



CSFRA Monthly Status Report

July 2018 through June 2019

Information Requests*

203

Email

545

Phone Call

106

Walk-in

Information Requests*

- Just Cause
- Annual General Adjustment (AGA)
- Landlord Petition
- Tenant Petition
- Roll Back
- Other CSFRA

Conciliations*

5

Landlord

27

Tenant

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

Petitions Overview (FY 2017/18)				Petitions Overview (FY 2018/19)											
Landlord Petitions: 13 Tenant Petitions: 5				Landlord Petitions: 3 Tenant Petitions: 48											
In Review		In Hearing Process		Settled		Decided		In Review		In Hearing Process		Settled		Decided	
0	0	0	0	1	4	9	0	0	2	1	4	0	5	1	37
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
Not Accepted		Withdrawn		Appealed		In Litigation		Not Accepted		Withdrawn		Appealed		In Litigation	
1	1	2	0	0	0	0	0	0	0	1	1	0	0	0	0
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant

Vacancy Rate**

Units Built Before 1995

Average Rent***

Average Effective Rent (Units Built Before 1995)

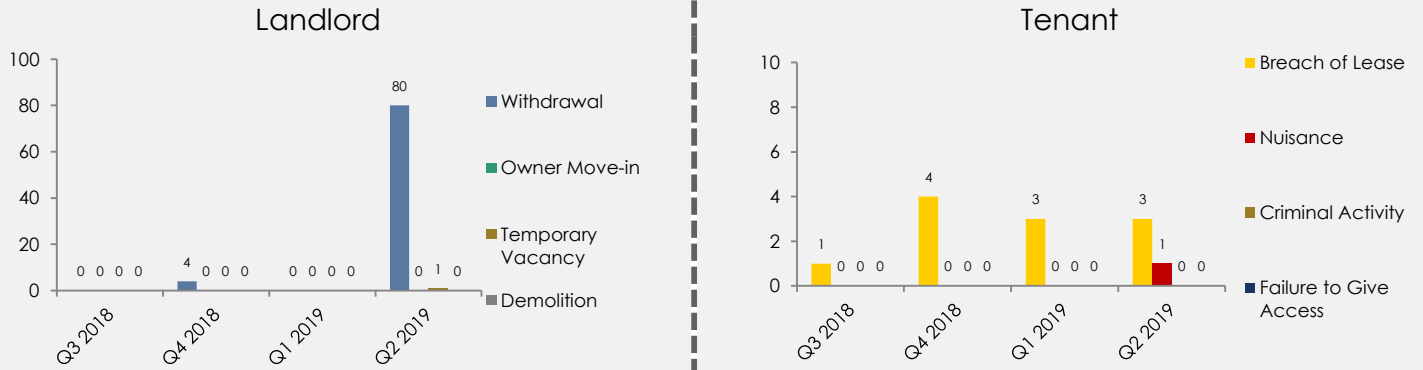
Average Effective Rent (Units Built from 1995 through 2016)

Average Effective Rent (Units Built after 2016)

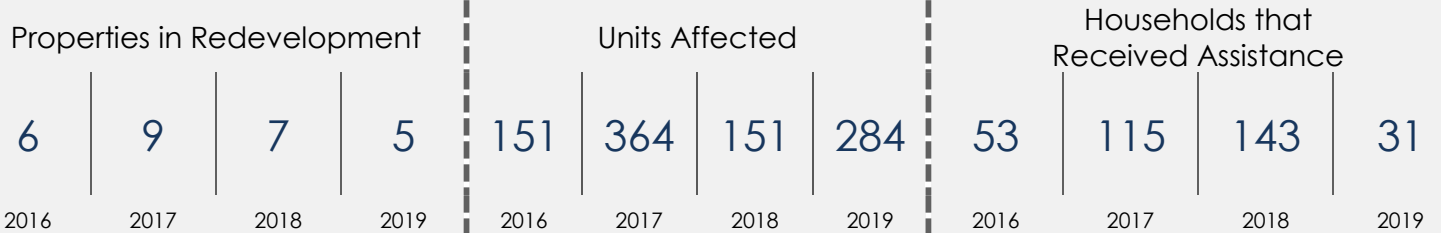
*Mountain View Housing Helpline, June 2019; ** CoStar, June 2019, Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; *** CoStar, June 2019, Average Effective Rent (effective 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).



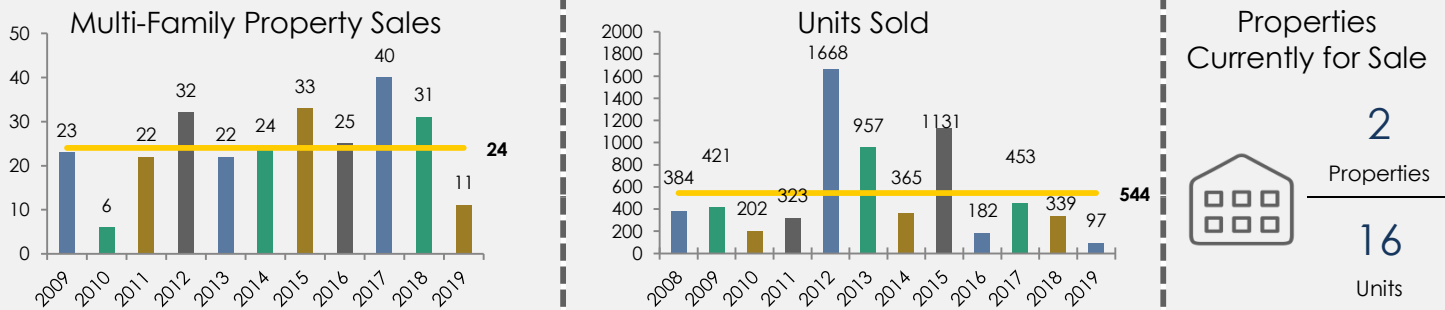
Termination Notices (as Received by the City)



Tenant Relocation Assistance



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



Workshops and Clinics



25 (Landlord Attendees)
33 (Tenant Attendees)

Community Workshops

15 Workshops

191 Attendees

Community Outreach

8 Mailings

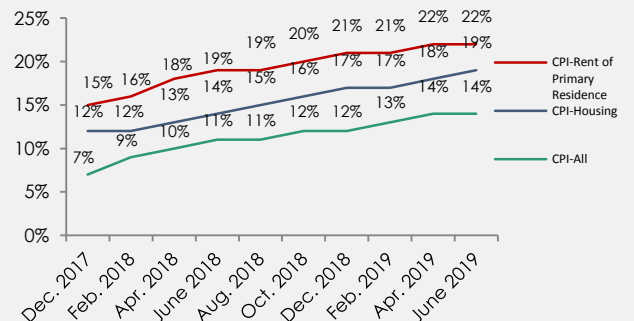
23 MyMV Updates

16 MV Voice Advertisements

371 MyMV Email Subscribers

MNOI Consumer Price Indices

For use in Calculations of Fair Return in Upward Adjustment of Rent Petitions and Compounded over Time



METHODOLOGY

Data unrelated to the CoStar databases or the MNOI CPI Indices 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 2009 through 2019 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.

Maintenance of Net Operating Income (MNOI) Consumer Price Index data was obtained via three Bureau of Labor Statistics (BLS) indices for comparative purposes:

- All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted (<https://data.bls.gov/timeseries/CUURS49BSA0>)
- Housing in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted (<https://data.bls.gov/timeseries/CUURS49BSAH>)
- Rent of primary residence in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted (<https://data.bls.gov/timeseries/CUURS49BSEHA>)


This data was then calculated using the CPI Percentage for Fair Return Calculation. Please see the CSFRA Program's CPI Percentage for a Fair Return Calculation Instruction Sheet for more information at <https://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=25874>.





CSFRA Monthly Status Report

July 2018 through May 2019

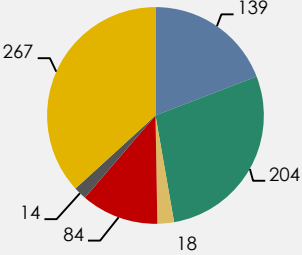
Information Requests*


182
 Email


510
 Phone Call



101
 Walk-in

Information Requests* (Total by Type)



- Just Cause
- Annual General Adjustment (AGA)
- Landlord Petition
- Tenant Petition
- Roll Back
- Other CSFRA

Conciliations*

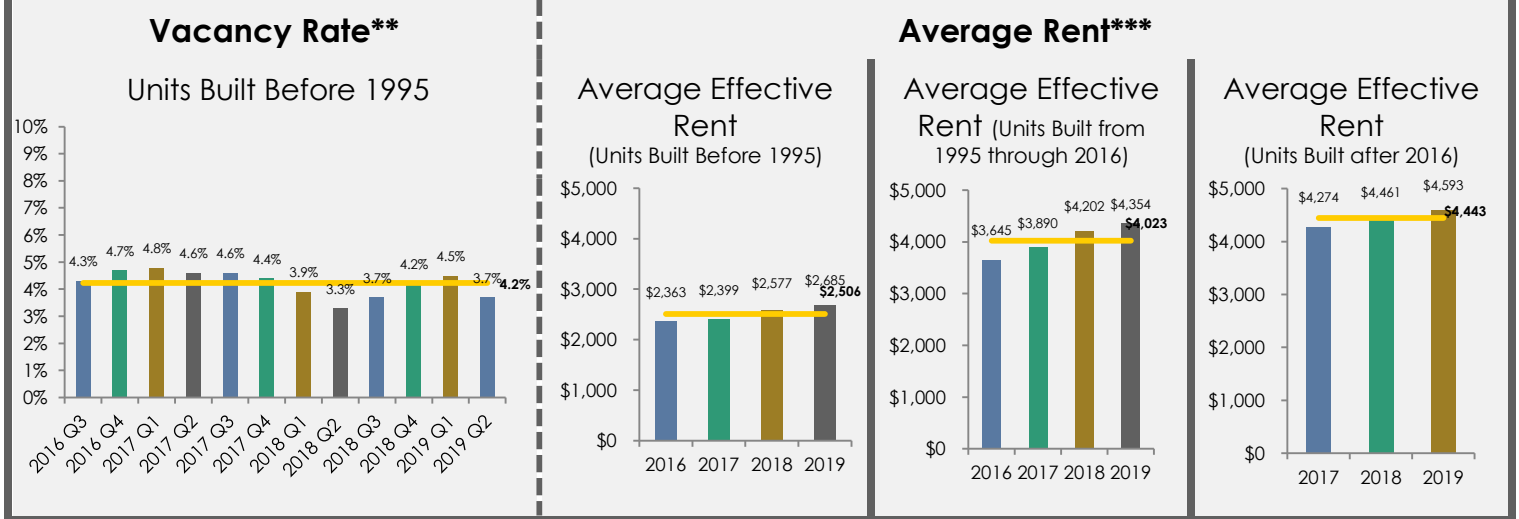


4
 Landlord

26
 Tenant

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

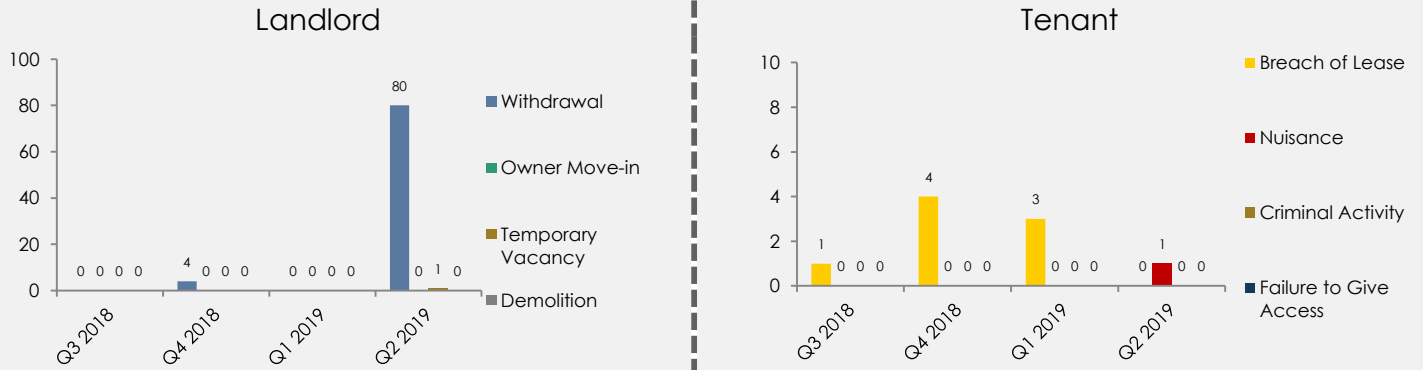
Petitions Overview (FY 2017/18)				Petitions Overview (FY 2018/19)			
Landlord Petitions: 13 Tenant Petitions: 5				Landlord Petitions: 3 Tenant Petitions: 46			
In Review	In Hearing Process	Settled	Decided	In Review	In Hearing Process	Settled	Decided
0	0	1	9	0	2	0	1
0	0	4	0	0	6	3	36
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
Not Accepted	Withdrawn	Appealed	In Litigation	Not Accepted	Withdrawn	Appealed	In Litigation
1	2	0	0	0	0	0	0
1	0	0	0	0	1	0	0
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant



