

FEB 17 2023

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

PO Box 7540 • MOUNTAIN VIEW, CA, 94039-7540 • 650-903-6304 • CITY.CLERK@MOUNTAINVIEW.GOV

CITY CLERK

The City of Mountain View is accepting applications from Mountain View residents for the Rental Housing Committee in accordance with the Community Stabilization and Fair Rent Act.

Name: Mark Balch
First Last

Home Address: [REDACTED] City: Mountain Vie w Zip: 94040

Business Phone: [REDACTED] Residential Phone: [REDACTED]

E-mail Address: [REDACTED]

Are you a resident of Mountain View? Yes No Years as resident: 19

Present Employer: Google LLC Your Occupation: Product manager

Employer's Address: [REDACTED] Mountain Vie w,CA 94043

Why are you interested in joining the Rental Housing Committee?

Housing is critical infrastructure for our local community. Healthy, sustainable housing for all Mountain View residents allows individuals and the community to thrive. A lack of safe, affordable housing places a huge burden on individuals, families, and the City as a whole. I am an experienced rental property owner in Northern California who personally manages properties, builds relationships with residents, and finds accommodations in exigent circumstances, including the pandemic. I employ professional property management outside the Bay Area where I navigate the concerns of employees and the residents they serve. Ensuring healthy, sustainable housing requires empathy for all parties, diligence, and focus to identify fair solutions in a complex landscape of concerns that affect people's daily lives.

What qualifications do you possess (such as employment, experience, or education) which you feel would be relevant to the work and charge of the Rental Housing Committee?

Residential rental property owner for 10 years in Northern California
Hands-on, direct management of local Bay Area rental properties including maintenance, repairs, leasing, and resident relations
Employer of residential property management firm outside the Bay Area
Bachelor's degree in engineering with a working knowledge of residential construction, real estate, taxation, and personal finance.

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If selected, how do you plan to approach your role as a member of the Rental Housing Committee?

The RHC must balance near-term needs of residents and property owners while addressing long-term sustainability of housing through RHC policies and decisions to ensure the maintenance and expansion of Mountain View's rental housing inventory. I will ensure that all affected parties are treated fairly and humanely, including equal protection and enforcement of all applicable laws and regulations. The parties are trying to provide for themselves and their families - whether they are residents or small business owners. When questions or differences arise, I will offer a fair, respectful hearing for each party.

Please describe your experience/expertise in financial management and assessing financial information or similar types of data as will be required in the CSFRA.

As a residential rental property owner and manager for the past ten years, I have evaluated the financial terms of lease agreements, including residents' financial resources and accommodations as well as the property owner's financial liabilities, income, and expenses in operating a rental housing small business. I prepare my own taxes and familiarize myself with appropriate aspects of real estate business operations, profit, and loss.

Do you see any parts of the CSFRA that require clarification or leave room for interpretation or discretion on the part of the Rental Housing Committee? If so, can you give an example, and how would you address issues that fall into that category and arrive at a determination?

Mountain View's rental housing stock is aging rapidly and, in many cases, is far below modern building standards in terms of seismic resilience, insulation, HVAC, plumbing, and electrical. This risks residents, owners, and the community, who all have interest in durable housing stock. Improvements are often expensive and may cause temporary dislocation. CSFRA Specified Capital Improvement Petition and Fair Rate of Return provisions are intended to address these challenges. Nonetheless, the situation poses serious risks for residents and owners - financial and otherwise. I would give a fair hearing to all applications and balance near-term impacts and long-term benefits for all parties. These complex decisions require situation-specific analysis and consideration.

How would you educate yourself on areas of housing law and rent stabilization you are not familiar with?

I will educate myself in several ways:

- Read all applicable regulations and policies at the local, state, and national level
- Familiarize with similar situations in comparable communities
- Seek guidance from accredited domain experts such as attorneys, government officials, advocates, contractors, and property managers
- Confer with my RHC counterparts and others in Mountain View government including staff and elected council members.

AGREEMENT

READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true and I authorize investigation of all information contained in the application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a future vacancy. It is required that all Rental Housing Committee members take an Oath of Office prior to undertaking their duties and sign the Code of Conduct. Rental Housing Committee members are required to complete a Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office. All members are also required to complete State-mandated ethics training.

Signature: Mark Balch Digitally signed by Mark Balch Date: 2023.02.15 21:39:58 -08'00' Date: Feb 15, 2023

Applications not acted upon will expire after one year from date submitted unless renewed by applicant.

Mail or e-mail directly to: City Clerk, P.O. Box 7540, Mountain View, CA 94039-7540 or city.clerk@mountainview.gov

For Staff Use Only

Interviewed: _____

Renewed: _____

RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

As part of the application, Rental Housing Committee applicants are required to include a statement under penalty of perjury setting forth the applicant's interests and dealings in real property, including, but not limited to, ownership, trusteeship, sale, or management, and investment in and association with partnerships, corporations, joint ventures, and syndicates engaged in ownership, sale, or management of real property during the three years immediately prior to the applicant's application. You may attach additional pages to your statement if more space is required.

Through my family trust, I and my wife are owners of several properties in California.

1. Our home in Mountain View, CA since 2004
2. A single-family residential property in Sunnyvale, CA since 2012 that we rent to others and manage directly
3. A four-unit residential property in Sunnyvale, CA since 2013 that we rent to others and manage directly
4. A 28-unit residential property in Sacramento, CA since 2018 that employ a property management firm to operate on our behalf

My wife is a California licensed real estate broker who is self-employed in a separate business not related to residential or commercial property management.

I declare under the penalty of perjury that the foregoing is true and correct.

Dated this 15 day of February 2023 in Mountain View, California.

Mark Balch

Digitally signed by Mark Balch
Date: 2023.02.15 21:40:34
-08'00'

Applicant

Please be advised that this application will be made available to the public upon request, with the exception of your personal contact information.

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CITY CLERK

The City of Mountain View is accepting applications from Mountain View residents for the Rental Housing Committee in accordance with the Community Stabilization and Fair Rent Act.

Name: Alexander Brown
First Last

Home Address: [Redacted] City: Mountain View Zip: 94043

Business Phone: [Redacted] Residential Phone: [Redacted]

E-mail Address: [Redacted]

Are you a resident of Mountain View? [X] Yes [] No Years as resident: 10

Present Employer: Google Your Occupation: Software Engineer

Employer's Address: [Redacted] Mountain View, CA 94043

Why are you interested in joining the Rental Housing Committee?

I believe that the Rental Housing Committee has the power to make a difference and that by serving on it, I can help Mountain View's rental community to thrive. I want to make sure that everyone has a fair chance to succeed in life and part of that is limiting the pain and disruption of displacement. The CSFRA is one of many tools that can help in this. By working to implement and administer it the RHC has a lot of power to positively affect the lives of Mountain View's residents.

What qualifications do you possess (such as employment, experience, or education) which you feel would be relevant to the work and charge of the Rental Housing Committee?

I have been actively involved in Mountain View housing issues for 5 years now. I am a Software Engineer by trade and I studied Linguistics at the University of Arizona. My pedantry and focus on explicit semantics are arguably valuable when it comes to interpreting statutes, resolutions, regulations and the like.

I have a lot of experience reading through ordinances, charters, staff reports, and briefs for my own edification. I love policy and law and I am very passionate about their details and impacts.

I have been attending every City Council and Rental Housing Committee meeting that I can for the last 5 years (and more sporadically beforehand).

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If selected, how do you plan to approach your role as a member of the Rental Housing Committee?

If selected, I intend to work with the other Committee Members to the best of my ability to implement the Community Stabilization and Fair Rent Act.

I will focus on both administering the directives of the law and especially on fulfilling its purpose of "[promoting] neighborhood and community stability, healthy housing, and affordability for renters in the City of Mountain View"

Please describe your experience/expertise in financial management and assessing financial information or similar types of data as will be required in the CSFRA.

