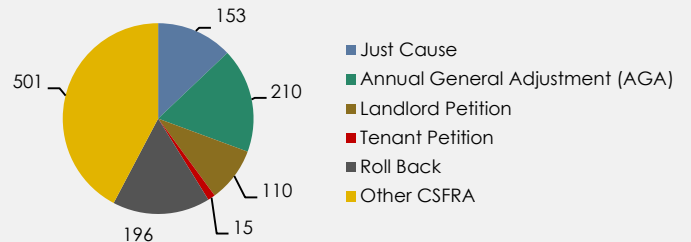
90

Other

118

Bilingual Services

Total by Type



Tenant Relocation Assistance

Properties in Redevelopment

6

2016

9

2017

5

2018 (to date)

Units Affected

151

2016

350

2017

126

2018 (to date)

Households that have Received Assistance

53

2016

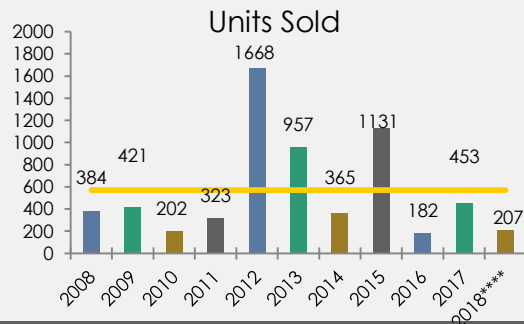
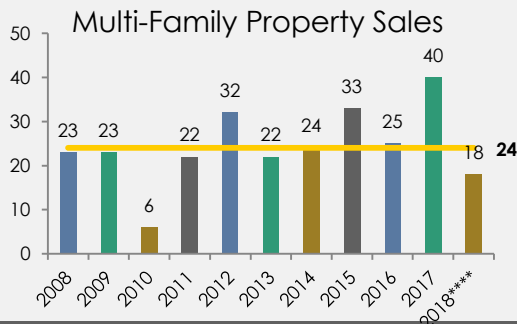
115

2017

34

2018 (to date)