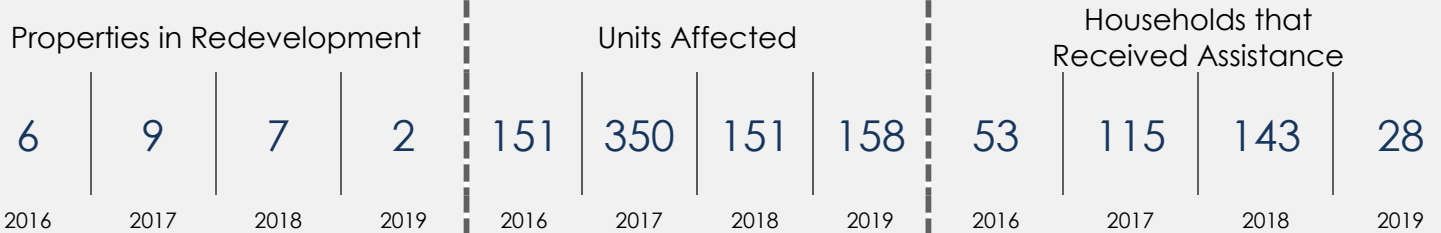
*Mountain View Housing Helpline, May 2019; ** CoStar, May 2019, Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; *** CoStar, May 2019, Average Effective Rent (effective rent 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).



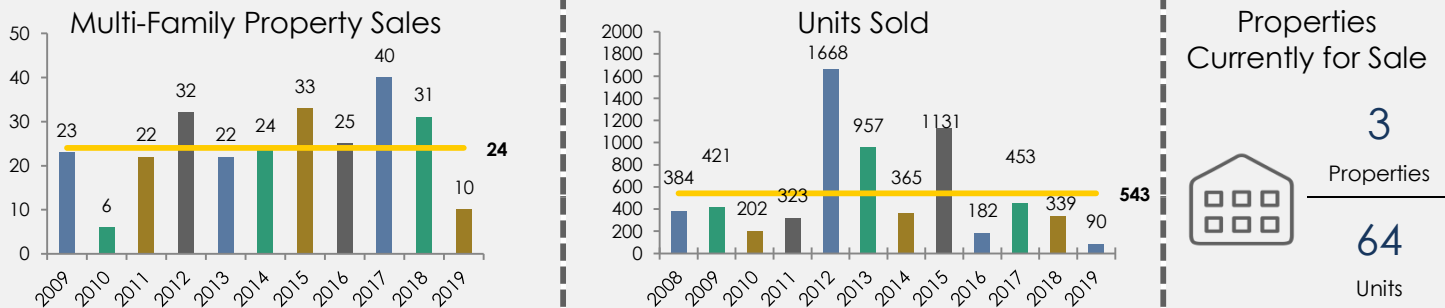
Termination Notices (as Received by the City)



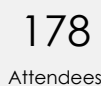
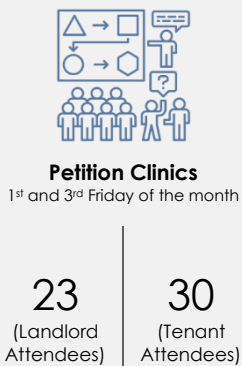
Tenant Relocation Assistance



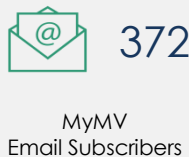
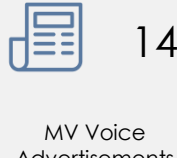
Multi-Family Property Sales for Units Built Before 1995**



Workshops and Clinics

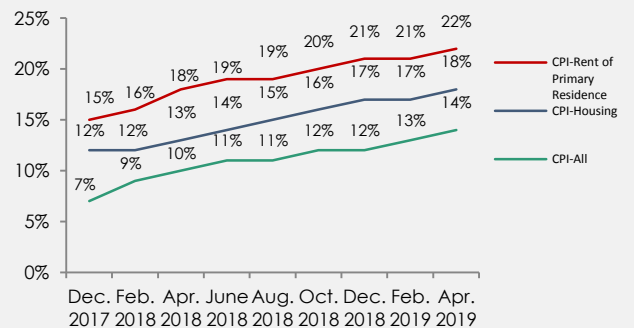


Community Outreach



MNOI Consumer Price Indices

For use in Calculations of Fair Return in Upward Adjustment of Rent Petitions and Compounded over Time








CSFRA Monthly Status Report

July 2018 through April 2019

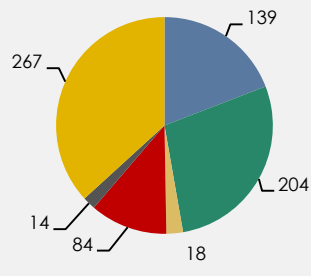
Information Requests*


168
 Email


468
 Phone Call



91
 Walk-in

Information Requests* (Total by Type)



- Just Cause
- Annual General Adjustment (AGA)
- Landlord Petition
- Tenant Petition
- Roll Back
- Other CSFRA

Conciliations*

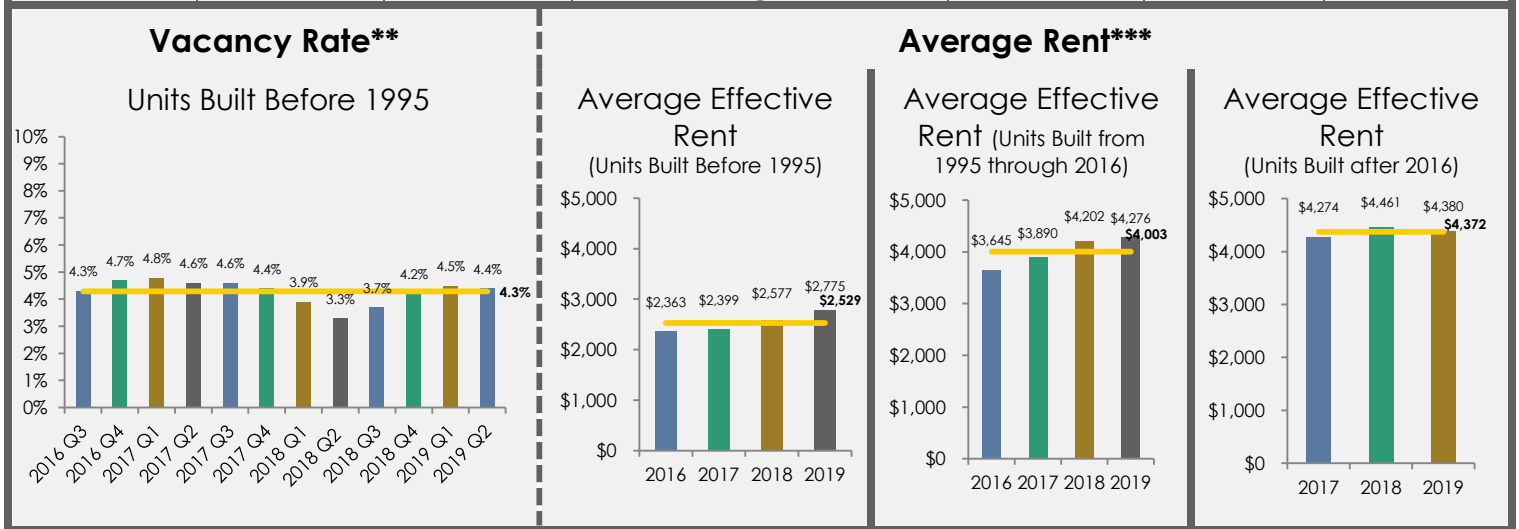


4
 Landlord

24
 Tenant

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

Petitions Overview (FY 2017/18)				Petitions Overview (FY 2018/19)			
Landlord Petitions: 13 Tenant Petitions: 5				Landlord Petitions: 3 Tenant Petitions: 43			
In Review	In Hearing Process	Settled	Decided	In Review	In Hearing Process	Settled	Decided
0	0	1	9	0	2	0	1
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
0	0	4	0	0	3	3	36
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
Not Accepted	Withdrawn	Appealed	In Litigation	Not Accepted	Withdrawn	Appealed	In Litigation
1	1	0	0	0	0	0	0
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
2	0	0	0	0	1	0	0
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant



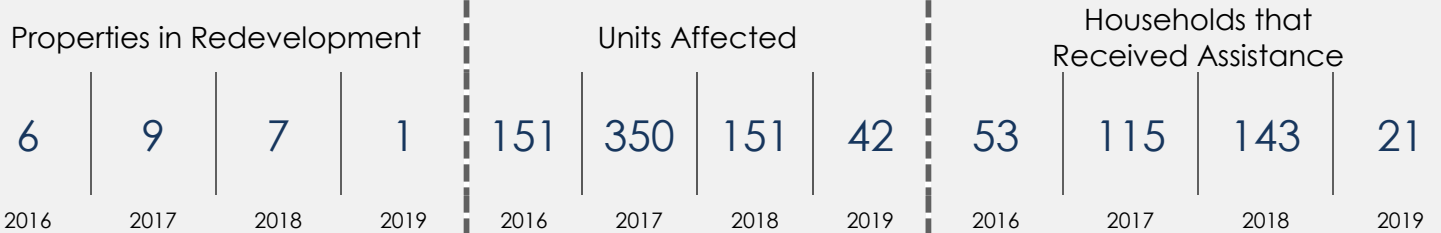
*Mountain View Housing Helpline, April 2019; ** CoStar, April 2019, Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; *** CoStar, April 2019, Average Effective Rent (effective rent rate): The actual rental rate the landlord achieves after deducting the concession value from the base rental rate a tenant pays (WebFinance, Inc, investwords.com).



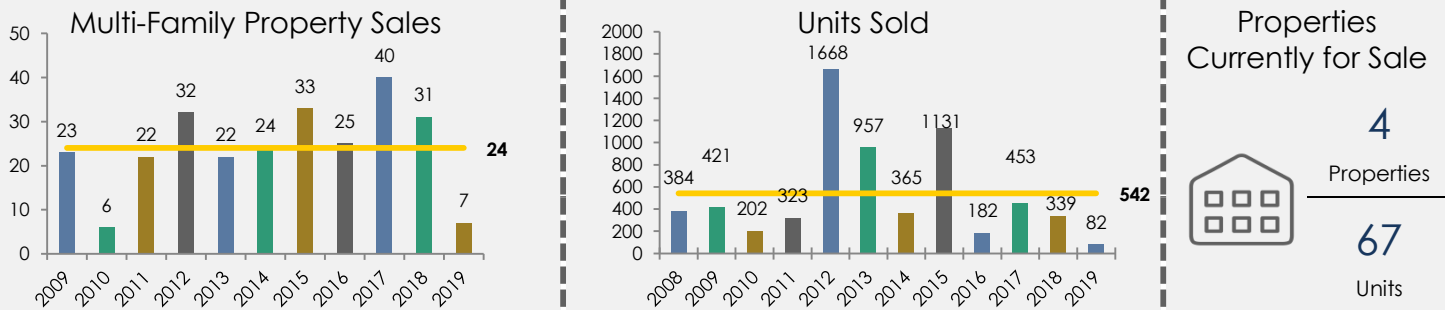
Termination Notices (as Received by the City)



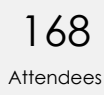
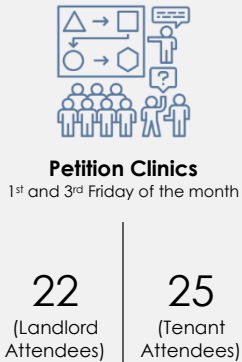
Tenant Relocation Assistance