I have followed the Rental Housing Committee for several years now and followed the petitions for upward adjustment and the associated appeals.

While I am not an expert, I have a lot of experience managing finances pertaining both to my rent and to repairs and improvements of my home.

I am also skilled at using spreadsheets and other computational aids to do quantitative analysis. I feel like this would serve me very well when reviewing both the financials of the RHC and financial information being reviewed by the RHC. I might also text Nikki once in a while. She was pretty great in her time on the committee.

Do you see any parts of the CSFRA that require clarification or leave room for interpretation or discretion on the part of the Rental Housing Committee? If so, can you give an example, and how would you address issues that fall into that category and arrive at a determination?

Yes. There are several sections in the CSFRA which have been discussed at length both in the RHC and by the City Council's CSFRA subcommittee. Most recently, the inclusion of unmetered utilities in rent was brought to the RHC. They'll be holding stakeholder meetings to better understand the issue before promulgating regulations around that practice. When it comes to definitional questions in the CSFRA (and now MHRSO), I would work with staff and counsel to ensure that the policies best benefit the people of the city and fulfil the intent of the voters for the CSFRA and the Council for the MHRSO. There are other items in the CSFRA which are less open to interpretation, such as the issue of multiple duplexes on a single parcel. For this and other similar fixes, I would work with the other Committee Members and Staff to draft proposed changes and work with the City Council to submit them to the voters as a Ballot Measure. We can always use more Ballot Measures.

How would you educate yourself on areas of housing law and rent stabilization you are not familiar with?

My time attending the RHC meetings and working with local Housing Justice organizations has granted me a lot of familiarity with housing law and policies.

For areas with which I am not familiar, I would educate myself primarily by reading the laws, and any relevant case law, surrounding the issue.

-I would also consult with Staff and legal counsel as necessary and appropriate.

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I hereby certify that all statements made in this application are true and I authorize investigation of all information contained in the application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

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Signature: Alexander Brown Date: 16 February 2023

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Renewed: _____

RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

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I own my Mobile Home at [REDACTED] Mountain View, CA 94043.

I hold a lease on the space underneath it.

To be clear, this is secured property, but not real property and I'm listing it for the sake of transparency.

I declare under the penalty of perjury that the foregoing is true and correct.

Dated this 16 day of February 2023 in Mountain View, California.

Alexander Brown

Applicant

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The City of Mountain View is accepting applications from Mountain View residents for the Rental Housing Committee in accordance with the Community Stabilization and Fair Rent Act.

Name: Robert Cox
First Last

Home Address: [Redacted] City: Mountain View, CA Zip: 94041

Business Phone: [Redacted] Residential Phone: [Redacted]

E-mail Address: [Redacted]

Are you a resident of Mountain View? [X] Yes [] No Years as resident: 28

Present Employer: Intel Corporation Your Occupation: Software Project Lead

Employer's Address: [Redacted] Santa Clara, CA 95054

Why are you interested in joining the Rental Housing Committee?

I have lived in Mountain View for 28 years and am very familiar with the city - its history and its challenges - and want to find solutions to help all residents thrive and have a great quality of life. I was a renter most of my adult life and am personally familiar with the challenges that all renters face. One of the nicest aspects of Mountain View is the diversity of residents - a diversity that needs to be maintained. The changing economics in Silicon Valley have made it very challenging for lower-income residents to survive, let alone thrive, in the area. I am interested in helping residents in rent stabilized units remain in the city, in apartments that are well maintained, so that they can focus on other aspects of their lives and have a good quality of life in the city.

What qualifications do you possess (such as employment, experience, or education) which you feel would be relevant to the work and charge of the Rental Housing Committee?

I was a member of the city's Environmental Planning Commission (EPC) for eight years, a body in many ways similar to the RHC. I have a Ph.D. in Systems Engineering, and have an inquisitive, analytic mind, and like to make data-driven decisions. But I know that all decisions made by the RHC will have huge impacts on people's lives, so I will be conscientious and compassionate when deciding each issue. I am collaborative by nature and want to find consensus solutions to issues at hand. I enjoy learning about important issues and discussing them with others and can come up to speed quickly on even the most challenging of topics.

I am familiar with the various neighborhoods and neighborhood groups throughout the city and know many community leaders in the city. I understand how the city is changing and the impact of those changes on residents, especially our lower-income residents.

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If selected, how do you plan to approach your role as a member of the Rental Housing Committee?

The voters established the CSFRA as a pillar of city's charter. As a member of the RHC, I will work with all stakeholders - landlords, tenants, housing advocates, and neighborhoods - to be a fair-minded representative of the community and be committed to fairly interpreting the law in a way that balances all interests, promotes community stability, and prevents the displacement of our residents from high-rent increases.

I will further educate myself on rent stabilization and the CSFRA by researching and reading relevant material, meeting with stakeholders, meeting with city staff and outside counsel, and meeting with former RHC members. I will actively prepare for and participate in meetings by reading the material in the meeting packet, asking questions of staff and counsel, and doing my own research. I was always well prepared for EPC meetings and will do the same on the RHC. I will be thoughtful and collaborative with other RHC members and strive to find a balance that is fair to tenants as well as landlords. I will try to keep tenants in their homes so that their lives are not disrupted with a move.

Please describe your experience/expertise in financial management and assessing financial information or similar types of data as will be required in the CSFRA.

As Vice Chair of the Old Mountain View Neighborhood Association (OMVNA) for the last 12 years and Vice President of the Mountain View Historical Association (MVHA) for the last 4 years, I have been actively involved in the discussions regarding the finances of both organizations. People on the OMVNA Steering Committee regard me as a key influencer on spending items and someone who has a keen eye toward maintaining the financial stability of the organization. Each year, I have served on the annual audit committee of the MVHA. While an undergraduate student at Case Western Reserve University, I earned a minor in economics.

Do you see any parts of the CSFRA that require clarification or leave room for interpretation or discretion on the part of the Rental Housing Committee? If so, can you give an example, and how would you address issues that fall into that category and arrive at a determination?

There are many areas of the CSFRA that needed clarification or interpretation. The RHC has addressed these one-by-one since the passage of the CSFRA in 2016. Most recently, the RHC clarified how rent concessions are treated when it comes to the definition of base rent, and the annual general adjustment. As Mountain View continues to promote policies to reduce greenhouse gases, ensure water conservation, and environmental sustainability, the city may want older apartments retrofitted to achieve these goals. The CSFRA does not specifically address this and how to pay for it, so the RHC may need to develop regulations. We will need to better understand these retrofits, their costs, their benefits to the tenants, the buildings, and the environment, and work with all stakeholders to find an equitable solution that allows for these improvements, protects our environment, and prevent renters from displacement.

How would you educate yourself on areas of housing law and rent stabilization you are not familiar with?

I am a curious, life-long learner. I have a great deal of experience researching a broad range of topics in my professional life as well as my personal life. I typically do online research, identify and meet with experts, solicit information from individuals and organizations, and then form a perspective. That said, I am always open to change my perspective based upon new information.

AGREEMENT

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I hereby certify that all statements made in this application are true and I authorize investigation of all information contained in the application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a future vacancy. It is required that all Rental Housing Committee members take an Oath of Office prior to undertaking their duties and sign the Code of Conduct. Rental Housing Committee members are required to complete a Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office. All members are also required to complete State-mandated ethics training.

Signature: Robert Coy Date: 2/17/2023

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Interviewed: _____

Renewed: _____

RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

As part of the application, Rental Housing Committee applicants are required to include a statement under penalty of perjury setting forth the applicant's interests and dealings in real property, including, but not limited to, ownership, trusteeship, sale, or management, and investment in and association with partnerships, corporations, joint ventures, and syndicates engaged in ownership, sale, or management of real property during the three years immediately prior to the applicant's application. You may attach additional pages to your statement if more space is required.