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



Properties Currently for Sale

4

Properties

70

Units

Community Workshops



of Attendees (Landlords) **289**

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

of Attendees (Tenants) **151**

Community Outreach



16

Mailings



8

MV Voice Advertisement



19

MyMV Updates



328

MyMV Email Subscribers

Webpage Statistics



25,700

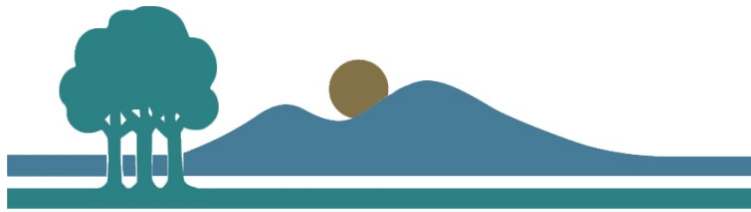
Total # of Views /rentstabilization

3,671

Total # of Views /landlords

3,366

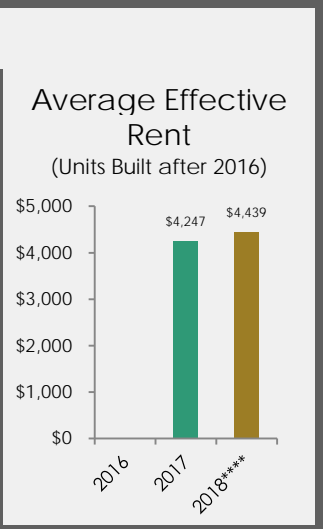
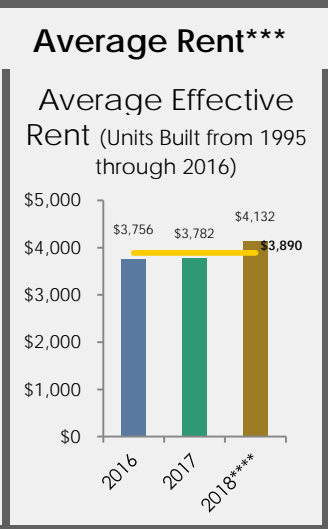
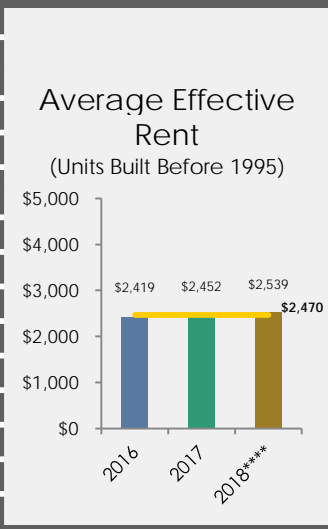
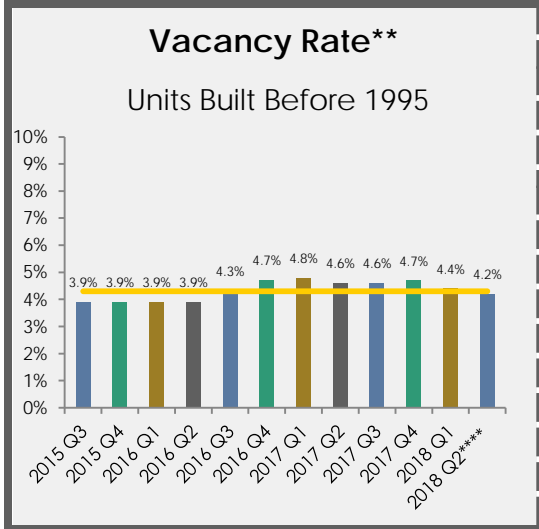
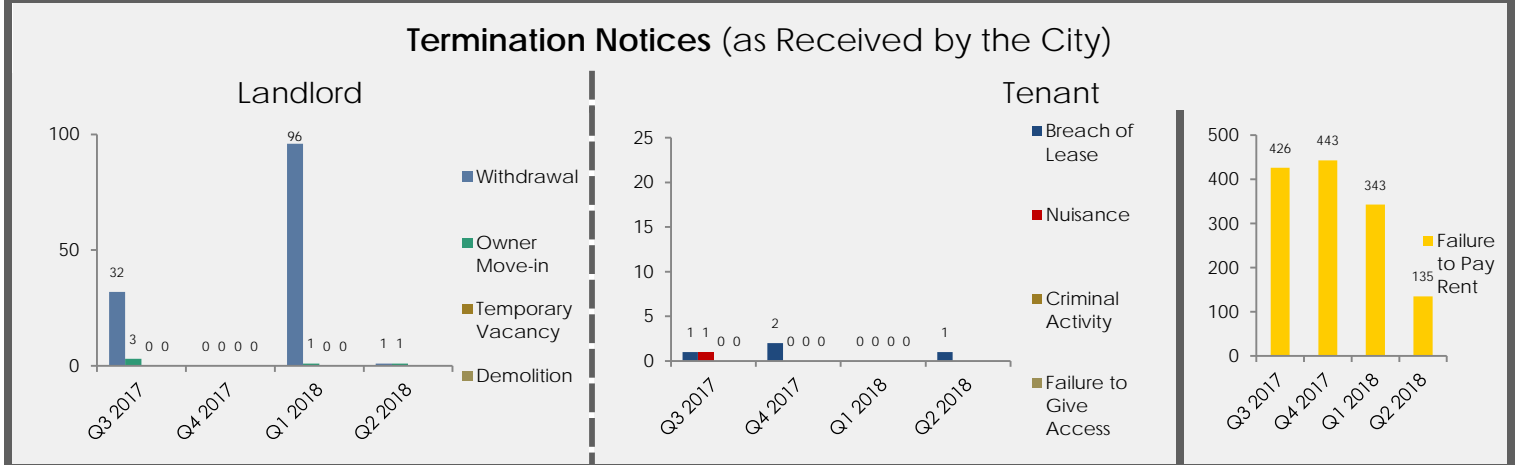
Total # of Views /tenants