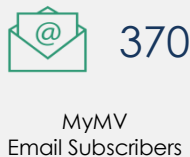
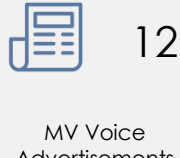
Multi-Family Property Sales for Units Built Before 1995**



Workshops and Clinics

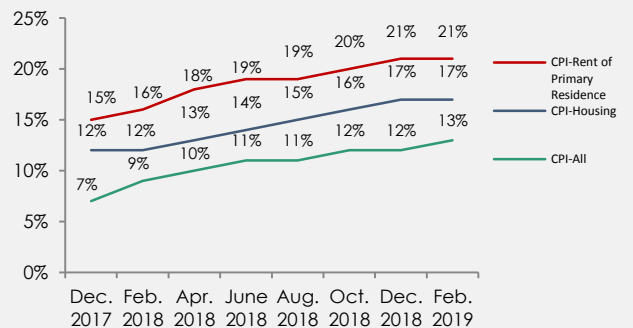


Community Outreach



MNOI Consumer Price Indices

For use in Calculations of Fair Return in Upward Adjustment of Rent Petitions and Compounded over Time








CSFRA Monthly Status Report

July 2018 through March 2019

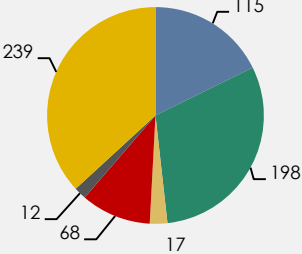
Information Requests*


155
 Email


440
 Phone Call



55
 Walk-in

Information Requests* (Total by Type)



- Just Cause
- Annual General Adjustment (AGA)
- Landlord Petition
- Tenant Petition
- Roll Back
- Other CSFRA

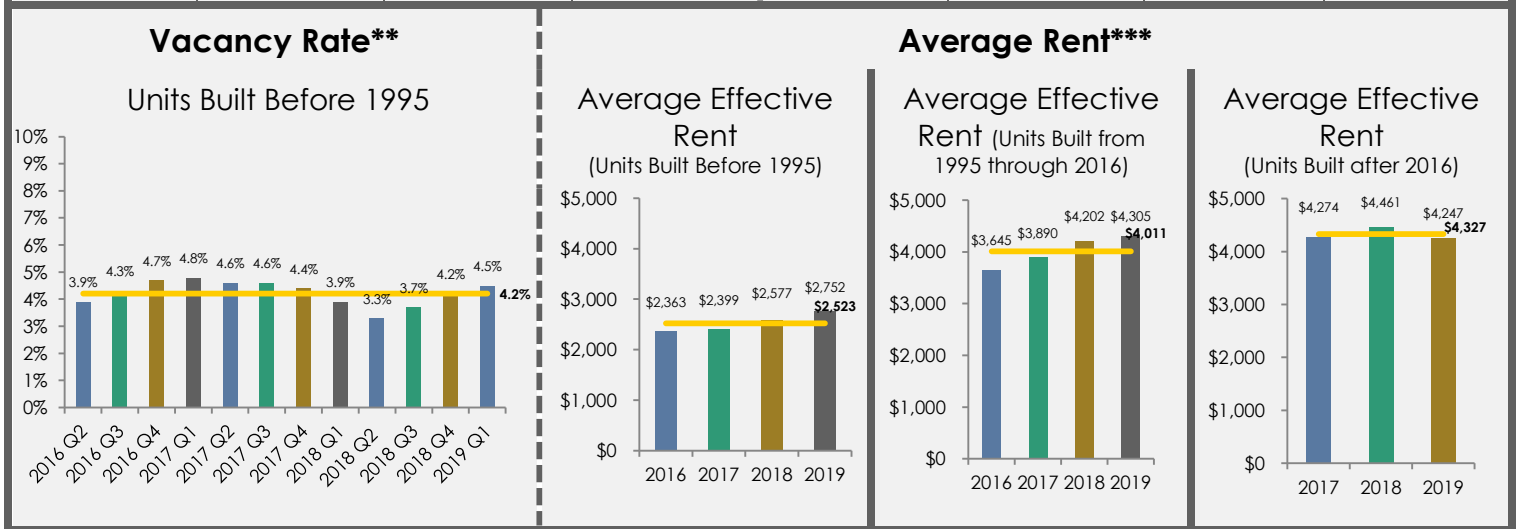
Conciliations*


4
 Landlord

21
 Tenant

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

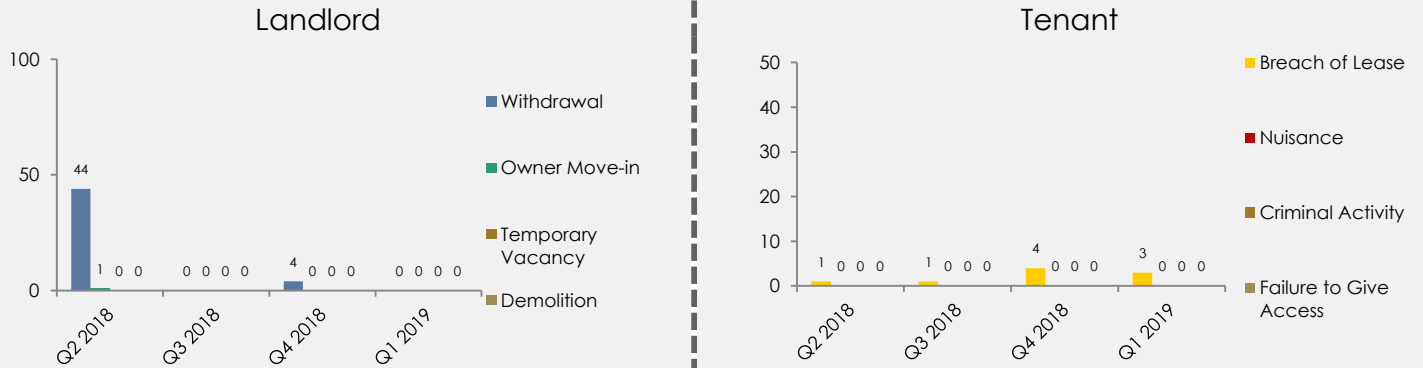
Petitions Overview (FY 2017/18)				Petitions Overview (FY 2018/19)											
Landlord Petitions: 13 Tenant Petitions: 5				Landlord Petitions: 3 Tenant Petitions: 42											
In Review		In Hearing Process		Settled		Decided		In Review		In Hearing Process		Settled		Decided	
0	0	0	0	1	4	9	0	2	2	0	1	0	3	1	32
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
Not Accepted		Withdrawn		Appealed		In Litigation		Not Accepted		Withdrawn		Appealed		In Litigation	
1	1	2	0	0	0	0	0	0	0	0	1	0	3	0	0
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant



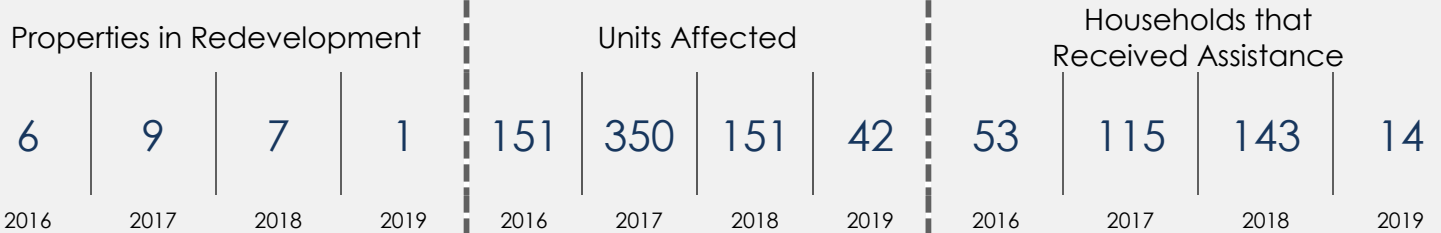
*Mountain View Housing Helpline, March 2019; ** CoStar, March 2019, Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; *** CoStar, March 2019, Average Effective Rent (effective 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).



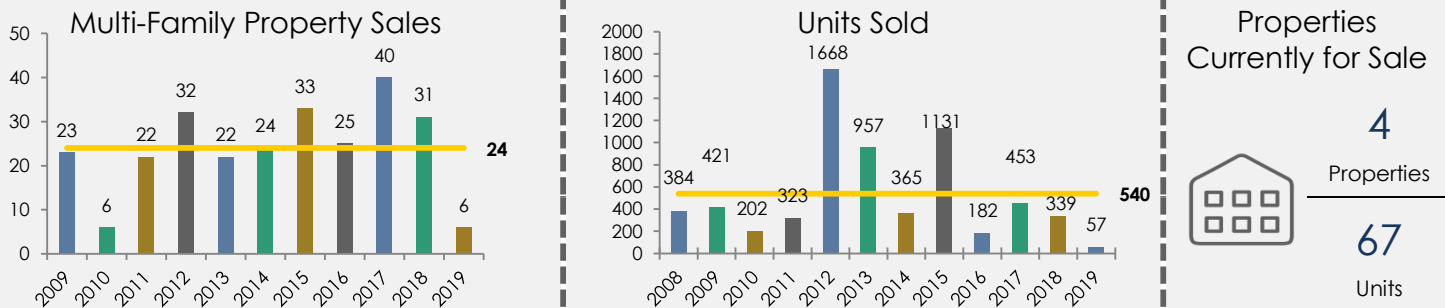
Termination Notices (as Received by the City)



Tenant Relocation Assistance



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



Workshops and Clinics

Petition Clinics
1st and 3rd Friday of the month

20
(Landlord Attendees)

17
(Tenant Attendees)

Community Workshops

8
Workshops

128
Attendees

Community Outreach

5
Mailings

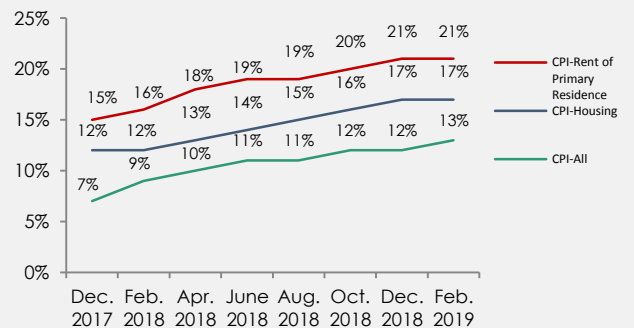
14
MyMV Updates

10
MV Voice Advertisements

369
MyMV Email Subscribers

MNOI Consumer Price Indices

For use in Calculations of Fair Return in Upward Adjustment of Rent Petitions and Compounded over Time








CSFRA Monthly Status Report

July 2018 through February 2019

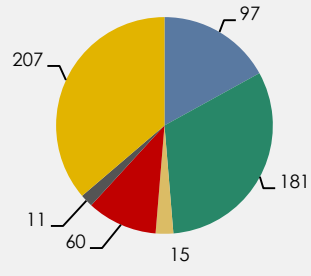
Information Requests*


146
 Email


379
 Phone Call



47
 Walk-in

Information Requests* (Total by Type)



- Just Cause
- Annual General Adjustment (AGA)
- Landlord Petition
- Tenant Petition
- Roll Back
- Other CSFRA