I own only my home at [REDACTED] Mountain View, CA. I do not own any other real estate or have interests and dealings in real property, including, but not limited to, ownership, trusteeship, sale, or management, and investment in and association with partnerships, corporations, joint ventures, and syndicates engaged in ownership, sale, or management of real property.

I declare under the penalty of perjury that the foregoing is true and correct.

Dated this 17 day of February 2023 in Mountain View, California.



Applicant

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The City of Mountain View is accepting applications from Mountain View residents for the Rental Housing Committee in accordance with the Community Stabilization and Fair Rent Act.

Name: David Cutler
First Last

Home Address: [REDACTED] City: Mountain View Zip: 94040

Business Phone: [REDACTED] Residential Phone: [REDACTED]

E-mail Address: [REDACTED]

Are you a resident of Mountain View? Yes No Years as resident: 12

Present Employer: Self Employed Your Occupation: Real Estate

Employer's Address: [REDACTED] Palo Alto, CA

Why are you interested in joining the Rental Housing Committee?

I'm am very interested in being a part of the Rental Housing Committee as I believe my background in real estate can be very beneficial to the group. I also am a renter so I understand the pressures and concerns that come with being a renter in today's environment. Service to my community is something that I believe in strongly, and would love the opportunity to work with this committee.

What qualifications do you possess (such as employment, experience, or education) which you feel would be relevant to the work and charge of the Rental Housing Committee?

As I work in real estate, I am uniquely in tune with the challenges that both landlords and tenants face in the city of Mountain View. I have seen first-hand the effect of rent control with disadvantaged tenants and landlords and can provide a different view point given my background. I am fluent in Spanish and work closely with a local hispanic congregation in helping individuals and families find housing and adjust to life here in Mountain View. I want to use my background to assist the Rental Housing Commission in upholding the CSFRA and ensuring its compliance.

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If selected, how do you plan to approach your role as a member of the Rental Housing Committee?

I believe that the Rental Housing Committee should represent the demographics of the city and have a balanced approach highlighting both the tenant and landlord experience. I understand intimately the challenges that landlords face, as I have represented them in the sales of their buildings; and have first hand experience in being displaced as a renter. Rent Control is a complex issue that is not one dimensional. It requires a collaborative approach, and I feel that I am well suited for the task.

Please describe your experience/expertise in financial management and assessing financial information or similar types of data as will be required in the CSFRA.

As I work in Real Estate, I'm very familiar with how commercial properties, especially apartments, are underwritten and how they truly operate. I graduated college with a degree in Economics and have worked in the financial and real estate industry for the past 21 years either in Banking or as a real estate agent. I want to utilize my background, skills and experience to assist the RHC and further its goals.

Do you see any parts of the CSFRA that require clarification or leave room for interpretation or discretion on the part of the Rental Housing Committee? If so, can you give an example, and how would you address issues that fall into that category and arrive at a determination?

I believe there are multiple areas that could require interpretation or discretion; especially in regards to just cause evictions and the annual rent increase. I believe that in most of these issues, there ought to be a middle ground where the rights and privileges of all stake holders are considered. I do not believe that this is a one-sided issue; it is nuanced and needs a thorough examination from all sides. In particular, as the RHC addresses the issue of RUBS, I want to assist in providing clarity on its use and arrive on a solution that meets the needs of the City's residents.

How would you educate yourself on areas of housing law and rent stabilization you are not familiar with?

I'm an avid reader and have no issue digging into the laws as written to understand them better. My job requires self awareness and initiative to understand markets, zoning requirements, demographic trends and planning. I have no issue reading laws to truly understand how they might affect us as a community and individually. I will also lean on the expertise of the RHC staff to guide my decisions

AGREEMENT

READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true and I authorize investigation of all information contained in the application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a future vacancy. It is required that all Rental Housing Committee members take an Oath of Office prior to undertaking their duties and sign the Code of Conduct. Rental Housing Committee members are required to complete a Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office. All members are also required to complete State-mandated ethics training.

Signature: 

Date: 2/16/2023

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Renewed: 


RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

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I currently work as a real estate salesperson, with my license at Marcus & Millichap. I do not own any real estate either individually or through any partnership currently.

I declare under the penalty of perjury that the foregoing is true and correct.

Dated this 16 day of February 2023 in Mountain View, California.



Applicant

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The City of Mountain View is accepting applications from Mountain View residents for the Rental Housing Committee in accordance with the Community Stabilization and Fair Rent Act.

Name: Maria Esther Diaz
First Last

Home Address: [REDACTED] City: Mountain View Zip: 94040

Business Phone: _____ Residential Phone: [REDACTED]

E-mail Address: [REDACTED]

Are you a resident of Mountain View? Yes No Years as resident: 8 yrs

Present Employer: California Property Services Your Occupation: Regional Manager

Employer's Address: [REDACTED] Portola Valley, CA 94028

Why are you interested in joining the Rental Housing Committee?

I'm interested in joining the Rental Housing Committee to be part of rent stabilization in home city. I've thrived in Property Management for over a decade. I've been overseeing multi family homes in the City of Mountain View for the past 8 years, including the cities if Menlo Park and Burlingame, CA. I think I would be a great addition to the team and would like to be in a position to learn more and be part of the bigger picture when it comes to tenants and landlords.

What qualifications do you possess (such as employment, experience, or education) which you feel would be relevant to the work and charge of the Rental Housing Committee?

I have over 10 years of Property Management experience. My experience mentioned above with working with multi family homes in Mountain View has already given me a lead on what the Rental Housing Committee offers the community. I'm also a California Certified Residential Manager through California Apartment Association and have been for over 9 years. I've been with my company, California Property Services for 6 years. I started as a Residential Manager and after a few years got promoted to a Regional Manager overseeing more than half of the portfolio.

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If selected, how do you plan to approach your role as a member of the Rental Housing Committee?

I believe everyone has their own unique way to approach a role and everyone brings something to the table. I believe focusing on work relationships and collaborating on ideas to reach a positive outcome or solution is key. Keeping an open mind set, allowing all ideas to come to the table and asking for feedback is key to success.

Please describe your experience/expertise in financial management and assessing financial information or similar types of data as will be required in the CSFRA.

In my over 10 years of Property Management, following and creating annual budget plans is huge task in Property Management and that includes the roll I'm in now as a Regional Manager. I currently use AppFolio Property Management software to execute financial management with tenants, vendors, etc., including experience with QuickBooks. I help oversee and execute rent increases for tenants in my portfolio and oversee delinquencies and executing legal documents for non payments of rent, etc.

Do you see any parts of the CSFRA that require clarification or leave room for interpretation or discretion on the part of the Rental Housing Committee? If so, can you give an example, and how would you address issues that fall into that category and arrive at a determination?

At this time, I would like to learn more about how the AGA is determined and or finalized. With that said, I believe the services provided by CSFRA to both landlords and tenants is helpful from defining rent, rent increases, tenant relocation assistance and much more.

How would you educate yourself on areas of housing law and rent stabilization you are not familiar with?


The key to education is reading. I use online resources and personal contacts to learn as much as I can on areas of housing law and rent stabilization. The City of Mountain View Website already provides a great resource on CSFRA information, etc. for the city of Mountain View. Being part of the California Apartment Association also helps me keep up to speed with information, changes in the rental industry and on going continued education courses made available by them has been the most helpful.

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Signature: _____  _____ Date: _____

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Interviewed: _____

Renewed: _____

RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

As part of the application, Rental Housing Committee applicants are required to include a statement under penalty of perjury setting forth the applicant's interests and dealings in real property, including, but not limited to, ownership, trusteeship, sale, or management, and investment in and association with partnerships, corporations, joint ventures, and syndicates engaged in ownership, sale, or management of real property during the three years immediately prior to the applicant's application. You may attach additional pages to your statement if more space is required.

