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**Sent:** Monday, April 25, 2022 3:11 PM  
**To:** Rental Housing Committee <RHC@mountainview.gov>  
**Cc:** van Deursen, Anky <Anky.vanDeursen@mountainview.gov>  
**Subject:** Rental Housing Committee Meeting 4/25/22 - Resolution Concerns and Comments

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Dear RHC Members:

Thank you for your service on the RHC.

Please see below comments on the latest Agenda.

Also, as a general comment, as has been voiced before by the community, there is lack of due process with the RHC agendas as they are often published the day of the meeting (like this Agenda) or the Friday before the Monday meeting, which doesn't give the public sufficient time to review and comment. Can the agendas be published at least a week in advance of the RHC meetings?

**Proposed Chapter 7 Resolution** – Our primary objection to the proposed change to the banked increases notice is not related to the proposed change of contact information, but rather the publishing of a notice which includes language that is the subject of the stakeholders meetings to be held later this week.

**Proposed Chapter 11 Resolution** – This notice informing whether the unit is fully exempt/partially exempt seems unnecessary and separate from the existing mandatory CSFRA Information Sheet notice, and seems to cover the same topic from a different angle. For example, in the newly published version of the CSFRA mandatory information sheet (provided at move in, renewal and with termination notices) the housing provider must state if a unit is partially or fully covered by CSFRA (via a checkbox which explains when each applies). This new notice requirement **adds an additional layer of notice to the existing requirement**, obligating the housing provider to provide a notice at the start of any new tenancy which indicates whether a unit is fully exempt or partially exempt from CSFRA, as well as WHY it is exempt. ***What authority in CSFRA or otherwise requires housing providers to provide notice to a unit that is totally exempt from the CSFRA?***

#### Concerns regarding this new proposed notice

- The effective date of this new requirement for this notice is 5/1/22 – giving the housing provider only six days to comply if the resolution were to pass today (*Query whether the housing provider would have to create its own addendum or if CSFRA has a template form we must use, which has yet to be provided*);
- On the new notice, the housing provider must state whether a unit is Fully exempt or Partially exempt, and WHY it is exempt;
  - It appears this new notice, compared to the current CSFRA information sheet, will require a copy to be provided even to properties/units that are *fully exempt*. Please see comment above as I am not aware of any legal authority for this. Currently, the housing provider does not need to provide copies of any CSFRA notices to fully exempt

properties or buildings, which is much easier for housing providers to manage, saves paper, and keeps the information from being confusing for our residents who are likely to mistake a CSFRA notice as somehow applicable to them, even if notified of the full exemption.

- This new notice will additionally require specific customization to now include both the type of exemption as well as a description as to why a unit is exempt. Some housing projects in Mountain View feature all three categories of exemption/coverage at *one* property. Having to customize this notice as well as the new required customization of the six-page CSFRA Information Sheet notice is onerous and burdensome as well as duplicative.

Thank you for your consideration,  
Tessa McFarland

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