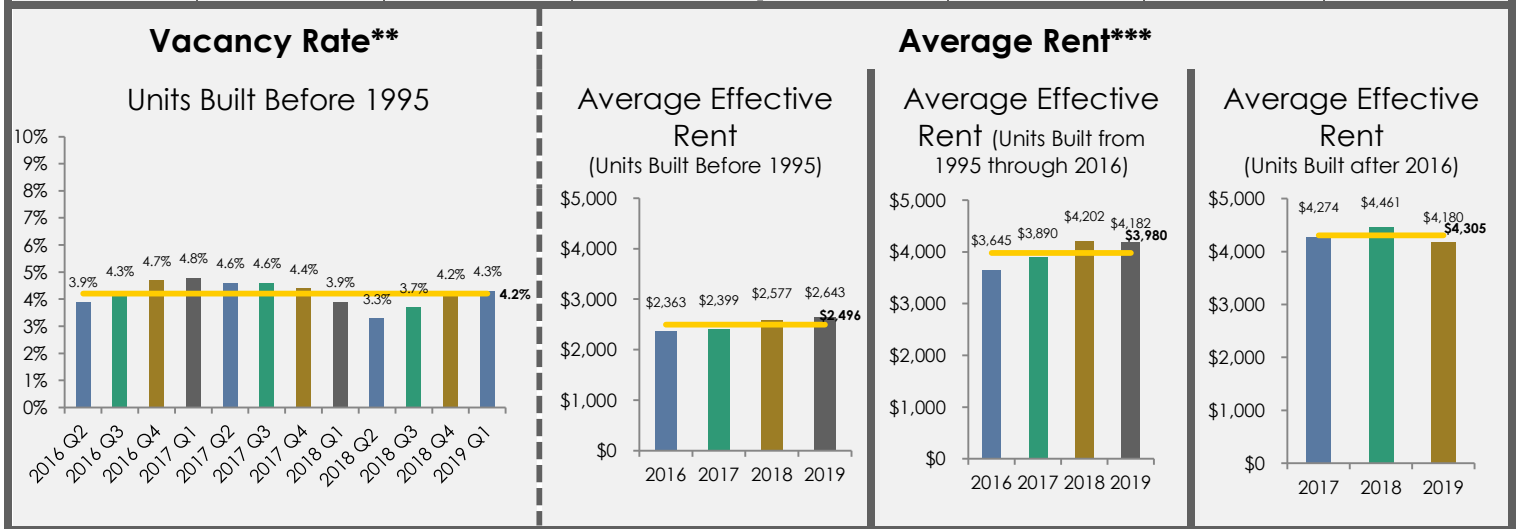
Conciliations*


4
 Landlord

19
 Tenant

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

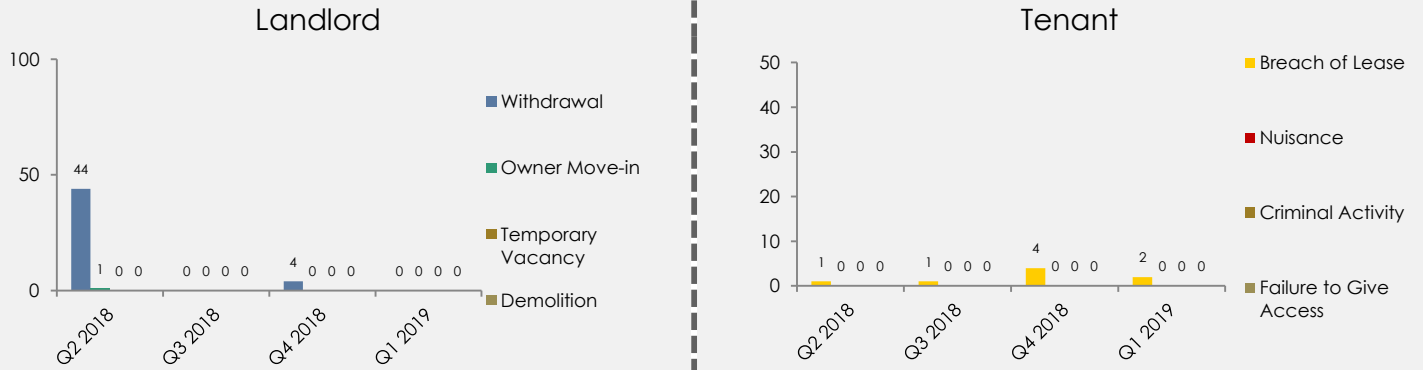
Petitions Overview (FY 2017/18)				Petitions Overview (FY 2018/19)											
Landlord Petitions: 13 Tenant Petitions: 5				Landlord Petitions: 2 Tenant Petitions: 40											
In Review		In Hearing Process		Settled		Decided		In Review		In Hearing Process		Settled		Decided	
0	0	1	0	1	4	8	0	1	0	0	5	0	3	1	28
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
Not Accepted		Withdrawn		Appealed		In Litigation		Not Accepted		Withdrawn		Appealed		In Litigation	
1	1	2	0	0	0	0	0	0	0	0	1	0	3	0	0
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant



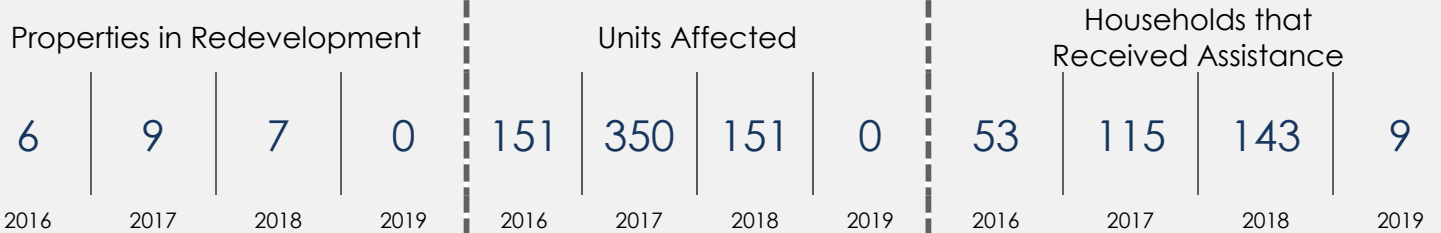
*Mountain View Housing Helpline, February 2019; ** CoStar, February 2019, Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; *** CoStar, February 2019, Average Effective Rent (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).



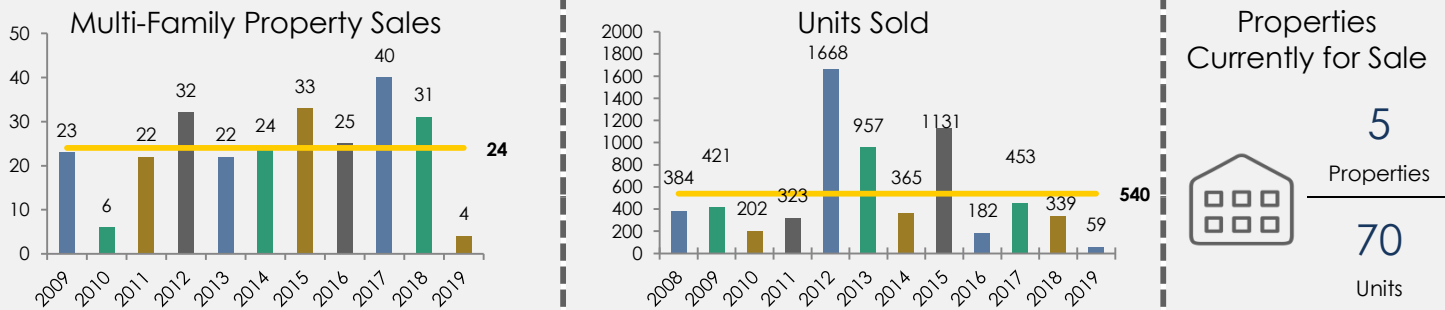
Termination Notices (as Received by the City)



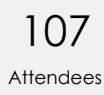
Tenant Relocation Assistance



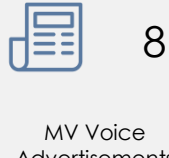
Multi-Family Property Sales for Units Built Before 1995**



Workshops and Clinics

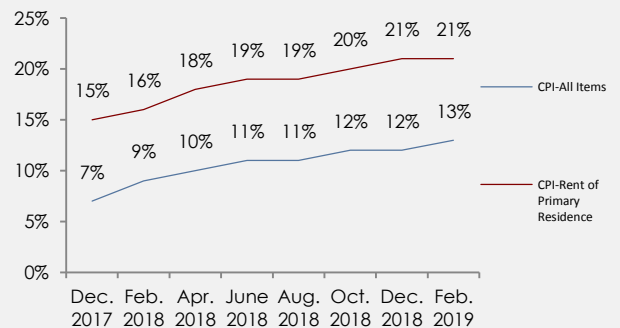


Community Outreach



MNOI Consumer Price Indices

For use in Calculations of Fair Return in Upward Adjustment of Rent Petitions and Compounded over Time








CSFRA Monthly Status Report

July 2018 through January 2019

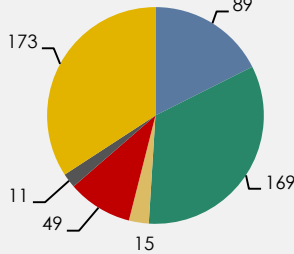
Information Requests*


124
 Email


338
 Phone Call



45
 Walk-in

Information Requests* (Total by Type)



- Just Cause
- Annual General Adjustment (AGA)
- Landlord Petition
- Tenant Petition
- Roll Back
- Other CSFRA

Conciliations*

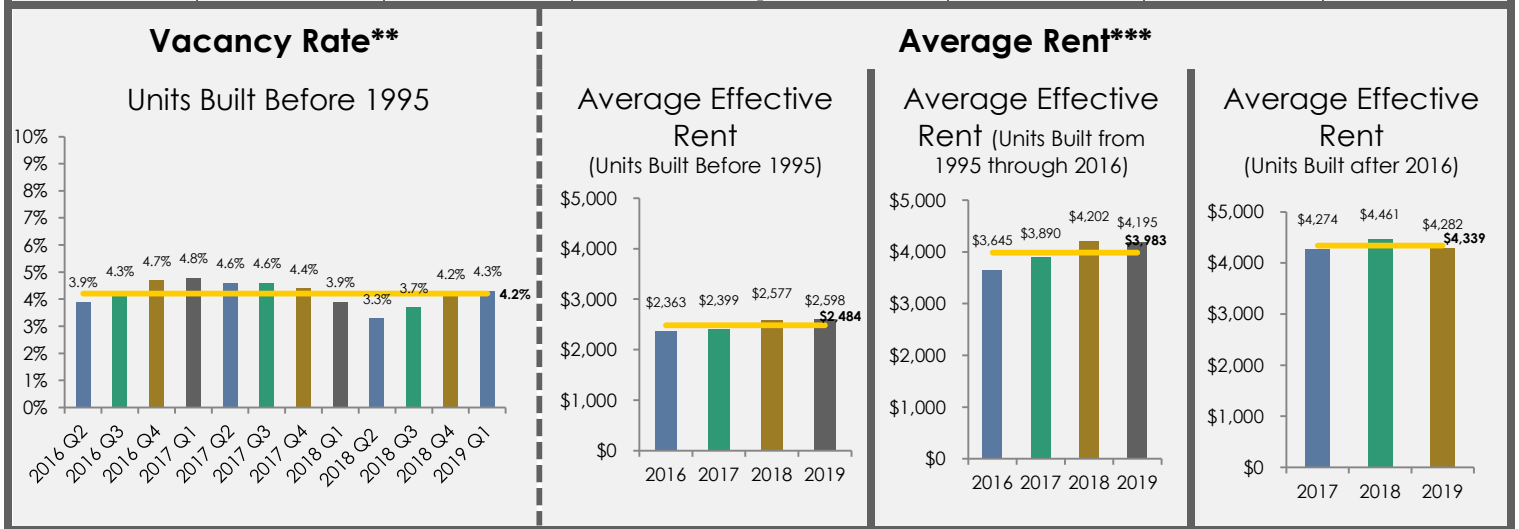


3
 Landlord

18
 Tenant

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

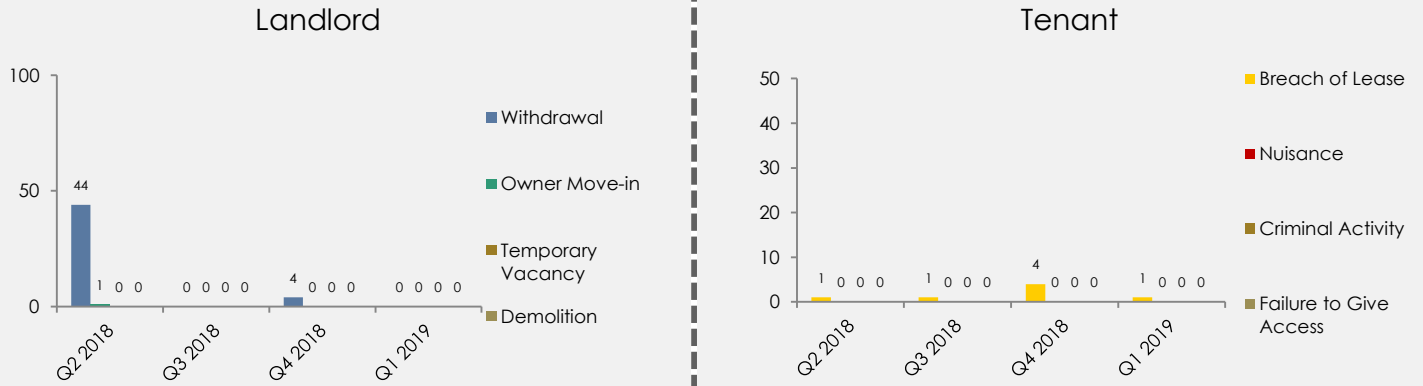
Petitions Overview (FY 2017/18)				Petitions Overview (FY 2018/19)													
Landlord Petitions: 13 Tenant Petitions: 5				Landlord Petitions: 1 Tenant Petitions: 39													
In Review		In Hearing Process		Settled		Decided		In Review		In Hearing Process		Settled		Decided			
0	0	1	0	1	4	6	0	0	0	0	12	0	2	1	20		
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
Not Accepted		Withdrawn		Appealed		In Litigation		Not Accepted		Withdrawn		Appealed		In Litigation			
1	1	2	0	2	0	0	0	0	0	0	1	0	4	0	0		
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant



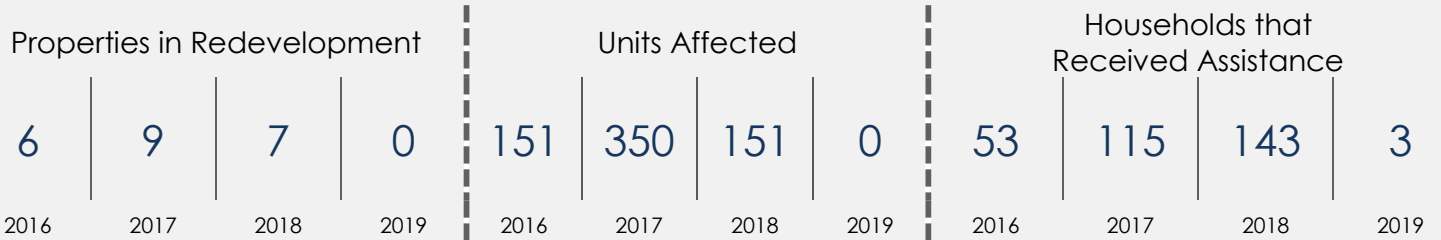
*Mountain View Housing Helpline, January 2019; ** CoStar, January 2019, Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; *** CoStar, January 2019, Average Effective Rent (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).



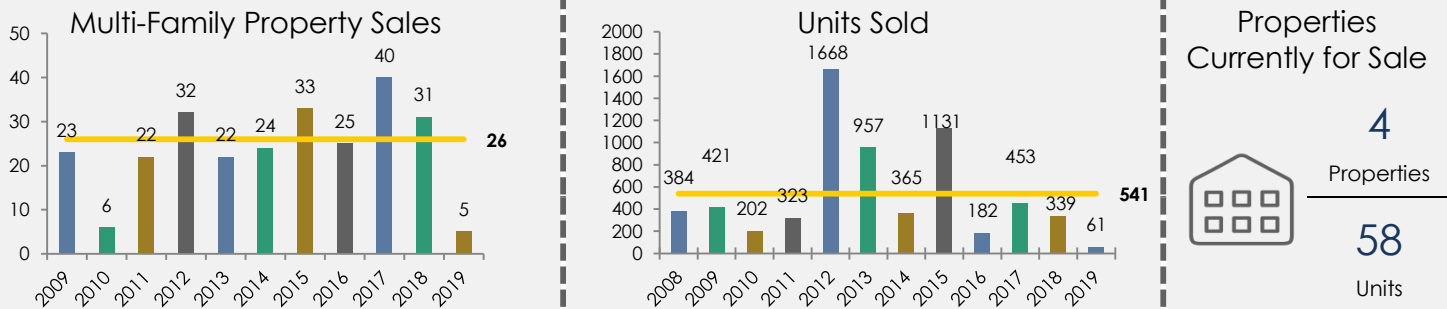
Termination Notices (as Received by the City)



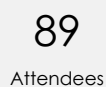
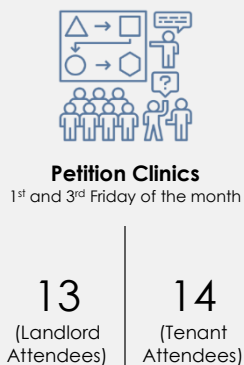
Tenant Relocation Assistance



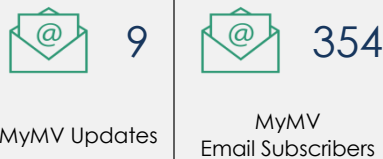
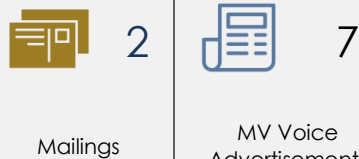
Multi-Family Property Sales for Units Built Before 1995**



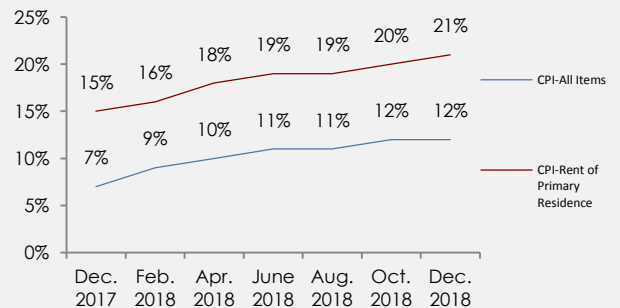
Workshops and Clinics



Community Outreach



MNOI Consumer Price Indices








CSFRA Monthly Status Report

July through December 2018

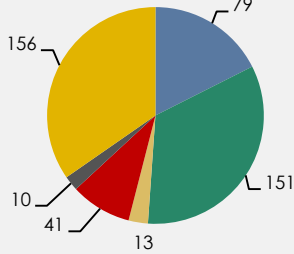
Information Requests*


109
 Email


306
 Phone Call



36
 Walk-in

Information Requests* (Total by Type)



- Just Cause
- Annual General Adjustment (AGA)
- Landlord Petition
- Tenant Petition
- Roll Back
- Other CSFRA

Conciliations*

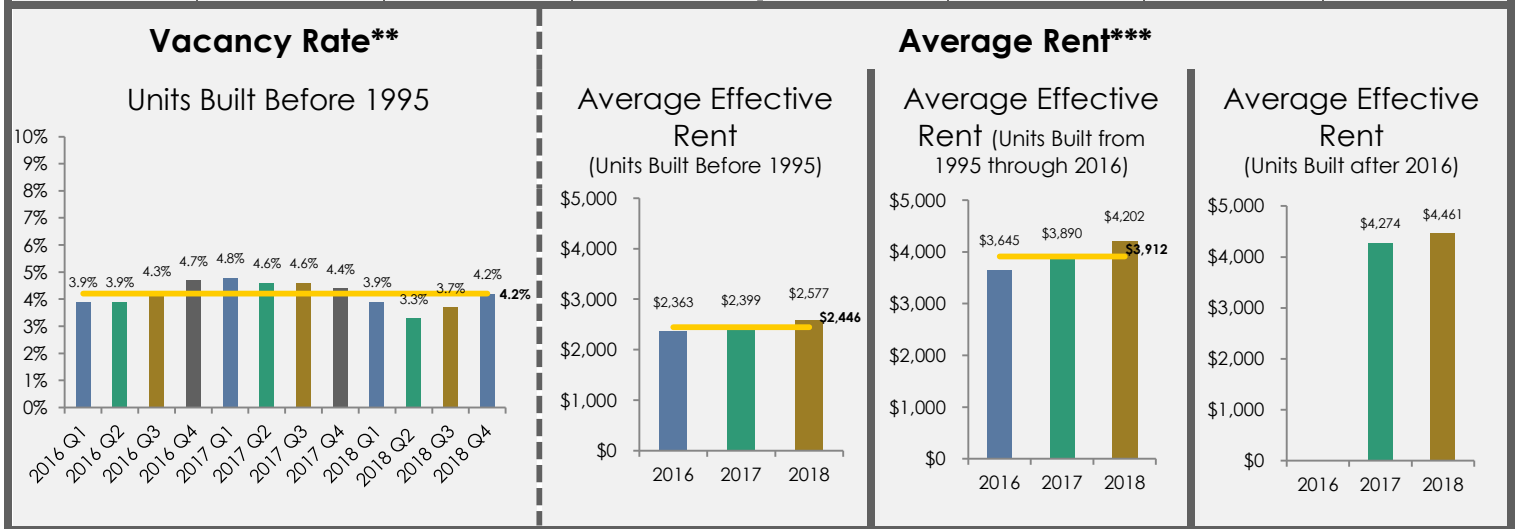


3
 Landlord

17
 Tenant

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

Petitions Overview (FY 2017/18)				Petitions Overview (FY 2018/19)											
Landlord Petitions: 13 Tenant Petitions: 5				Landlord Petitions: 1 Tenant Petitions: 39											
In Review		In Hearing Process		Settled		Decided		In Review		In Hearing Process		Settled		Decided	
0	0	2	0	1	4	5	0	0	0	22	0	2	1	10	
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
Not Accepted		Withdrawn		Appealed		In Litigation		Not Accepted		Withdrawn		Appealed		In Litigation	
1	1	2	0	2	0	0	0	0	0	0	1	0	4	0	0
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant



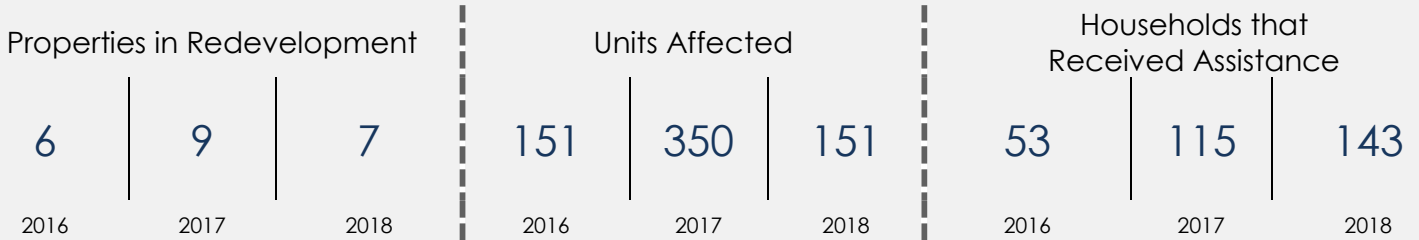
*Mountain View Housing Helpline, December 2018; ** CoStar, December 2018, Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; *** CoStar, December 2018, Average Effective Rent (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).



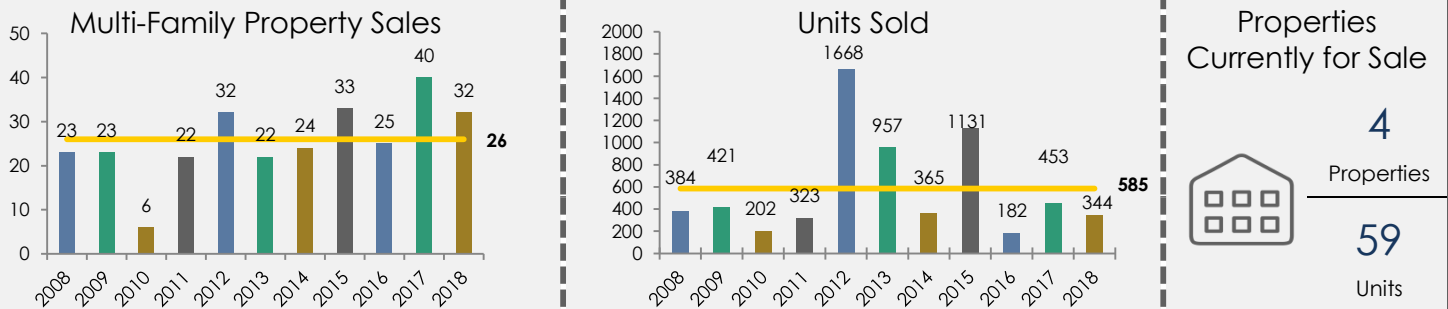
Termination Notices (as Received by the City)



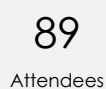
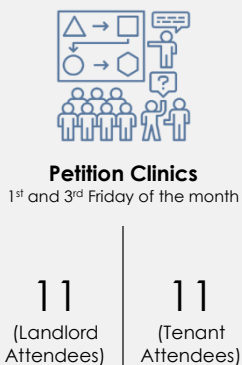
Tenant Relocation Assistance