I Maria Esther Diaz, under penalty of perjury state that:

I have been a resident in the city of Mountain View, CA for over 7 years.

I have 10+ years in Property Management performing an array of management tasks and currently work for California Property Services as a Property Manager for 6 years.

I have been a California Certified Residential Manager with The California Apartment Association for over 7 years.

I declare under the penalty of perjury that the foregoing is true and correct.

Dated this 10 day of February 2023 in Mountain View, California.



Applicant

Please be advised that this application will be made available to the public upon request, with the exception of your personal contact information.

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

PO Box 7540 • MOUNTAIN VIEW, CA, 94039-7540 • 650-903-6304 • CITY.CLERK@MOUNTAINVIEW.GOV

The City of Mountain View is accepting applications from Mountain View residents for the Rental Housing Committee in accordance with the Community Stabilization and Fair Rent Act.

Name: Edie Keating
First Last

Home Address: [REDACTED] City: Mountain View Zip: 94043

Business Phone: _____ Residential Phone: [REDACTED]

E-mail Address: [REDACTED]

Are you a resident of Mountain View? Yes No Years as resident: 1.5

Present Employer: Camico Insurance Company Your Occupation: Finance Business Analyst

Employer's Address: [REDACTED] San Mateo CA 94404

Why are you interested in joining the Rental Housing Committee?

I believe that rent stabilization is good policy for any city, and I am proud of Mountain View voters for passing rent control in 2016. I respect the thousands of families who have the benefit of more secure rental housing, and I believe that the Rental Housing Committee has an important role to play in making sure that the rent stabilization promised by the CSFRA is maintained by ongoing education on renter rights, and by adopting fair policies to implement the CSFRA.

What qualifications do you possess (such as employment, experience, or education) which you feel would be relevant to the work and charge of the Rental Housing Committee?

I have been present at most RHC meetings since they started in 2017. This helps me understand the policy history that has been discussed and implemented and that continues to evolve as issues arise. I have read the text of the CSFRA multiple times, and am also aware of relevant state law such as Costa Hawkins, SB330, and the Ellis Act. I was a renter for all of my adult life until a year ago, when I bought a condo and became a Mountain View resident. I look forward to learning more about state mobile home law.

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CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

PO Box 7540 • MOUNTAIN VIEW, CA, 94039-7540 • 650-903-6304 • CITY.CLERK@MOUNTAINVIEW.GOV

If selected, how do you plan to approach your role as a member of the Rental Housing Committee?

The role of the RHC is to implement the CSFRA. I would rely on staff for information, understanding, and legal options. I will read and listen to all input from renters and landlords.

Please describe your experience/expertise in financial management and assessing financial information or similar types of data as will be required in the CSFRA.

I have been involved with budgets and allocating costs through my work in a finance department, and in multiple groups and organizations as a volunteer. In the early years of the RHC, I advocated for the RHC budget to accrue and maintain a reserve, as a buffer if unusual extra costs ever arise.

Do you see any parts of the CSFRA that require clarification or leave room for interpretation or discretion on the part of the Rental Housing Committee? If so, can you give an example, and how would you address issues that fall into that category and arrive at a determination?

The work of the RHC to clarify the CSFRA is ongoing. The upcoming and needed discussion about how to fairly and legally distribute utility bills between renters when there is not by unit metering is an in progress example. Will there be a one time rent increase allowed to fold the utility bill into the rent for each unit? With what formula, and in what timeframe? I think that renter and landlord stakeholder meetings lead to better outcomes, even though they add time to the process. Staff also frequently provides comparisons to other jurisdictions. In summary, there is already a solid practice to support the RHC making informed decisions, which should continue. Beyond the baseline of legal and fair, I would also strive for new regulations that are easy to understand and administer.

How would you educate yourself on areas of housing law and rent stabilization you are not familiar with?

As a regular member of the public at RHC meetings, I trust and respect the well researched staff reports provided for agenda items, and respect the depth of knowledge of the Rental Housing staff, and their contract legal staff from Goldfarb & Lipman. I would direct my RHC needs for housing law and rent stabilization education to them.

AGREEMENT

READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true and I authorize investigation of all information contained in the application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a future vacancy. It is required that all Rental Housing Committee members take an Oath of Office prior to undertaking their duties and sign the Code of Conduct. Rental Housing Committee members are required to complete a Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office. All members are also required to complete State-mandated ethics training.

Signature: Eddie Keating Date: 2-17-2023

Applications not acted upon will expire after one year from date submitted unless renewed by applicant.

Mail or e-mail directly to: City Clerk, P.O. Box 7540, Mountain View, CA 94039-7540 or city.clerk@mountainview.gov

For Staff Use Only

Interviewed: [REDACTED]

Renewed: [REDACTED]

RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

As part of the application, Rental Housing Committee applicants are required to include a statement under penalty of perjury setting forth the applicant's interests and dealings in real property, including, but not limited to, ownership, trusteeship, sale, or management, and investment in and association with partnerships, corporations, joint ventures, and syndicates engaged in ownership, sale, or management of real property during the three years immediately prior to the applicant's application. You may attach additional pages to your statement if more space is required.

I own the Mountain View condominium where I live.

I declare under the penalty of perjury that the foregoing is true and correct.

Dated this 17 day of February 2023 in Mountain View, California.

Edie Keating

Applicant

Please be advised that this application will be made available to the public upon request, with the exception of your personal contact information.

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

PO Box 7540 • MOUNTAIN VIEW, CA, 94039-7540 • 650-903-6304 • CITY.CLERK@MOUNTAINVIEW.GOV

The City of Mountain View is accepting applications from Mountain View residents for the Rental Housing Committee in accordance with the Community Stabilization and Fair Rent Act.

Name: Kevin Ma
First Last

Home Address: [REDACTED] City: Mountain View Zip: 94040

Business Phone: N/A Residential Phone: [REDACTED]

E-mail Address: [REDACTED]

Are you a resident of Mountain View? Yes No Years as resident: 1

Present Employer: Pure Storage Your Occupation: Software Engineer

Employer's Address: [REDACTED] Mountain View, CA, 94041

Why are you interested in joining the Rental Housing Committee?
As a recent renter and a housing advocate, I have had experience with the conditions renters face currently. I would like to apply this experience to ensure the RHC can fulfill its duties in maintaining fairness for one of life's largest necessities: shelter.

What qualifications do you possess (such as employment, experience, or education) which you feel would be relevant to the work and charge of the Rental Housing Committee?

I have monitored the activities of the Rental Housing Committee in my own personal capacity and for other community organizations that are active in housing and tenant issues.

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CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

PO BOX 7540 • MOUNTAIN VIEW, CA, 94039-7540 • 650-903-6304 • CITY.CLERK@MOUNTAINVIEW.GOV

If selected, how do you plan to approach your role as a member of the Rental Housing Committee?

I plan to approach my role by fulfilling the purposes of the CSFRA and the MHRSO, that being to promote community stability and affordability and ensure due process among all parties.

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Please describe your experience/expertise in financial management and assessing financial information or similar types of data as will be required in the CSFRA.

I am on boards where financial reports are presented at a level similar to that presented to the RHC.

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Do you see any parts of the CSFRA that require clarification or leave room for interpretation or discretion on the part of the Rental Housing Committee? If so, can you give an example, and how would you address issues that fall into that category and arrive at a determination?

There are sections of the CSFRA that have yet to be tested in real situations in front of the RHC, such as the "Recognized Tenant Organization[s]" as defined in Section 1702(n). There is no explicit mechanism for recognition (under 1702(n)) nor protection from retaliation from participating in such organizations (under 1705(d)). If this were to come up at the RHC, there should be knowledge gathering from other rent-stabilized jurisdictions as well as stakeholder meetings with relevant groups prior to final action.

-

How would you educate yourself on areas of housing law and rent stabilization you are not familiar with?

I would greatly defer towards the expertise of staff to elucidate questions as well as conduct independent research.

