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**Sent:** Monday, March 28, 2022 5:01 PM

**To:** Rental Housing Committee <[RHC@mountainview.gov](mailto:RHC@mountainview.gov)>; [susynalmond@yahoo.com](mailto:susynalmond@yahoo.com); [matt.grunewald.rhc@gmail.com](mailto:matt.grunewald.rhc@gmail.com); [nmhl.rhc@gmail.com](mailto:nmhl.rhc@gmail.com); [julian.pardo.de.zela@gmail.com](mailto:julian.pardo.de.zela@gmail.com); [emily00@gmail.com](mailto:emily00@gmail.com); [grosas730@gmail.com](mailto:grosas730@gmail.com); [ktiedemann@goldfarbclipman.com](mailto:ktiedemann@goldfarbclipman.com); McCarthy, Kimbra <[Kimbra.McCarthy@mountainview.gov](mailto:Kimbra.McCarthy@mountainview.gov)>; Quinn, Jannie <[Jannie.Quinn2@mountainview.gov](mailto:Jannie.Quinn2@mountainview.gov)>; van Deursen, Anky <[Anky.vanDeursen@mountainview.gov](mailto:Anky.vanDeursen@mountainview.gov)>

**Subject:** Agenda Item #7.3 – Draft Amendments to Chapter 2 of CSFRA Regulations

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Dear Chair Almond and Committee Members,

As a rental housing provider in Mountain View, I am deeply troubled by the Rental Housing Committee's (RHC) proposal to re-define "base rent" and severely limit our use of concessions or incentives to work with renters to help them find housing or encourage them to not move.

This proposal was brought forward without any stakeholder input or review. Our company is very concerned that this proposal will deter a landlord of a unit subject to the CSFRA from issuing concessions or working with tenants to ease the cost of moving into a unit. Concessions are a key tool we use to fill vacant units and reduce the upfront costs tenants must pay when moving into a new rental home. The proposed regulation, as drafted, discourages us from this practice and, in many respects, contradicts the stated goals of the CSFRA.

Our company is committed to providing quality housing to Mountain View residents. We hope the RHC will consider a new model of stakeholder engagement and work to convene rental housing providers when new regulations are proposed and seek feedback prior to bringing them forward to the RHC for ratification. Going forward, we ask that the RHC staff convene stakeholders before putting items like this on the agenda so we have a chance to provide input on how these regulations affect housing providers, our business operations, and our residents with the goal of helping the RHC draft and adopt regulations that work for both landlords and tenants.

We urge you to reject the proposed regulation which will hurt rental housing providers and tenants, alike. At a minimum, however, we ask that you defer the proposed amendment to Chapter 2 of the CSFRA Regulations on the March 28, 2022 RHC agenda to engage with stakeholders and evaluate the legal, operational, and practical impacts of this proposal.

Sincerely,

Don Naugle

Director of Property Management

Spieker Companies Inc