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



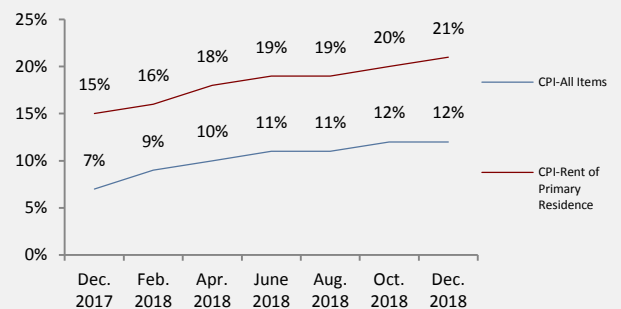
Workshops and Clinics



Community Outreach



MNOI Consumer Price Indices





CSFRA Monthly Status Report

July through November 2018

Information Requests*

(July 2018 through November 2018)

100
Email

290
Phone Call

32
Walk-in

Information Requests* (Total by Type)

- Just Cause
- Annual General Adjustment (AGA)
- Landlord Petition
- Tenant Petition
- Roll Back
- Other CSFRA

Conciliations*

(July 2018 through November 2018)

3
Landlord

17
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	2	0	1	4	4	0
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
Not Accepted		Withdrawn		Appealed		In Litigation	
1	1	2	0	3	0	0	0
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant

Petitions Overview (FY 2018/19)

Landlord Petitions: 1
Tenant Petitions: 36

In Review		In Hearing Process		Settled		Decided	
0	0	1	24	0	2	0	8
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
Not Accepted		Withdrawn		Appealed		In Litigation	
0	0	0	0	0	3	0	0
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant

Vacancy Rate**

Units Built Before 1995

Average Rent***

Average Effective Rent (Units Built Before 1995)

Average Rent***

Average Effective Rent (Units Built from 1995 through 2016)

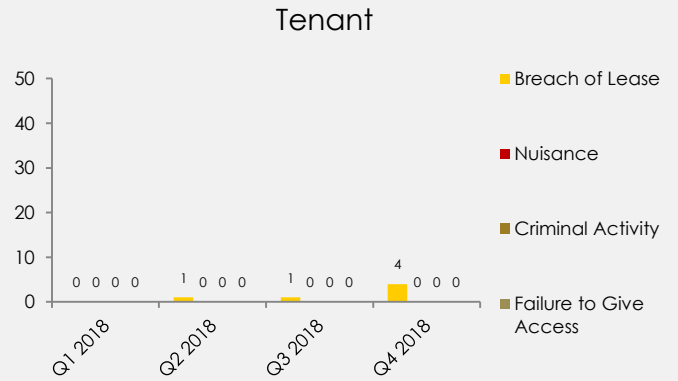
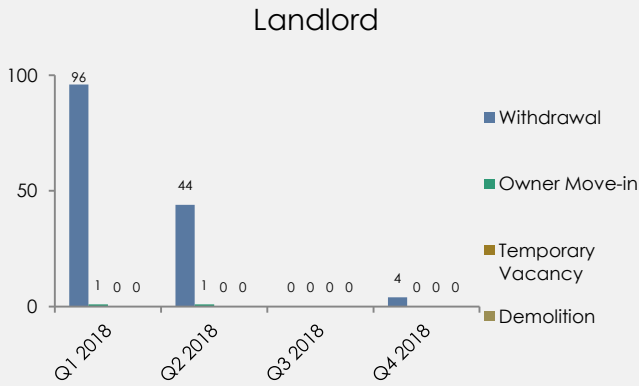
Average Rent***

Average Effective Rent (Units Built after 2016)

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



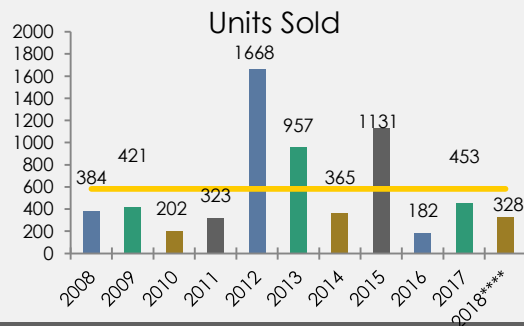
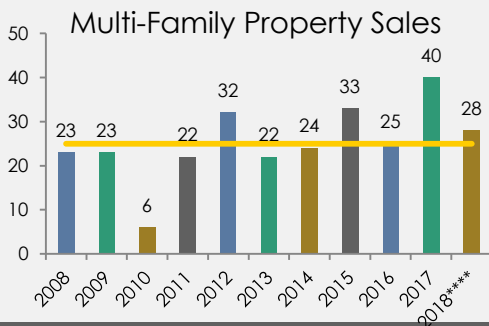
Units Affected



Households that Received Assistance



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



Properties Currently for Sale

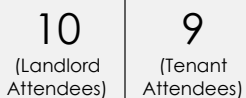


Workshops and Clinics

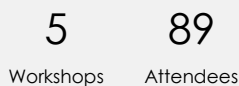


Petition Clinics

1st and 3rd Friday of the month



Community Workshops



Community Outreach



1

Mailings



7

MyMV Updates



6

MV Voice Advertisement



349

MyMV Email Subscribers

Webpage Statistics



7,700

Total # of Views /rentstabilization

842

Total # of Views /landlords

1,081

Total # of Views /tenants





CSFRA Monthly Status Report


July through October 2018

Information Requests*

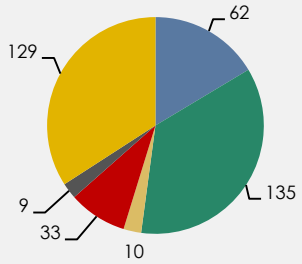
(July 2018 through October 2018)


81
 Email


270
 Phone Call


28
 Walk-in


Information Requests* (Total by Type)



- Just Cause
- Annual General Adjustment (AGA)
- Landlord Petition
- Tenant Petition
- Roll Back
- Other CSFRA

Conciliations*

(July 2018 through October 2018)

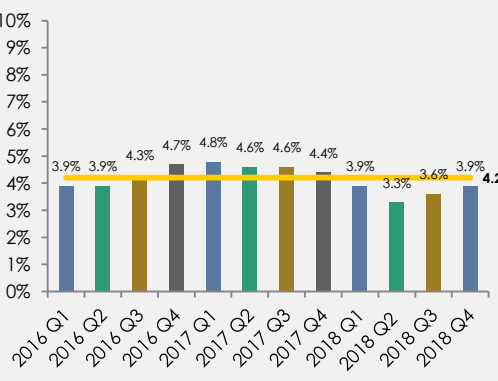

3 | **15**
 Landlord | Tenant

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

Petitions Overview (FY 2017/18)				Petitions Overview (FY 2018/19)			
Landlord Petitions: 13 Tenant Petitions: 5				Landlord Petitions: 1 Tenant Petitions: 36			
In Review	In Hearing Process	Settled	Decided	In Review	In Hearing Process	Settled	Decided
0 0	3 0	1 4	4 0	0 0	1 27	0 2	0 8
Landlord Tenant	Landlord Tenant	Landlord Tenant	Landlord Tenant	Landlord Tenant	Landlord Tenant	Landlord Tenant	Landlord Tenant
Not Accepted	Withdrawn	Appealed	In Litigation	Not Accepted	Withdrawn	Appealed	In Litigation
1 1	2 0	2 0	0 0	0 0	0 0	0 0	0 0
Landlord Tenant	Landlord Tenant	Landlord Tenant	Landlord Tenant	Landlord Tenant	Landlord Tenant	Landlord Tenant	Landlord Tenant


Vacancy Rate**

Units Built Before 1995

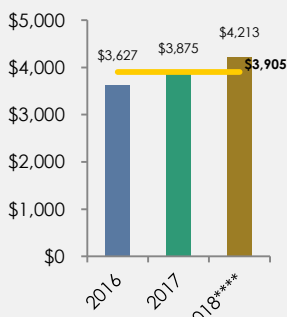


Average Rent***


Average Effective Rent (Units Built Before 1995)



Average Effective Rent (Units Built from 1995 through 2016)



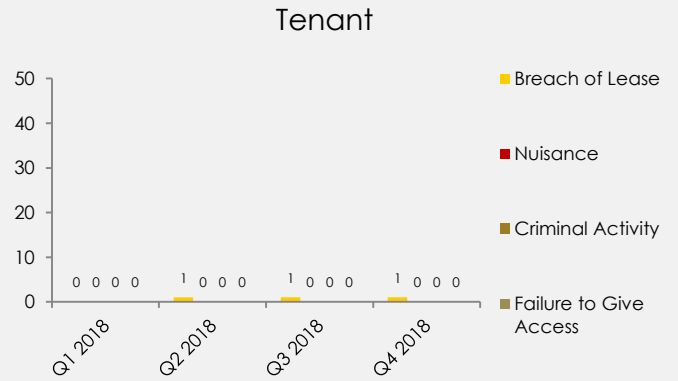
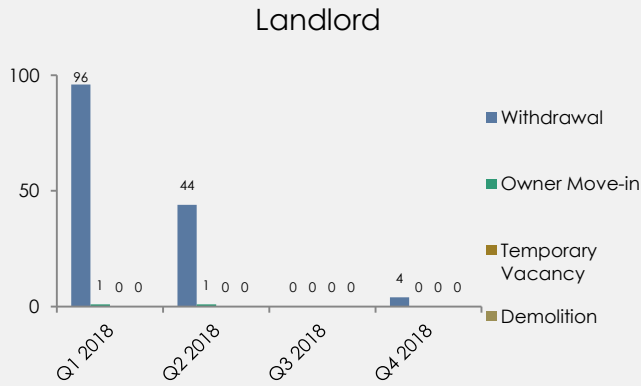
Average Effective Rent (Units Built after 2016)



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



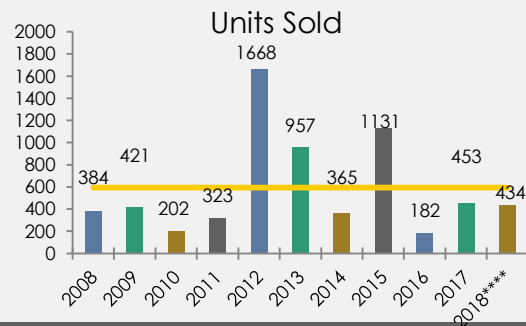
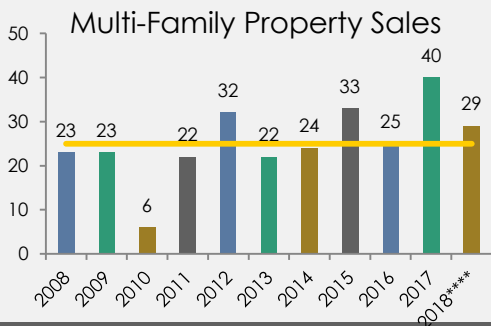
Units Affected



Households that Received Assistance



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



Properties Currently for Sale

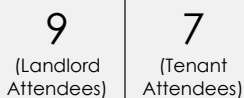


Workshops and Clinics

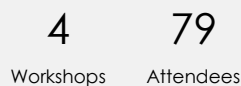


Petition Clinics

1st and 3rd Friday of the month



Community Workshops



Community Outreach



1

Mailings



5

MyMV Updates



4

MV Voice Advertisement



347

MyMV Email Subscribers

Webpage Statistics



6,332

Total # of Views /rentstabilization

708

Total # of Views /landlords

860

Total # of Views /tenants





CSFRA Monthly Status Report


July through September 2018

Information Requests*

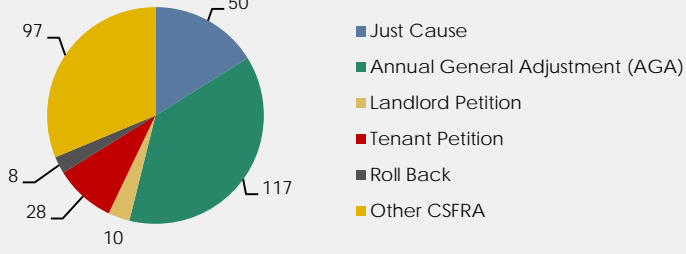
(July 2018 through September 2018)


71
 Email


215
 Phone Call


24
 Walk-in


Information Requests* (Total by Type)



- Just Cause
- Annual General Adjustment (AGA)
- Landlord Petition
- Tenant Petition
- Roll Back
- Other CSFRA