-

-

-

AGREEMENT

READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true and I authorize investigation of all information contained in the application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a future vacancy. It is required that all Rental Housing Committee members take an Oath of Office prior to undertaking their duties and sign the Code of Conduct. Rental Housing Committee members are required to complete a Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office. All members are also required to complete State-mandated ethics training.

Signature:  Date: February 17, 2023

Applications not acted upon will expire after one year from date submitted unless renewed by applicant.

Mail or e-mail directly to: City Clerk, P.O. Box 7540, Mountain View, CA 94039-7540 or city.clerk@mountainview.gov

For Staff Use Only

Interviewed: _____

Renewed: _____

RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

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I own and reside in a condominium in the City.

I declare under the penalty of perjury that the foregoing is true and correct.

Dated this 17 day of February 2023 in Mountain View, California.



Applicant

Please be advised that this application will be made available to the public upon request, with the exception of your personal contact information.

This is a Fill-In Form. Please fill in and print.

Print Form

Clear Form

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

PO Box 7540 • MOUNTAIN VIEW, CA, 94039-7540 • 650-903-6304 • CITY.CLERK@MOUNTAINVIEW.GOV

The City of Mountain View is accepting applications from Mountain View residents for the Rental Housing Committee in accordance with the Community Stabilization and Fair Rent Act.

Name: Kirin Madison
First Last

Home Address: [REDACTED] City: Mountain View Zip: 94041

Business Phone: _____ Residential Phone: [REDACTED]

E-mail Address: [REDACTED]

Are you a resident of Mountain View? Yes No Years as resident: 1/27/23 to present

Present Employer: Orrick, Herrington, & Sutcliffe LLP Your Occupation: Law Clerk (Bar Admission Pending)

Employer's Address: [REDACTED] San Francisco, CA 94105

Why are you interested in joining the Rental Housing Committee?

I have experience being a renter in New York, San Francisco and Sacramento, all of which have different rental experiences. As such, each experience allowed me to gain a new perspective in renting practices. For example, issues such as rent stabilization may not be as prominent in Sacramento, where prices are affordable. However, in San Francisco, rent stabilization could be the difference between someone maintaining housing for another year or being forced into the street. As a Mountain View resident, I want to help make the rental process manageable under the CSFRA. I am sensitive to the fact that the committee serves an important function in advising the city council and I would like to gain experience there.

What qualifications do you possess (such as employment, experience, or education) which you feel would be relevant to the work and charge of the Rental Housing Committee?

The most prominent qualifications I possess are my Juris Doctor and Master of Laws, both earned within three years of law school (to measure, it normally takes 4). My legal education trained me to interpret state legislation and know the appropriate remedies available to make the best decisions while serving on a committee. I also served as a judicial extern for the Federal District Court in the Eastern District of California, so I am comfortable at analyzing law through a decision-maker's eyes. My 5 years of work experience in Human Resources gives me conversational agility in handling tough scenarios and answering difficult questions (such as in layoffs and workplace investigations). I am not afraid to contribute where I am needed. I enjoy being able to speak on talking points and educate others within reason on important reasoning behind decisions.

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CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

PO Box 7540 • MOUNTAIN VIEW, CA, 94039-7540 • 650-903-6304 • CITY.CLERK@MOUNTAINVIEW.GOV

If selected, how do you plan to approach your role as a member of the Rental Housing Committee?

If selected, I will devote time pre-term familiarizing myself with the applicable laws (most important being the CSFRA). I plan on reviewing past/current meeting agendas, attending meetings that are open to the public and familiarizing with the issues discussed with the committee. When on the committee, I intend to jump in and acclimate quickly. If there are second-term members, I would look to them for some advice and knowledge when figuring out how to navigate my role. I also intend to build relationships within the committee and with city-council to help foster cooperation while serving in an advisory capacity.

Please describe your experience/expertise in financial management and assessing financial information or similar types of data as will be required in the CSFRA.

My past and current professional roles have included elements of financial management and assessing financial information. I previously worked as an Associate Brand Partnership Manager at Amazon, which included managing a category budget to buy new items to be featured on subsidiary sites. My current law practice is in Banking and Finance, handling loan transactions (both establishing and refinancing) on borrower and lender side. Part of my work requires researching market trends and reviewing the financial filings of companies to determine creditworthiness. These skills are transferrable and will be applied responsibly as required in the CSFRA.

Do you see any parts of the CSFRA that require clarification or leave room for interpretation or discretion on the part of the Rental Housing Committee? If so, can you give an example, and how would you address issues that fall into that category and arrive at a determination?

An example of discretion on the part of the Rental Housing Committee is located in Section 1712(e), where the Rental Housing Committee may bring a civil or administrative action on a Tenant's behalf if the tenant does not bring one on their own accord. I interpret this subsection as allowing the committee to advocate in some part for the tenant if the tenant opts in. I do not see a criteria of how the committee may act. For example, is it just that a Tenant does not file an action, or does the Tenant have to do something in addition, like making the committee aware. I would make that clear so that the Tenant knows the ways to opt-in if it is available to them.

How would you educate yourself on areas of housing law and rent stabilization you are not familiar with?

The easiest way for me to educate myself on areas of housing law and rent stabilization is to review the applicable statutes and court cases to see how the law interprets specific provisions. Part of this requires me to review the city website and review the applicable law there. Additionally, I intend to leverage existing information, such as reviewing legislative materials related to the statute (such as comments to discern the legislative intent), reviewing publicly available information, and consulting with knowledgeable individuals when required. If selected, I also intend to continuously research updated housing law developments to ensure that the committee is applying the current law in its advisory decisions.

AGREEMENT

READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true and I authorize investigation of all information contained in the application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a future vacancy. It is required that all Rental Housing Committee members take an Oath of Office prior to undertaking their duties and sign the Code of Conduct. Rental Housing Committee members are required to complete a Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office. All members are also required to complete State-mandated ethics training.

Signature: _____

Date: _____

02/07/2023

Applications not acted upon will expire after one year from date submitted unless renewed by applicant.

Mail or e-mail directly to: City Clerk, P.O. Box 7540, Mountain View, CA 94039-7540 or city.clerk@mountainview.gov

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Interviewed: _____

Renewed: _____

RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

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I do not currently own assets in real property, and I have not engaged in ownership, sale, or management of real property during the three years immediately prior to my application.

I declare under the penalty of perjury that the foregoing is true and correct.

Dated this 07 day of February 2023 in Mountain View, California.



Applicant

Please be advised that this application will be made available to the public upon request, with the exception of your personal contact information.

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

PO Box 7540 • MOUNTAIN VIEW, CA, 94039-7540 • 650-903-6304 • CITY.CLERK@MOUNTAINVIEW.GOV

The City of Mountain View is accepting applications from Mountain View residents for the Rental Housing Committee in accordance with the Community Stabilization and Fair Rent Act.

Name: Li Zhang
First Last

Home Address: [REDACTED] City: Mountain View Zip: 94040

Business Phone: [REDACTED] Residential Phone: [REDACTED]

E-mail Address: [REDACTED]

Are you a resident of Mountain View? Yes No Years as resident: 22

Present Employer: Tesla Inc. Your Occupation: Senior Tax Manager

Employer's Address: [REDACTED] San Jose, CA 95134

Why are you interested in joining the Rental Housing Committee?

1. I would like to gain first hand experience serving on a Mountain View City Committee after attending Chinese Language Leadership Academy last year.
2. I am in the process of joining the board of directors of the United Effort Organization, which mission is to "help unhoused people move towards self-sufficiency and safe home in our community". I believe serving on RHC would be my efforts on helping the vulnerables as well.
3. As Mountain View is ramping up its efforts in the displacement response strategy this year, I would definitely want to participate in the effort to assist with outreaching to the community and come up the best programs and policies regarding to preservation and acquisition of rent-stabilized units.