CSFRA Monthly Status Report

Summary through April 2018

<h3>Information Requests*</h3> <p>(July 2017 through April 2018)</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">328 Email</div> <div style="text-align: center;">760 Phone Call</div> <div style="text-align: center;">82 Walk-in</div> </div>	<h3>Conciliations</h3> <p>(July 2017 through April 2018)</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">6 Landlord</div> <div style="text-align: center;">48 Tenant </div> </div> <p>The Mountain View Housing Helpline provided consulting services resulting in a resolution.</p>	<h3>Petitions Overview</h3> <p>Landlord Petitions: 11 Tenant Petitions: 5</p> <table border="1"> <tr> <th colspan="2">In Review</th> <th colspan="2">In Hearing Process</th> <th colspan="2">Settled</th> <th colspan="2">Decided</th> </tr> <tr> <td>0</td><td>0</td> <td>7</td><td>1</td> <td>1</td><td>3</td> <td>1</td><td>0</td> </tr> <tr> <td>Landlord</td><td>Tenant</td> <td>Landlord</td><td>Tenant</td> <td>Landlord</td><td>Tenant</td> <td>Landlord</td><td>Tenant</td> </tr> <tr> <th colspan="2">Not Accepted</th> <th colspan="2">Withdrawn</th> <th colspan="2">Appealed</th> <th colspan="2">In Litigation</th> </tr> <tr> <td>0</td><td>1</td> <td>2</td><td>0</td> <td>0</td><td>0</td> <td>0</td><td>0</td> </tr> <tr> <td>Landlord</td><td>Tenant</td> <td>Landlord</td><td>Tenant</td> <td>Landlord</td><td>Tenant</td> <td>Landlord</td><td>Tenant</td> </tr> </table>	In Review		In Hearing Process		Settled		Decided		0	0	7	1	1	3	1	0	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Not Accepted		Withdrawn		Appealed		In Litigation		0	1	2	0	0	0	0	0	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
In Review		In Hearing Process		Settled		Decided																																												
0	0	7	1	1	3	1	0																																											
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant																																											
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0	1	2	0	0	0	0	0																																											
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant																																											



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

Total Inquiries

809

1,609

80

115

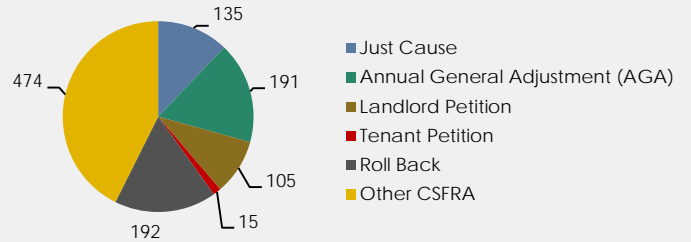
Landlord

Tenant

Other

Bilingual Services

Total by Type



Tenant Relocation Assistance

Properties in Redevelopment

6

9

5

2016

2017

2018 (to date)

Units Affected

151

350

130

2016

2017

2018 (to date)

Households that have Received Assistance

53

115

28

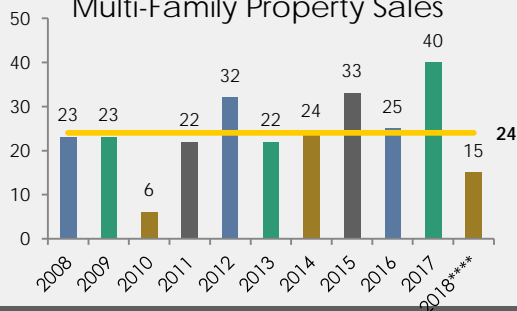
2016

2017

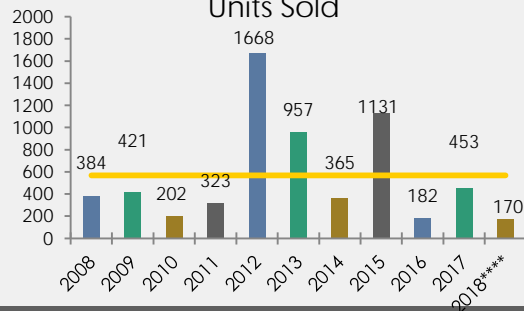
2018 (to date)