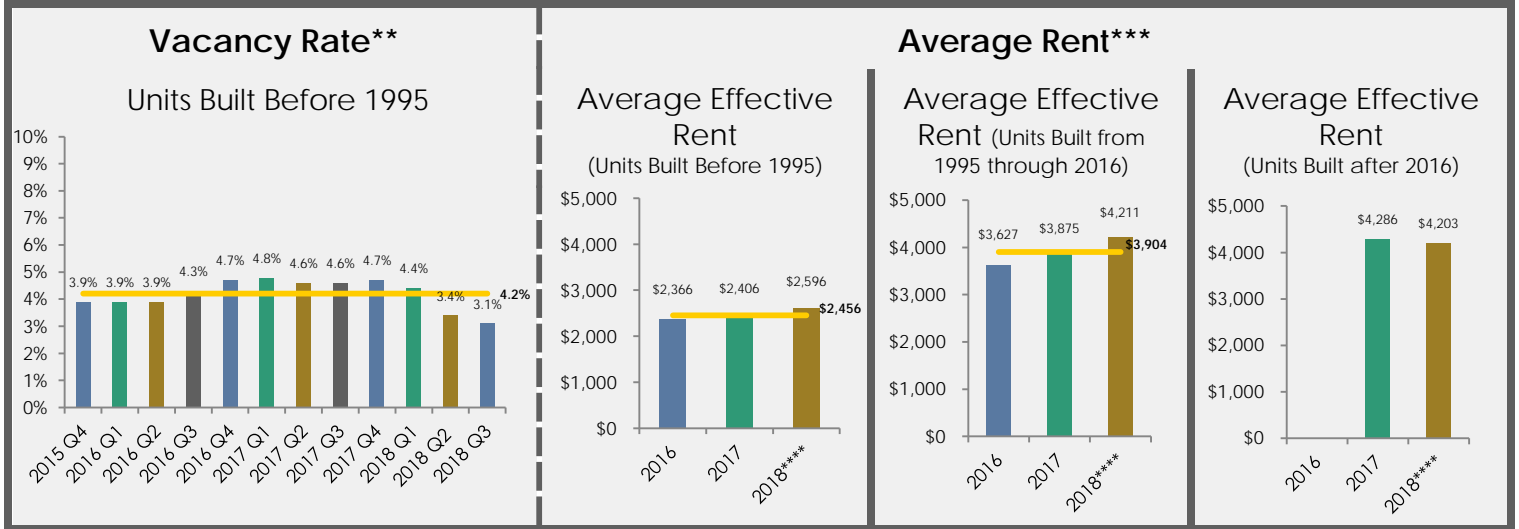
Conciliations*

(July 2018 through September 2018)


3 | **10**
 Landlord | Tenant

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

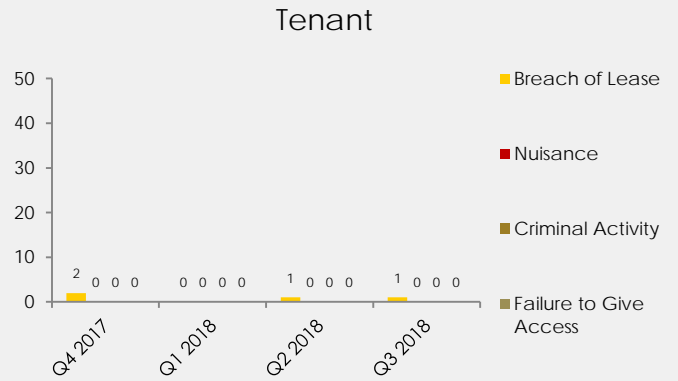
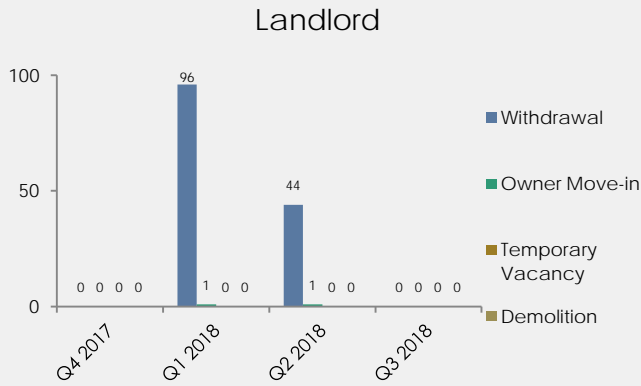
Petitions Overview (FY 2017/18)				Petitions Overview (FY 2018/19)											
Landlord Petitions: 13 Tenant Petitions: 5				Landlord Petitions: 1 Tenant Petitions: 35											
In Review		In Hearing Process		Settled		Decided		In Review		In Hearing Process		Settled		Decided	
0	0	4	0	1	4	3	0	0	0	1	31	0	2	0	3
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant
Not Accepted		Withdrawn		Appealed		In Litigation		Not Accepted		Withdrawn		Appealed		In Litigation	
1	1	2	0	2	0	0	0	0	0	0	0	0	0	0	0
Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant	Landlord	Tenant



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



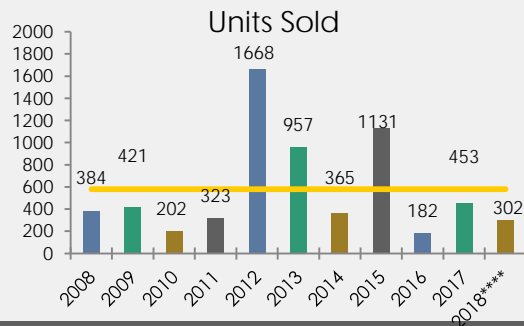
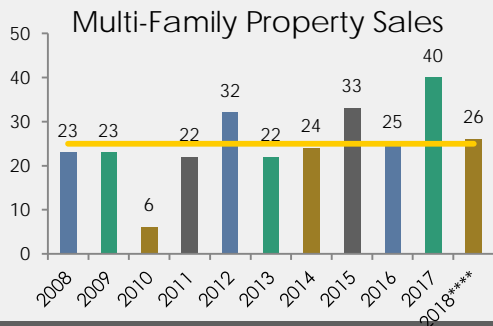
Units Affected



Households that Received Assistance



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



Properties Currently for Sale



Workshops and Clinics

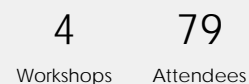


Petition Clinics

1st and 3rd Friday of the month



Community Workshops



Community Outreach



1

Mailings



4

MyMV Updates



3

MV Voice Advertisement



346

MyMV Email Subscribers

Webpage Statistics



5,302

Total # of Views /rentstabilization

619

Total # of Views /landlords

715

Total # of Views /tenants





CSFRA Monthly Status Report


July through August 2018

Information Requests*

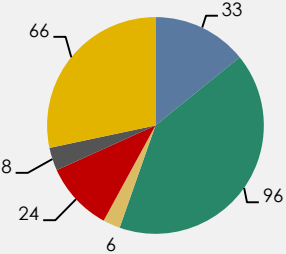
(July 2018 through August 2018)


54
 Email


160
 Phone Call


19
 Walk-in


Information Requests* (Total by Type)



- Just Cause
- Annual General Adjustment (AGA)
- Landlord Petition
- Tenant Petition
- Roll Back
- Other CSFRA

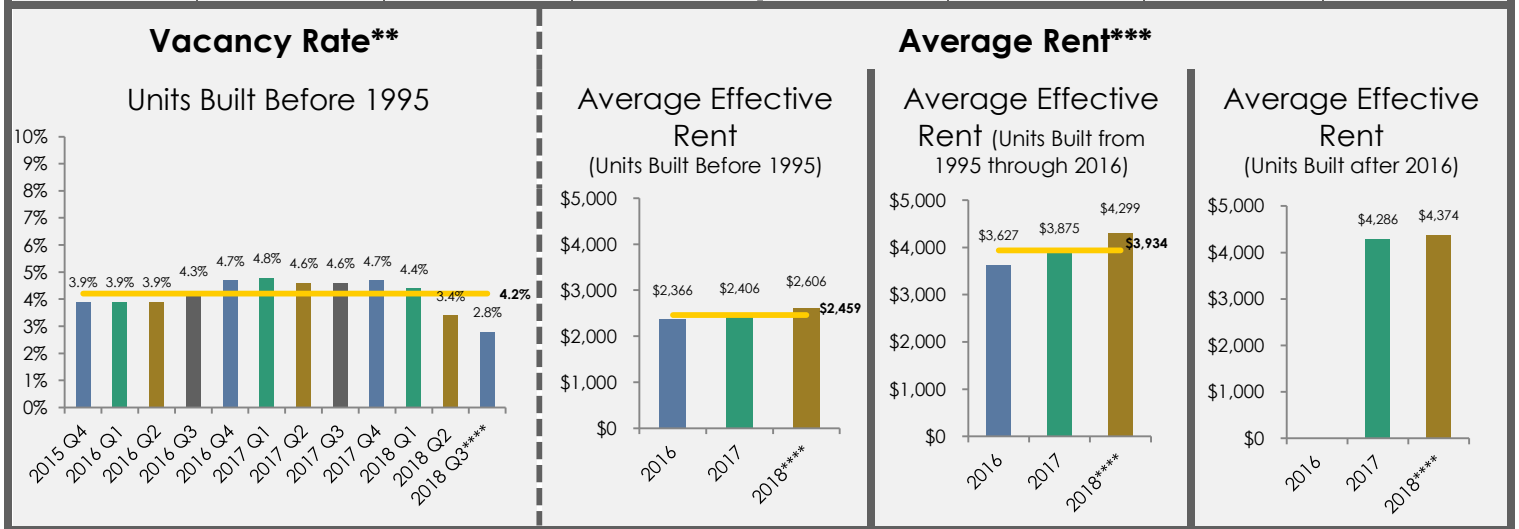
Conciliations*

(July 2018 through August 2018)


2 | **7**
 Landlord | Tenant

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

Petitions Overview (FY 2017/18)				Petitions Overview (FY 2018/19)											
Landlord Petitions: 13 Tenant Petitions: 5				Landlord Petitions: 1 Tenant Petitions: 23											
In Review		In Hearing Process		Settled		Decided		In Review		In Hearing Process		Settled		Decided	
0	0	5	0	1	4	2	0	0	0	1	21	0	2	0	0
<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>
Not Accepted		Withdrawn		Appealed		In Litigation		Not Accepted		Withdrawn		Appealed		In Litigation	
1	1	2	0	2	0	0	0	0	0	0	0	0	0	0	0
<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>



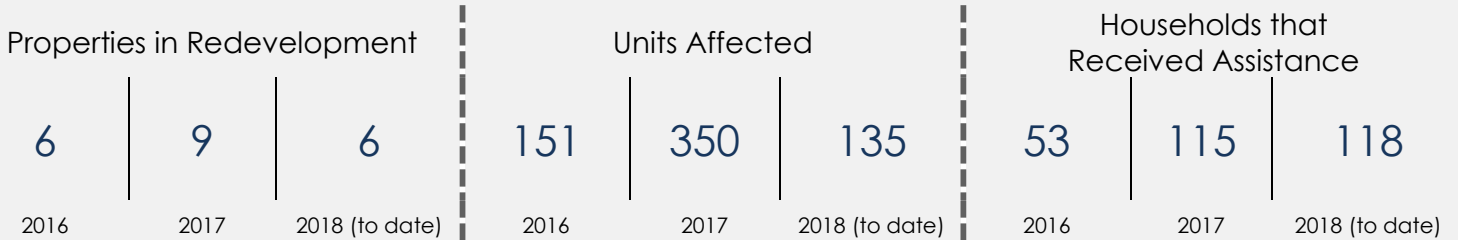
*Mountain View Housing Helpline, August 2018; ** CoStar, August 2018, Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; *** CoStar, August 2018, Average Effective Rent (effective 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.