What qualifications do you possess (such as employment, experience, or education) which you feel would be relevant to the work and charge of the Rental Housing Committee?

Education: Ph.D. in Chemistry, UC San Diego, Master's Degree in Financial Engineering, Haas School of Business at UC Berkeley.
Professional Summary:
• Over 15 years' Financial Professional with extensive experience in a wide variety of finance, accounting and tax functions.
• Working directly with clients and cross functionally with Ernst & Young's (One of the big 4 accounting firms) CPAs, attorneys, and staff.
• Simultaneously managed multiple projects involving structured financial transactions, controversy, debt-equity, and compliance.
• Strong analytical and problem-solving skills, effective comprehension, and communication skills.
• Ability to prioritize tasks and manage rapidly changing assignments in a team environment, and work well independently.
• Five years' Ph.D. research experience.

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CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

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If selected, how do you plan to approach your role as a member of the Rental Housing Committee?

As for all my life and career, I am taking very open minded approach on coming up solutions for the problems. If I am selected to be on the RHC, I would definitely do research on issues first, reach out to stakeholders on all sides of the issues, and come to meetings looking at what will help to provide a balance solution for landlords, tenants, and the city.

Please describe your experience/expertise in financial management and assessing financial information or similar types of data as will be required in the CSFRA.

I have been a finance professional for more than 15 years and over 5 year as a Ph. D. researcher. Therefore, I feel very comfortable with both finance and doing data analysis. I believe this is very useful for analyzing the rental data and its financial impact for both tenants and landlords. In addition, I have worked with very large teams to obtain consensus and come up with solutions which work best for all parties involved.

Do you see any parts of the CSFRA that require clarification or leave room for interpretation or discretion on the part of the Rental Housing Committee? If so, can you give an example, and how would you address issues that fall into that category and arrive at a determination?

CSFRA is somewhat unclear about capital repairs or how to best handle things like earthquake retrofits and energy efficient upgrades, i.e. EV charging stations, electric appliances. Want to ensure that the CSFRA does not hinder making needed improvements and the RHC can find ways to create a win/win situation.

In addition, the "Pet fees" included in the "rent" under CSFRA might need some clarification. As Pet fee could be a set amount of money paid to the landlord for the privilege of moving with Pets, which is a one-time charge; Or it could be Pet deposit which is like a security deposit to cover the potential cost of repairs; Or it could be the pet rent, which you pay each month as an add-on to your regular rent.

How would you educate yourself on areas of housing law and rent stabilization you are not familiar with?

I would like to do outreach to stakeholders on both sides to hear from landlords and tenants about how the laws work for them in addition to read and research (shown as below) prior meeting materials to understand how the RHC came to decisions in the past to understand why and how the CSFRA has been interpreted in the way it is now.

1. I will definitely read through what are posted on the City's website:
<https://www.mountainview.gov/depts/comdev/preservation/rentstabilization/default.asp>
2. If I have additional questions, I will reach out to the city staffs working with the RHC.
3. Look for additional legal resources, such as <https://www.courts.ca.gov/documents/California-Tenants-Guide.pdf>

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2017

CC-16

AGREEMENT

READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true and I authorize investigation of all information contained in the application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a future vacancy. It is required that all Rental Housing Committee members take an Oath of Office prior to undertaking their duties and sign the Code of Conduct. Rental Housing Committee members are required to complete a Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office. All members are also required to complete State-mandated ethics training.

Signature: Li Zhang Digitally signed by Li Zhang Date: 2023.02.14 01:48:14 -08'00' Date: 2/14/2023

Applications not acted upon will expire after one year from date submitted unless renewed by applicant.

Mail or e-mail directly to: City Clerk, P.O. Box 7540, Mountain View, CA 94039-7540 or city.clerk@mountainview.gov

For Staff Use Only

Interviewed: _____

Renewed: _____

RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

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My husband and I own a 2-bed room condo in Mountain View where our family used to live, and currently it is rented out. It is not in an apartment complex. I do not believe it is under CSFRA either. It is exempted from both rent control and just-cause protections because it is on the exemption list as: "Single family homes and condominiums"

Refer to the website below:

<https://www.tobenerlaw.com/mountain-view-tenant-relocation-assistance-program/>

I declare under the penalty of perjury that the foregoing is true and correct.

Dated this 14th day of February 2023 in Mountain View, California.

Li Zhang

Digitally signed by Li Zhang
Date: 2023.02.14 02:07:08
-08'00'

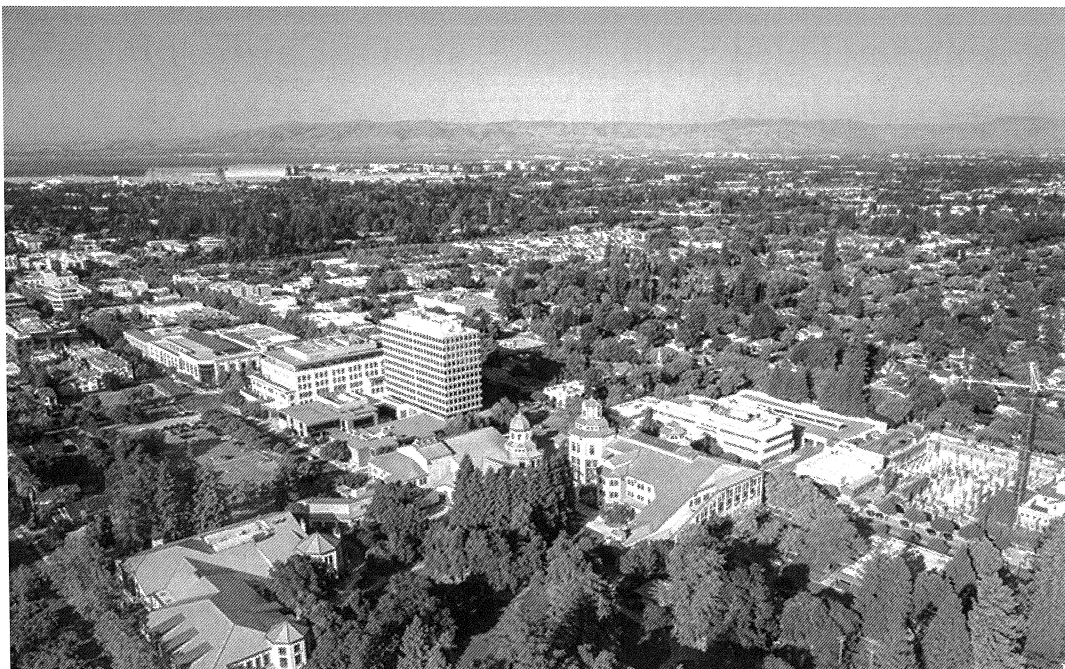
Applicant

Please be advised that this application will be made available to the public upon request, with the exception of your personal contact information.

Mountain View Rent Control: Community Stabilization And Fair Rent Act

Published on: June 4, 2021 . Last Updated on: February 3, 2022
By Joseph Tobener

The City of Mountain View Community Stabilization and Fair Rent Act ("Mountain View Rent Control Ordinance"), which went into effect December 23, 2016, limits the amount a tenant's rent can be increased annually and prohibits evictions unless there is a just-cause reason. The City of Mountain View also has a Tenant Relocation Assistance Ordinance that provides assistance to eligible tenants in cases of no-fault displacements.



A drone view of downtown Mountain View in California

Can Tenants Waive Their Rights Under The City Of Mountain View Rent Control Ordinance?

No. Any provision in a rental agreement that waives a tenants rights under the ordinance is against public policy and void. Mt. View, Cal. Mun. Code § 1713.

Which Properties Are Covered Under The City Of Mountain View Rent Control Ordinance?