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

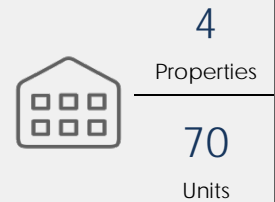
Multi-Family Property Sales



Units Sold



Properties Currently for Sale



Community Workshops



of Attendees (Landlords) 287

of Attendees (Tenants) 149

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

Community Outreach

16 Mailings

7 MV Voice Advertisement

19 MyMV Updates

323 MyMV Email Subscribers

Webpage Statistics



23,671

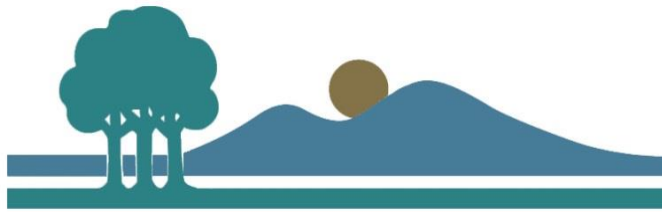
Total # of Views /rentstabilization

3,313

Total # of Views /landlords

3,047

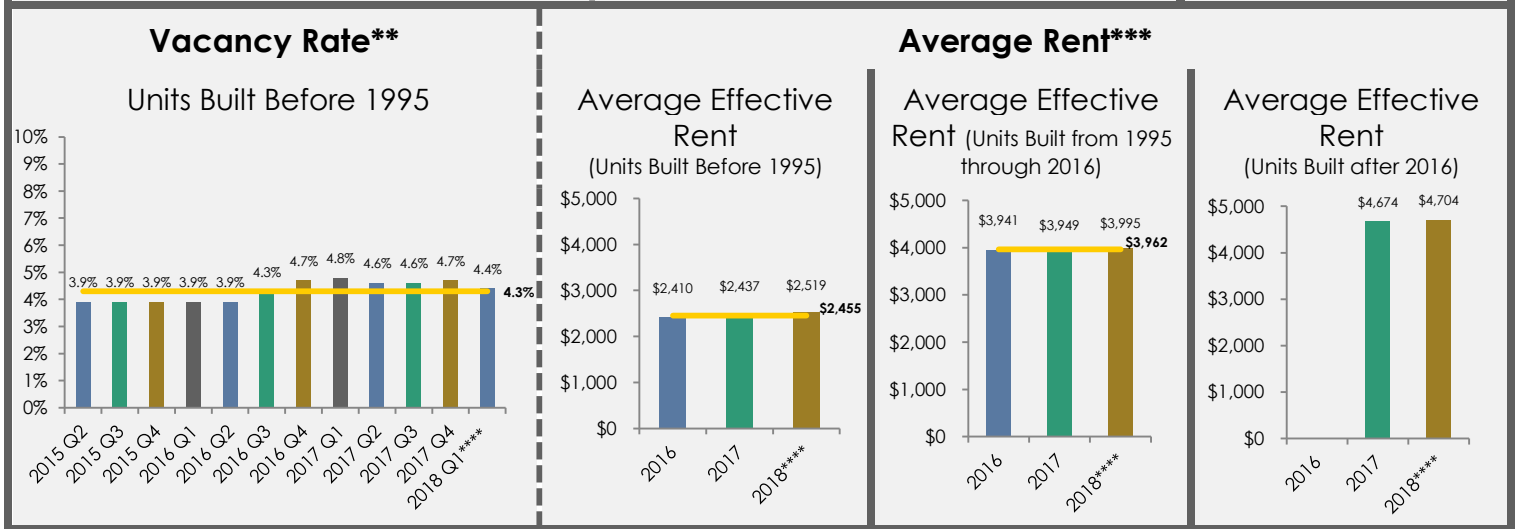
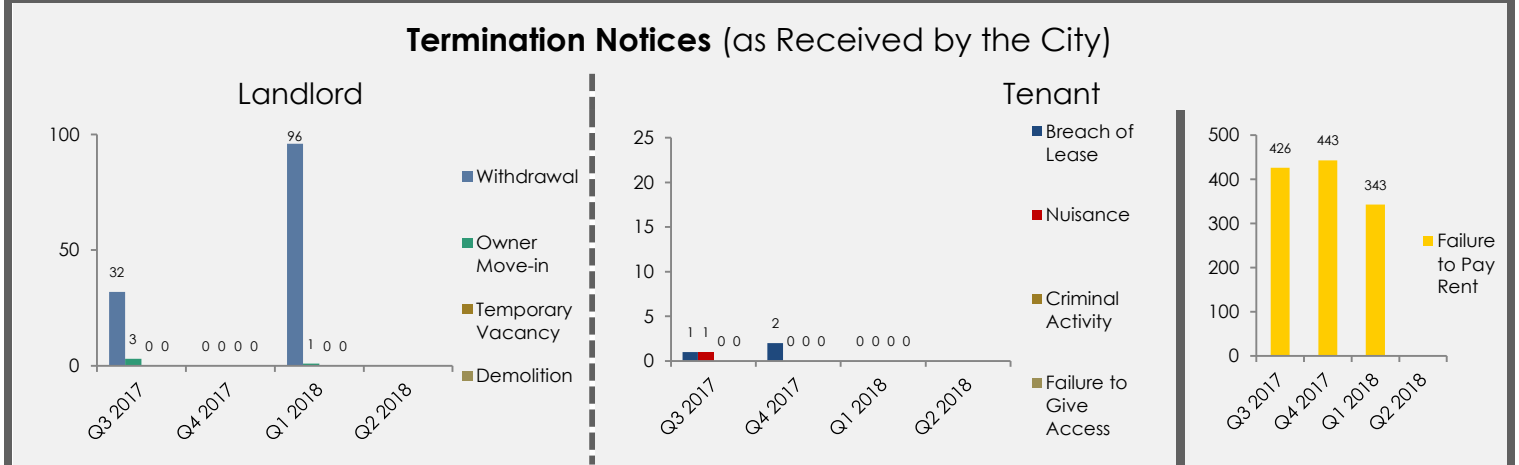
Total # of Views /tenants



