

January 31, 2023

Mountain View Rental Housing Committee

City of Mountain View  
500 Castro St,  
Mountain View, CA 94041

Dear Chair Haines-Livesay and Members of the Rental Housing Committee,

I am writing to express my strong support for the use of Ratio Utility Billing Systems (RUBS) in the housing industry. As a housing provider in Mountain View, I understand the importance of promoting conservation and reducing waste.

RUBS provides an effective and cost-efficient solution for sharing the cost of utilities in master metered buildings. It allows tenants to understand their consumption of valuable and limited resources, such as water, and incentivizes them to take actions to conserve. In fact, a recent survey by the National Apartment Association and National Multifamily Housing Council found that water usage decreased by 6-27% after a community implemented RUBS.

Moreover, RUBS is an established industry practice that is used nationally to help residents conserve resources. It has significant fiscal, environmental, and operational impacts, and any changes to the system must undergo a robust and meaningful stakeholder engagement to understand those impacts.

I would encourage the Rental Housing Committee to undertake extensive outreach to those affected by RUBS and to carefully consider any changes to the system. RUBS has proven to be a valuable tool for promoting conservation, and I strongly support its continued use in our community.

Thank you for your time and consideration.

Sincerely,



SVP, Asset Management  
AvalonBay Communities