Fully Covered Properties:

Buildings with three or more residential units that have a certificate of occupancy before February 1, 1995, are fully covered under the rent-ceiling provisions and just-cause eviction provisions of the ordinance. Mt. View, Cal. Mun. Code § 1703.

The following units are exempt from both rent control and just-cause protections:

- Rental units in hotels, motels, inns, tourist homes, and rooming and boarding houses which are rented primarily to guests for fewer than thirty consecutive days;
- Rental units in any hospital, convent, monastery, extended medical care facility, asylum, non-profit home for the elderly, or university or college owned and operated dormitory;
- Rental units owned and operated or managed by a non-profit organization under a tax credit program;
- Rental units owned, operated, or managed by a government agency or authority where subsidized tenants live, and where the government program specifically exempts such unit from rent control;
- Single family homes and condominiums;
- Rental units in a single building with fewer than three residential units;
- A permitted companion unit on the same grounds as a single-family home. Id.

Partially Covered Properties:

Some buildings that have three or more units have partial coverage. The following units are exempt from rent-ceiling protections but have just-cause eviction protections:

- Rental units in buildings with three or more units where the first certificate of occupancy is issued between February 1, 1995, and December 23, 2016, and
- Rental units covered under the Mountain View Affordable Housing Program. Id.

Does My Tenancy Fall Under The State Of California Tenant Protection Act Of 2019 Or The City Of Mountain View Rent Control Ordinance?

The rent-ceiling and just-cause eviction protections under the State of California Tenant Protection Act of 2019 ("California Rent Control") apply to all units in the City of Mountain View that are not covered by the Mountain View Rent Control Ordinance and that otherwise meet the requirements of state rent control. In general, the city's rent-ceiling and just-cause for eviction protections apply to buildings with three or more units that were built before February 1, 1995. If your Mountain View building was built after February 1, 1995, or is one of the exempt buildings under the city's ordinance, please read our guide to determine if your unit is covered by State of California Rent Control rent caps and just-cause eviction protections.

ALLOWABLE RENT INCREASES UNDER THE CITY OF MOUNTAIN VIEW RENT CONTROL ORDINANCE

How Much Can My Rent Be Increased Under The City Of Mountain View Rent Control Ordinance?

A tenant's rent may only be increased one time per year by the annual general adjustment ("AGA") published by the Mountain View Rental Housing Committee ("Housing Committee"). Mt. View, Cal. Mun. Code § 1707. The AGA is equal to the Consumer Price Index ("CPI") for the Bay Area. Id. To increase a tenant's rent, the landlord must provide the tenant with a thirty-day advanced written notice of the increase. Id.

Can My Landlord File A Petition To Increase My Rent Beyond The AGA Under The City Of Mountain View Rent Control Ordinance?

Landlords may file a petition to increase a tenant's rent above the allowable annual rent adjustment percent if the landlord can demonstrate that the adjustment is necessary to provide a fair rate of return. Mt. View, Cal. Mun. Code § 1710. The landlord may claim the following factors in support of their petition:

- Increased property taxes;
- Increased maintenance and operating expenses;
- Capital improvements necessary to bring the property into compliance or maintain compliance with applicable local code requirements affecting health and safety, and where such capital improvement costs are properly amortized over the life of the improvement;
- Increase in the number of tenants occupying the rental unit;
- Substantial deterioration of the rental unit that is not normal wear and tear; and,

- The pattern of recent rent increases or decreases during the tenancy. Id.

Tenants may contest the landlord's petition. A tenant may assert the following applicable defenses to fight the petitioned rent increase:

- Decreased property taxes;
- Decrease in the number of tenants occupying the rental unit;
- Substantial deterioration of the rental unit other than as a result of normal wear and tear;
- The pattern of recent rent increases or decreases; and,
- Landlord's failure to provide adequate housing services or to comply with applicable state rental housing laws, local housing codes, health and safety codes, or the lease agreement. Id.

A landlord will not be permitted to petition for an above-limit rent increase if the landlord has either (1) continued to fail to comply with any provisions of the Mountain View Rent Control Ordinance or, (2) failed to maintain the rental unit in compliance with the implied warranty of habitability, meaning they have failed to make necessary repairs to the rental unit. Mt. View, Cal. Mun. Code § 1707.

Can Tenants File A Petition To Decrease Their Rent Under The City Of Mountain View Rent Control Ordinance?

Tenants may file a petition with the Housing Committee to reduce their rent for their landlord's failure to maintain a habitable rental unit, for a decrease in housing services, for an unlawful rent increase, and for an undue hardship for a large banked rent increase. Mt. View, Cal. Mun. Code § 1710.

Are Landlords Allowed To “Bank” Rent Increases Under The City Of Mountain View Rent Control Ordinance?

Yes, landlords are allowed to “bank” past rent increases not taken annually and impose them at a later date. Mt. View, Cal. Mun. Code § 1707. However, if the overall rent increase in a twelve month period exceeds 10%, the landlord must petition the Housing Committee for approval. Id. Additionally, the ability to bank rent increases shall not carry over to a new landlord when there is an ownership change to the property. Id.

CITY OF MOUNTAIN VIEW JUST-CAUSE EVICTION PROTECTIONS

What Are The Just-Cause Reasons For Eviction Under The City Of Mountain View Rent Control Ordinance?

A landlord can only evict a tenant if they have a just-cause reason to do so. Mt. View, Cal. Mun. Code § 1705. If a landlord does not have one of the permissible reasons for eviction, they cannot force a tenant out of their home.

The following are the just-cause reasons for eviction:

- Failure to pay rent;
- Breach of the lease;
- Nuisance;
- Ongoing criminal activity;
- Failure to give the landlord access for repair, improvements, or showing the unit to prospective purchasers;
- Temporarily evict in order to undertake necessary and substantial repairs;
- Owner or relative move-in;
- To withdraw an entire building from the housing market (also known as an Ellis Act eviction); or
- To demolish the rental unit, after the landlord has obtained all necessary permits. Id.

How Can I Add A Roommate To My Unit Under The City Of Mountain View Rent Control Ordinance?

A tenant is entitled to add an additional child, parent, grandchild, grandparent, brother, or sister, or the spouse or domestic partner of such relative to the unit as long as the total number of occupants complies with the California Health and Safety Code Section 17922. Mt. View, Cal. Mun. Code § 1705. A tenant is also entitled to replace a departing tenant as a one-for-one roommate replacement. Id. The landlord may not increase the tenant's rent nor increase the security deposit for the additional occupant.

Tenants who would like to add a family member or one-for-one roommate replacement must send a written notice to the landlord requesting the addition. Id. A copy of the notice must also be filed with the Housing Committee. Id. The landlord cannot unreasonably deny the tenant's request. Id. The request will be deemed approved if the landlord fails to respond within fourteen days of the written notice. Id.

What Requirements Must Be Met By The Landlord To Evict A Tenant Through An Owner Or Relative Move-In Under The City Of Mountain View Rent Control Ordinance?

A landlord who seeks to move themselves or a family member (spouse, domestic partner, children, parents, or grandparents) into the unit must have good-faith to occupy the unit within sixty days of the tenant vacating and to reside in the unit as their principal place of residence for thirty-six consecutive months. Mt. View, Cal. Mun. Code § 1705. The landlord must also be a natural person who has at least a fifty percent recorded ownership interest in the property. Id. In addition, there must be no other vacant units in the property. Id.

If the landlord does not move into the unit within sixty days after the tenant vacates, the landlord is required to offer the unit back to the tenant at the same rental rate in effect at the time the tenant moved out, and the landlord must pay for the tenant's moving costs. Id.

How Much Notice Am I Entitled To For An Owner Or Relative Move-In Eviction Under The City Of Mountain View Rent Control Ordinance?

If you have resided in the unit for a year or more, you are entitled to a sixty days' written notice to vacate. Cal. Civ. Code § 1946.1. If you have resided in the unit for less than a year, you are entitled to a thirty days' written notice. Id.