CSFRA Monthly Status Report

Summary through March 2018

<h3>Information Requests*</h3> <p>(July 2017 through Mar. 2018)</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">314 Email</div> <div style="text-align: center;">699 Phone Call</div> <div style="text-align: center;">76 Walk-in</div> </div>	<h3>Conciliations</h3> <p>(July 2017 through Mar. 2018)</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">5 Landlord</div> <div style="text-align: center;">43 Tenant </div> </div> <p>The Mountain View Housing Helpline provided consulting services resulting in a resolution.</p>	<h3>Petitions Overview</h3> <p>Landlord Petitions: 11 Tenant Petitions: 5</p> <table border="1"> <tr> <th colspan="2">In Review</th> <th colspan="2">In Hearing Process</th> <th colspan="2">Settled</th> <th colspan="2">Decided</th> </tr> <tr> <td>2</td><td>1</td> <td>5</td><td>0</td> <td>1</td><td>3</td> <td>1</td><td>0</td> </tr> <tr> <td>Landlord</td><td>Tenant</td> <td>Landlord</td><td>Tenant</td> <td>Landlord</td><td>Tenant</td> <td>Landlord</td><td>Tenant</td> </tr> <tr> <th colspan="2">Not Accepted</th> <th colspan="2">Withdrawn</th> <th colspan="2">Appealed</th> <th colspan="2">In Litigation</th> </tr> <tr> <td>0</td><td>1</td> <td>2</td><td>0</td> <td>0</td><td>0</td> <td>0</td><td>0</td> </tr> <tr> <td>Landlord</td><td>Tenant</td> <td>Landlord</td><td>Tenant</td> <td>Landlord</td><td>Tenant</td> <td>Landlord</td><td>Tenant</td> </tr> </table>	In Review		In Hearing Process		Settled		Decided		2	1	5	0	1	3	1	0	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Not Accepted		Withdrawn		Appealed		In Litigation		0	1	2	0	0	0	0	0	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
In Review		In Hearing Process		Settled		Decided																																												
2	1	5	0	1	3	1	0																																											
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant																																											
Not Accepted		Withdrawn		Appealed		In Litigation																																												
0	1	2	0	0	0	0	0																																											
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant																																											



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

Total Inquiries

775

1,563

79

107

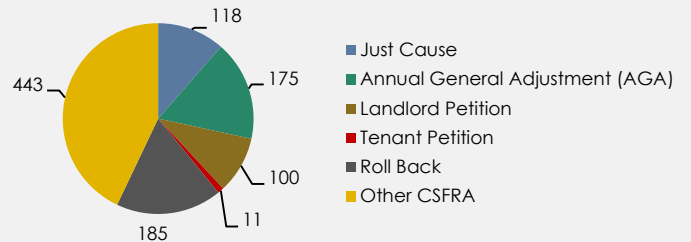
Landlord

Tenant

Other

Bilingual Services

Total by Type



Tenant Relocation Assistance

Properties in Redevelopment

6

9

4

2016

2017

2018 (to date)

Units Affected

151

350

92

2016

2017

2018 (to date)

Households that have Received Assistance

53

115

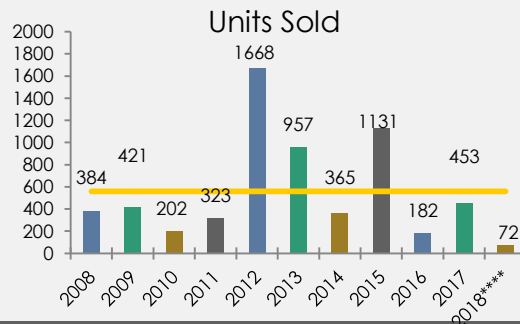
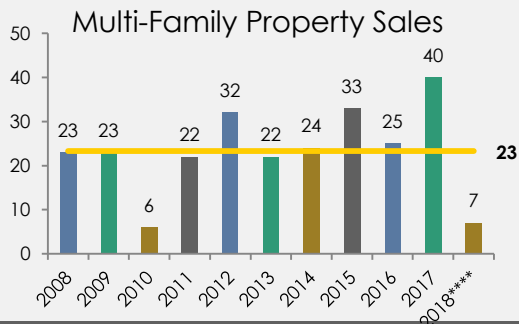
28