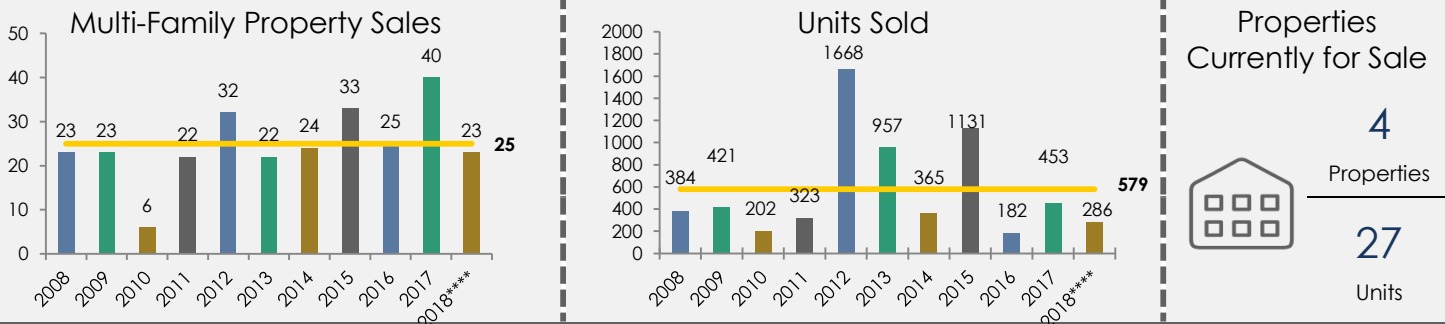
Termination Notices (as Received by the City)



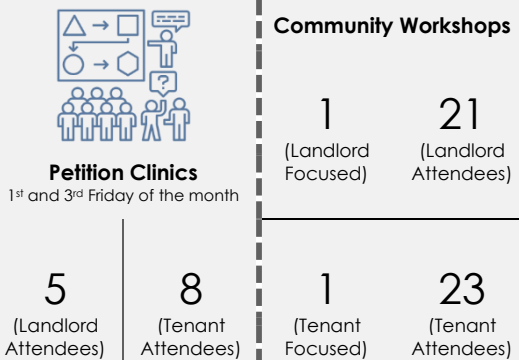
Tenant Relocation Assistance



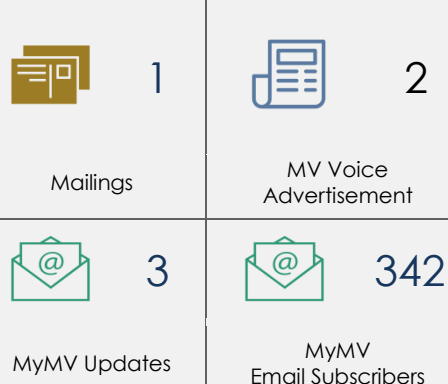
Multi-Family Property Sales for Units Built Before 1995**



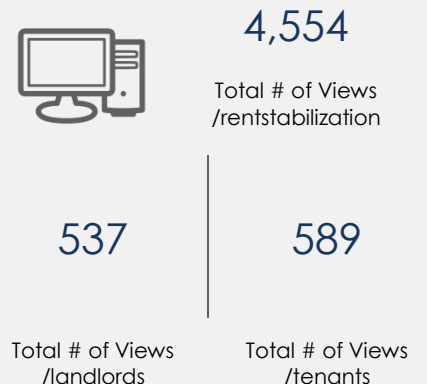
Workshops and Clinics



Community Outreach



Webpage Statistics







CSFRA Monthly Status Report


July 2018

Information Requests*

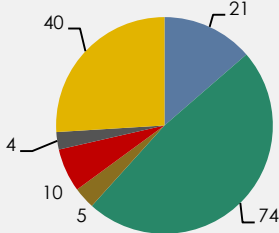
(July 2018 through July 2018)


36
 Email


106
 Phone Call


12
 Walk-in


Information Requests* (Total by Type)



- Just Cause
- Annual General Adjustment (AGA)
- Landlord Petition
- Tenant Petition
- Roll Back
- Other CSFRA

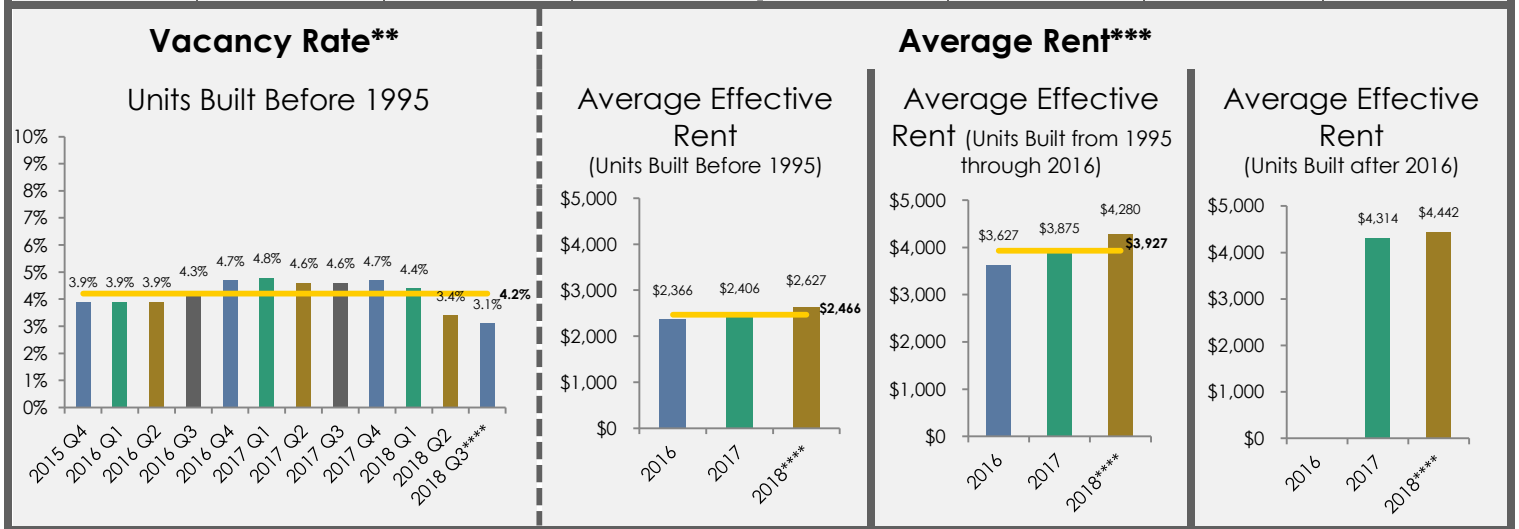
Conciliations*

(July 2018 through July 2018)


1 | **3**
 Landlord | Tenant

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

Petitions Overview (FY 2017/18)				Petitions Overview (FY 2018/19)											
Landlord Petitions: 13 Tenant Petitions: 5				Landlord Petitions: 1 Tenant Petitions: 3											
In Review		In Hearing Process		Settled		Decided		In Review		In Hearing Process		Settled		Decided	
0	0	7	0	1	4	1	0	1	1	0	2	0	0	0	0
<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>
Not Accepted		Withdrawn		Appealed		In Litigation		Not Accepted		Withdrawn		Appealed		In Litigation	
1	1	2	0	1	0	0	0	0	0	0	0	0	0	0	0
<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>	<small>Landlord</small>	<small>Tenant</small>



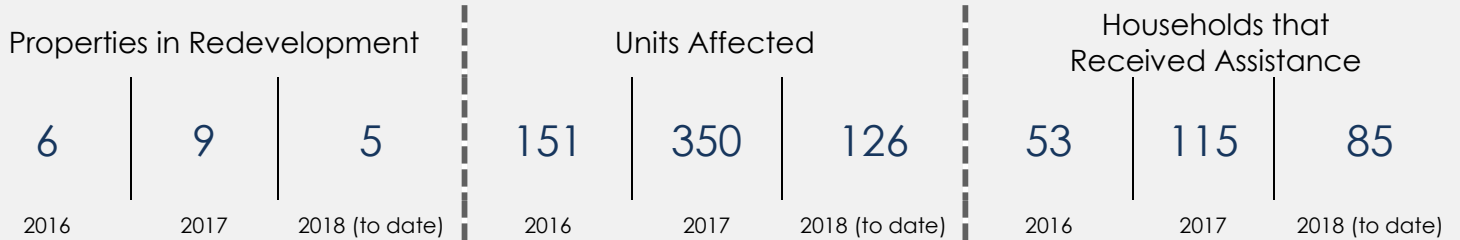
*Mountain View Housing Helpline, July 2018; ** CoStar, July 2018, Disclaimer: Vacancy Rate data is for informational purposes only and not intended to be used as a benchmark for suspension of the CSFRA. See Section 1718 of the CSFRA for details; *** CoStar, July 2018, Average Effective Rent (effective 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.



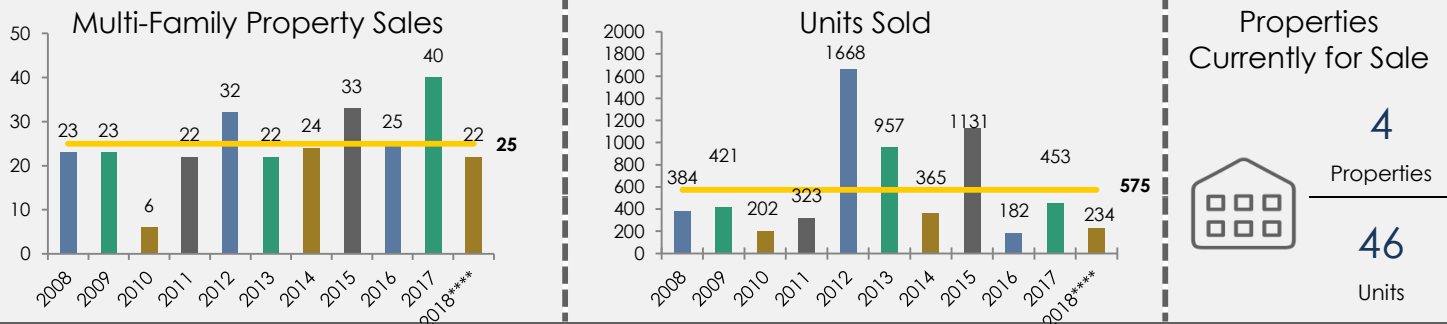
Termination Notices (as Received by the City)



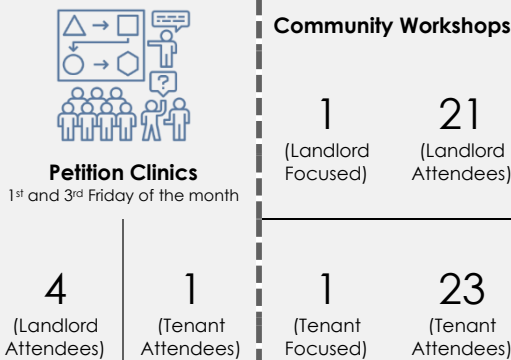
Tenant Relocation Assistance



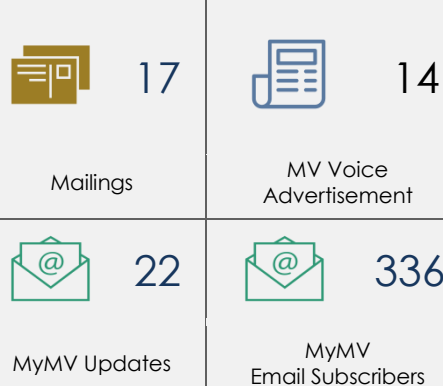
Multi-Family Property Sales for Units Built Before 1995**



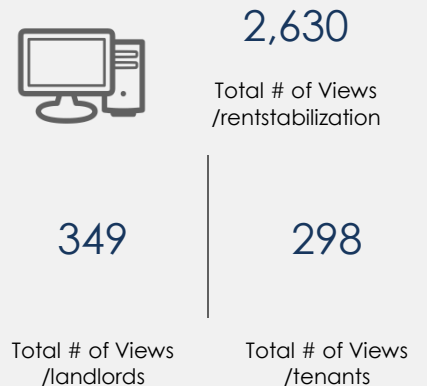
Workshops and Clinics



Community Outreach



Webpage Statistics



METHODOLOGY

Data unrelated to the CoStar databases or the MNOI CPI Indices 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 2009 through 2019 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.

Maintenance of Net Operating Income (MNOI) Consumer Price Index data was obtained via two Bureau of Labor Statistics (BLS) indices for comparative purposes:

- All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted (<https://data.bls.gov/timeseries/CUURS49BSA0>)
- Rent of primary residence in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted (<https://data.bls.gov/timeseries/CUURS49BSEHA>)

This data was then calculated using the CPI Percentage for Fair Return Calculation. Please see the CSFRA Program's CPI Percentage for a Fair Return Calculation Instruction Sheet for more information at <https://www.mountainview.gov/civicax/filebank/blobdload.aspx?BlobID=25874>.