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Subject: Questions re RHC Agenda for Monday, December 13, 2021

Dear Members of the RHC,

Please find below questions submitted by RHC members and answers in preparation for tonight's meeting:

1. When we define Primary Residence (Chapter 2 Subsection V6) to exclude anything help in a business title, that doesn't exclude trusts, right? So if a mobile park owner sets up a trust and puts the mobile home in trust, they would still be covered right? It's probably rare in the population that we have the parks right now, but using a revocable trust in CA for estate planning purposes makes a lot of sense, even for smaller estates, so I just want to ensure we don't box out folks that do want to take advantage of a trust structure to own their mobile homes. I realize we matched up with the CSFRA on this, but I wonder if we need to make it clear that trust ownership is OK.

Answer: A trust is a type of financial arrangement, and is not considered a corporate or business entity. Corporate or business entity refers to sole proprietorships, corporations, limited liability companies, general partnerships, and limited partnerships. Also, the way that the definition of a "Primary Residence" is worded, whether ownership of the property is held in the name of the person claiming primary residence is one factor for consideration.

2. For Chapter 2, I thought we were going to define Mailing to include electronic mail and Meeting to include virtual meetings. I don't see that language in there, but perhaps it will come later?

Answer: These terms are defined in Chapter 6: Hearing Process, per the regulations adopted in the last meeting. See Sections C.3.a and F.2.c of Chapter 6 of the MHRSO Regulations.

3. For Chapter 3, do we need to be explicit that there is only one RHC and thus, not only are the conduct rules identical, there is no option to form a second RHC for the purpose of administering just the mobile home regulations, or is that implied?

Answer: Chapter 2, subsection (e) of the MHRSO Regulations already defines "Committee" as "the Mountain View Rental Housing Committee established by the Ordinance." Section 46.2(f) of the Ordinance defines "Committee" as "the rental housing committee set forth in Section 1709 of the Community Stabilization and Fair Rent Act (Charter Article XVII)." Taken together, it should be clear that the reference in Chapter 3 is to the same RHC.

4. For Chapter 7, my understanding is that vacancy decontrol is a large reason why upwards adjustment petitions using the Vega calculation tend to decrease over time with rent control laws. Since we don't have true vacancy decontrol on space rents in the mobile home ordinance, should we make very sure to publicize to the Park Owners and landlords Subsection D6? It seems like the 2021 records may be very essential for them moving forward.

Answer: The 2021 records are indeed essential for park owners and/or mobile home landlords to file petitions for upward adjustment of rent. Outreach will definitively include this important information.

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