2016

2017

2018 (to date)

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



Properties Currently for Sale

3

Properties

29

Units

Community Workshops



of Attendees (Landlords) **285**

of Attendees (Tenants) **148**

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

Community Outreach



16

Mailings



6

MV Voice Advertisement



18

MyMV Updates



305

MyMV Email Subscribers

Webpage Statistics



21,611

Total # of Views /rentstabilization

2,974

Total # of Views /landlords

2,750

Total # of Views /tenants



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

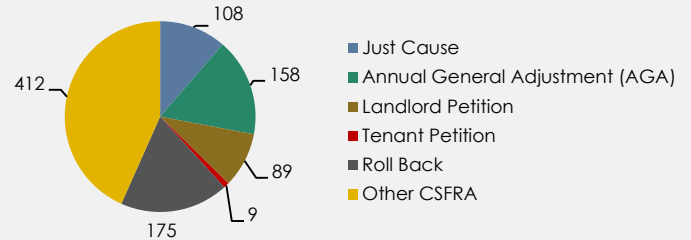
Landlord

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

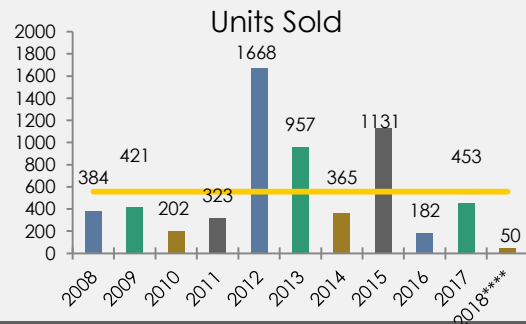
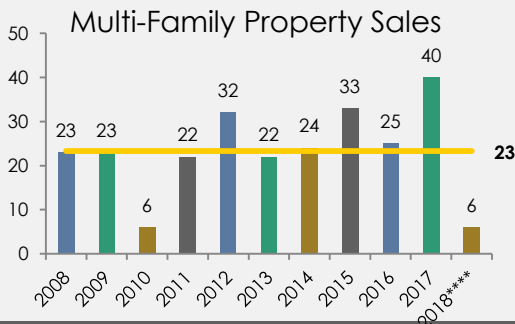
22

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



5

MV Voice Advertisement



17

MyMV Updates



298

MyMV Email Subscribers

Webpage Statistics



19,707

Total # of Views /rentstabilization

2,658

Total # of Views /landlords

2,416

Total # of Views /tenants



DRAFT CSFRA Monthly Status Report

Summary to Date (through January 2018)

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

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

Total by Type

Landlord

Type	Count
Withdrawal from Rental Market	32
Owner Move-In	9
Repairs/Temporary Vacancy	5
Demolition	0

Tenant

Type	Count
Breach of Lease	7
Nuisance	2
Criminal Activity	0
Failure to Give Access	0

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

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****	\$2,485

Average Effective Rent (Units Built from 1995 through 2016)

Year	Average Effective Rent
2016	\$3,941
2017	\$3,949
2018****	\$3,986

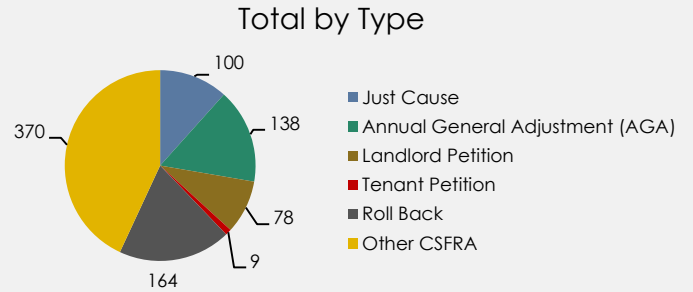
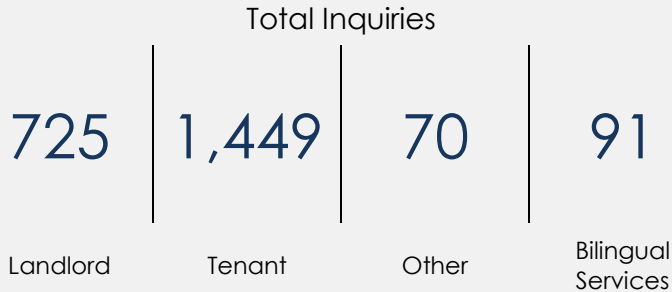
Average Effective Rent (Units Built after 2016)