Am I Protected From An Owner Or Relative Move-In Eviction Under The City Of Mountain View Rent Control Ordinance If I Am Elderly Or Disabled?

Tenants are protected from eviction for an owner or relative move-in eviction if they have resided in the unit for at least five years and are either sixty-two years old or are disabled; or they are certified as being terminally ill by their treating physician, regardless of the length of tenancy. Mt. View, Cal. Mun. Code § 1705.

However, these protections do not apply where the landlord or their qualified relative moving in is at least sixty-two years old, disabled, or terminally ill and all units in the building are occupied by protected tenants. Id.

What Requirements Must Be Met By The Landlord To Evict A Tenant Through An Ellis Act Eviction Under The City Of Mountain View Rent Ordinance?

An Ellis Act eviction means that the landlord has decided to go out of the residential rental business. To withdraw the unit from the rental market, the landlord must seek in good faith to withdraw all the units in the building. Mt. View, Cal. Mun. Code § 1705. A withdrawal notice and other required documents must first be filed with the Housing Committee before the landlord can provide an eviction notice to the tenants. Id.

How Much Notice Am I Entitled To For An Ellis Act Eviction Under The City Of Mountain View Rent Control Ordinance?

Tenants are entitled to an advanced written notice of at least 120 days. Mt. View, Cal. Mun. Code § 1705.

Am I Protected From An Ellis Act Eviction Under The City Of Mountain View Rent Control Ordinance If I Am Elderly Or Disabled?

Generally, tenants are not protected from an Ellis Act eviction, but a tenant may be entitled to a longer notice period. Households with a tenant who is sixty-two years or older or disabled within the meaning of Government Code Section 12955.3, and who has resided in the unit for more than one year, are entitled to a one-year notice. Mt. View, Cal. Mun. Code § 1705.

What Requirements Must Be Met By The Landlord To Temporarily Evict A Tenant For Substantial Repairs To The Unit Under The City Of Mountain View Rent Control Ordinance?

Landlords who want to temporarily evict a tenant to make substantial repairs to the unit must first obtain all the permits necessary to bring the unit into compliance with applicable codes and laws affecting the health and safety of the tenants. Mt. View, Cal. Mun. Code § 1705. The repairs must be ones that cannot be done while the unit is occupied and that will take at least thirty days to complete. Id.

The landlord must provide the tenant notice that they have the right to either move into a comparable vacant rental unit owned by the landlord at the same rent or reoccupy the rental unit upon completion of the repairs at the same rent charged before the temporary eviction. Id. A tenant is not eligible for relocation assistance if the tenant accepts the landlord's offer to move into a comparable vacant rental unit at the same rent. Id.

CITY OF MOUNTAIN VIEW TENANT RELOCATION ASSISTANCE ORDINANCE

Am I Entitled To Relocation Benefits If I Am Evicted For A No-Fault Reason Under The City Of Mountain View Tenant Relocation Ordinance?

Tenants who are evicted for no-fault reasons such as an owner move-in, Ellis Act, demolition, or substantial repairs, and who meet the annual household income requirements are eligible for relocation assistance. Mt. View, Cal. Mun. Code § 36.38.15. Tenants whose household annual income does not exceed 120% of the median household income for Santa Clara County plus \$5000 qualify for relocation benefits. Id.

Relocation payment is provided per rental unit, not per tenant. If multiple individuals occupy a single rental unit, relocation assistance shall be paid to the household or individual entitled to occupy a rental unit under a valid rental or lease agreement with the landlord. Id.

How Much Is The Relocation Assistance Under The City Of Mountain View Tenant Relocation Ordinance?

The landlord shall provide relocation assistance to eligible residential households as follows:

- A refund of the tenant's security deposit, excluding any funds required from the deposit to repair damages caused by the tenant to their rental unit;
- Unlimited access subscription to a rental agency until the tenant finds a new unit or the tenancy is terminated, whichever comes first;
- Relocation advisory services of a third-party agency;
- The cash equivalent of three months' rent, based on the average monthly rent for a similarly-sized unit in the City of Mountain View; and
- Households where a tenant is sixty-two years old or older, disabled, or has a legal dependent under the age of 19 are eligible for an additional \$8000 per rental unit. Mt. View, Cal. Mun. Code § 36.38.15.

What Is The "First Right Of Return" Under The City Of Mountain View Tenant Relocation Ordinance?

When a property is withdrawn from the rental market, such as through an Ellis Act eviction, and the landlord returns the rental unit to the residential rental market, the displaced tenant shall have a right to reoccupy the unit. Mt. View, Cal. Mun. Code § 36.38.30.

If the rental unit is returned to the rental market within two years, the tenant may reoccupy at the same lawful rental rate in effect at the time the tenancy was terminated, plus any allowed general adjustments. The tenant may also seek actual and punitive damages against the landlord. Id.

If the unit is returned to the market within five years, the tenant may reoccupy at the same lawful rental rate in effect at the time the tenancy was terminated, plus any allowed general adjustments. The tenant may also seek punitive damages of no more than six month's rent against the landlord if the landlord does not notify the tenant that the unit has been placed back on the rental market. Id.

If the unit is returned to the market within 10 years, the tenant has a right to renew the tenancy at market rate. Id.

BUYOUT REGULATIONS UNDER THE CITY OF MOUNTAIN VIEW RENT CONTROL ORDINANCE

Are There Any Requirements Under The City Of Mountain View Rent Control Ordinance For A Tenant And Landlord To Enter Into A Buyout Agreement To Terminate A Tenancy?

A buyout agreement is an agreement where a landlord pays a tenant money to vacate their rent-controlled unit. The City of Mountain View requires that a landlord provide the tenant with a tenant buyout disclosure form about their rights under the Rent Control Ordinance before beginning negotiations with a tenant. Mt. View, Cal., Rules & Regulations, Chapter 8. The signed disclosure form must then be filed with the Housing Committee. Id.

If the parties enter into an agreement, the landlord must file the signed agreement with the Housing Committee within fifteen calendar days. Id. In addition, each party has ten days after the execution of the agreement to rescind it. Id.

PENALTIES FOR A LANDLORD WHO VIOLATES THE LAW

Can I Sue My Landlord For Violating The City Of Mountain View Rent Control Ordinance?

Yes, tenants may sue their landlord for violation of any provision of the ordinance. Mt. View, Cal. Mun. Code § 1714. A landlord that is found to have violate the ordinance shall be liable to the tenant for their actual damages. Id. A tenant that prevails in a lawsuit against their landlord shall be awarded reasonable attorney fees and costs as determined by the court. Id. Also, if a landlord has acted willfully or with oppression, fraud, or malice, the tenant shall be awarded treble (triple) damages. Id.

The City Attorney may bring a lawsuit against a landlord for violation of the ordinance if a tenant does not. Id. The tenant has the right to opt in or out of the action. Id. If the tenant opts-in, they may not bring their own separate action against the landlord for the same violation. Id. If the tenant opts-out, they may bring their own action against the landlord. Id.

Further, any violation of the ordinance shall be an affirmative defense to an unlawful detainer lawsuit. Id.

Tenants who believe their landlord has violated the City of Mountain View Community Stabilization and Fair Rent Act should contact Tobener Ravenscroft at (415) 504-2165 to discuss their options with a tenant rights attorney.

Contact Our Tenant Lawyers

We're here to help. Call us to speak to a tenant lawyer or message us now.

 415-504-2165

Name

Phone number

Email address

City of residence

Length of Tenancy

Not Applicable



Message

SEND MESSAGE

Tobener Ravenscroft LLP are tenant lawyers who represent clients in San Francisco, Oakland, Berkeley, San Jose, Alameda, Richmond, Hayward, Mountain View, Los Gatos, Marin County, San Bruno, Daly City Santa Rosa, Fremont, Sunnyvale, Redwood City, Napa County, all Bay Area counties, and California.

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