Year	Average Effective Rent
2016	\$4,674
2017	\$4,679
2018****	\$4,679

*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

Properties in Redevelopment

6 | 9 | 0

2016 | 2017 | 2018 (to date)

Units Affected

151 | 350 | 0

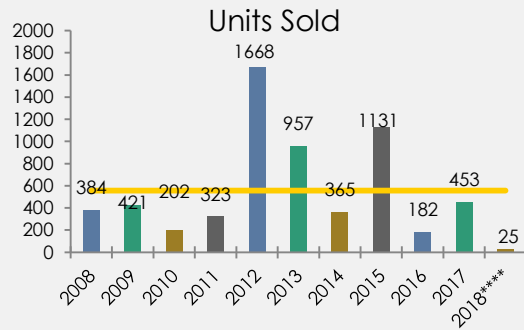
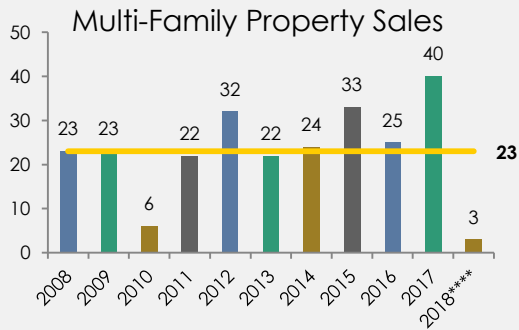
2016 | 2017 | 2018 (to date)

Households that have Received Assistance

53 | 115 | 5

2016 | 2017 | 2018 (to date)

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



Properties Currently for Sale

3

Properties

26

Units

Community Workshops



of Attendees (Landlords) **281**

of Attendees (Tenants) **140**

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

Community Outreach

14

Mailings

15

MyMV Updates

4

MV Voice Advertisement

297

MyMV Email Subscribers

Webpage Statistics

17,684

Total # of Views /rentstabilization



2,337

Total # of Views /landlords

2,140

Total # of Views /tenants

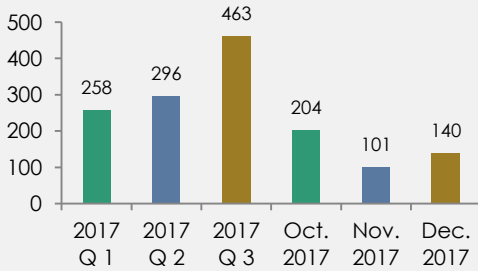


DRAFT CSFRA Monthly Status Report

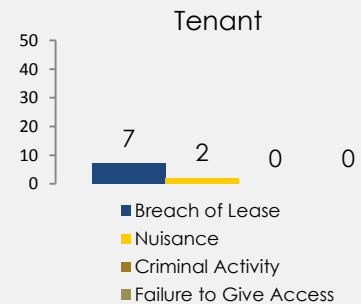
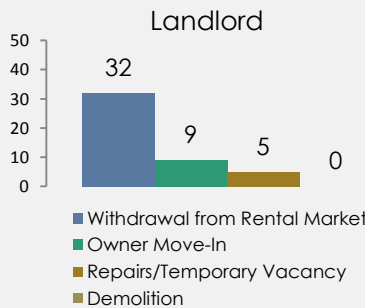
Summary to Date (through December 2017)

Information Requests* (July 2017 through Dec. 2017)			Conciliations* (July 2017 through Dec. 2017)		Landlord Petitions (through 1/10/2018)		Tenant Petitions (through 1/10/2018)	
223	549	53	3	26	4	0	1	1
			Landlord	Tenant	Accepted	Settled	Accepted	Settled
Email	Phone Call	Walk-in	The Mountain View Housing Helpline provided consulting services resulting in a resolution between parties.		1	0	0	0
					Heard	Appealed	Heard	Appealed

Termination Notices (as Received by the City)



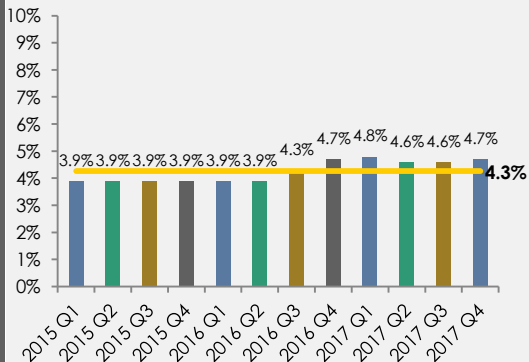
2017 Total by Type



The City of Mountain View also received 1,407 Failure to Pay Rent Notices during same time period

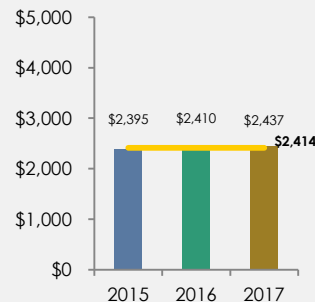
Vacancy Rate**

Units Built Before 1995

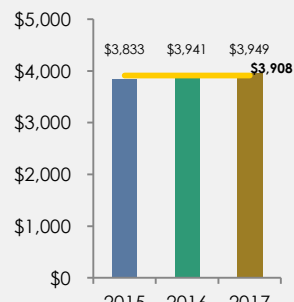


2017 Average Rent***

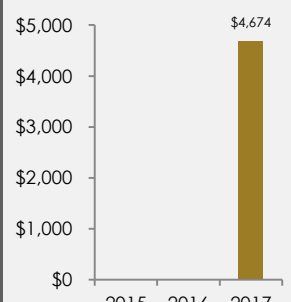
Average Effective Rent (Units Built Before 1995)



Average Effective Rent (Units Built from 1995 through 2016)



Average Effective Rent (Units Built after 2016)



*Mountain View Housing Helpline, December 2017; ** CoStar, December 2017, 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, December 2017, 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).



Information Requests (through Dec. 2017)*

Total Inquiries

696

1,390

67

81

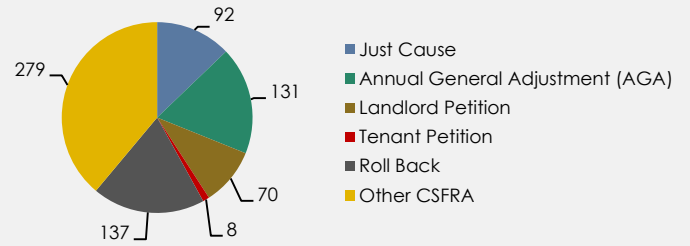
Landlord

Tenant

Other

Bilingual Services

2017 Total by Type



Tenant Relocation Assistance

Properties in Redevelopment

6

6

9

2015

2016

2017

Units Affected

114

99

409

2015

2016

2017

Households that have Received Assistance

61

53

115

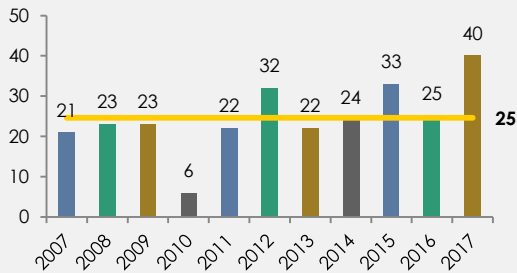
2015

2016

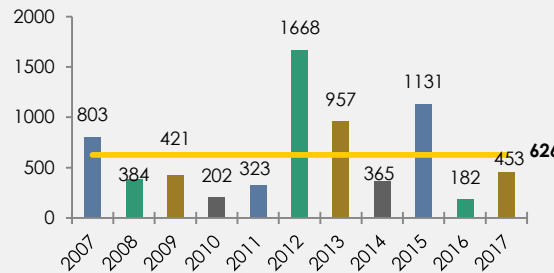
2017

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

Multi-Family Property Sales



Units Sold



Properties Currently for Sale



2017 Community Workshops



of Attendees (Landlord Workshops) **276**

7 landlord focused and 7 tenant focused workshops held to date.

of Attendees (Tenant Workshops) **139**

2017 Community Outreach

13

Mailings

4

MV Voice Advertisement

13

MyMV Updates

270

MyMV Email Subscribers

Webpage Statistics

(through 1/10/2018)



16,026

Total # of Views /rentstabilization

2,108

Total # of Views /landlords

1,882

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.