

RECEIVED
Attachment 3

FEB 24 2021

CITY CLERK

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. Applications are due to the City Clerk's Office by 5:00 p.m., Friday, February 26, 2021.

Name: Nicole M. Haines-Livesay
First Last

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

Business Phone: 650-496-4264 Residential Phone: [REDACTED]

E-mail Address: [REDACTED]

Are you a resident of Mountain View? Yes No Years as resident: 5

Present Employer: Morgan Stanley Smith Barney LLC Your Occupation: Risk & Compliance Manager

Employer's Address: 1400 Page Mill Road, Palo Alto, CA 94034

Why are you interested in joining the Rental Housing Committee?

I have been on the RHC since January 2019, first as the alternate member, and then as a full voting member since the September 21, 2020 meeting. I was honored by the Council's decision in September 2020 to allow me to move into a voting role and I would appreciate the opportunity to maintain my voting role by being appointed to a 2nd term. As discussed in my August 2020 application, I feel that our community has faced and will continue to face unique complexities on many fronts as we move through the "COVID-era". Our community deserves forward-thinking civil servants with the experience and knowledge to lead through these challenges. Over the last several years, I have endeavored to demonstrate my commitment to administering the CSFRA fairly to both landlord and tenants while maintaining a focus on the future, including planning for all economic cycles and designing regulations that encourage innovation and modernization of our housing inventory. The inflection point that I referenced in my August 2020 application continues to develop. For example, Salesforce has recently announced a 3-tiered work-from-home approach even after the pandemic has passed while Google has announced that employees will eventually return to the offices full-time. Some housing providers, such as Eaves on Middlefield, are attempting to renovate existing fully-covered units while also adding new partially covered units. Experienced RHC members like myself who have spent time studying the CSFRA and who are committed to preserving the vibrant diversity and health of our community are best positioned to help all Mountain View residents, including our homeowners, housing providers, renters, and business owners, benefit from rent stabilization.

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 am currently a member of the RHC and have served in that role since late January 2019. I have spent my professional career in the financial services industry, which grants me a broad knowledge of the principals of portfolio construction and general accounting concepts. I hold a M.S. in Applied Cognition & Neuroscience and a B.S. in both Biology & Psychology; studies which allowed me to develop logical and analytical thinking skills, improved my ability to understand interpersonal communication, and trained me to be attentive to personal biases. I spent the first several years of my career working for a private equity commercial real estate company in Dallas, TX and maintained an active Texas real estate license during that time. My role involved managing our investors' expectations and assisting with vetting deals. I then transitioned into the securities industry in 2012 as a financial advisor. In early 2016, my now-husband and I moved to Mountain View as I had accepted a promotion to a branch management role. I changed wealth management firms in March 2020, but my current branch management role remains focused on risk mitigation and compliance with applicable laws, rules, and regulations. My professional experience has enhanced my skills in reading, analyzing, and interpreting laws and regulations as well as given me a deep appreciation for living documents, such as the CSFRA. I have knowledge and experience in the real estate field from my early career. My educational experiences and personal passion for learning helped me to develop a thirst for data and knowledge while teaching me skills to remain analytical in my decision-making. I endeavor to remain attuned to mitigating personal biases throughout my tenure on the RHC, while leveraging my analytical and financial skills to make well-reasoned decisions.

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?

Over the past 2 years that I have served on the RHC, I have approached my role mindful that our rent stabilization measure is still young and that our decisions on administration of the CSFRA set precedent both for our community as well as potentially other communities with a rent stabilization measure now or in the future. I feel strongly that the committee must continue to develop into a functioning administrative body for the City that treats all interested parties (landlord, tenant, developer, owner-occupied residents, agents/brokers, etc.) equitably and fairly.

In pursuit of this goal, I endeavor to always consider the impact of the RHC's decisions and actions on every member of our community, with a special focus on our small landlords and vulnerable populations. In my comments from the dais and my voting record, I seek to be prudent and consistent, providing commentary on my analysis of the issues so all members of the public can clearly follow my thought-process. If granted a 2nd term, I would continue to conduct myself in a fashion similar to the preceding 2 years.

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 spent much of my professional life in the financial services industry (including a few years in the private equity real estate space), thus I am very proficient with financial management and reviewing financial data. As a risk & compliance professional, I am responsible for identifying and mitigating risks, including regulatory and legal risks, market risks to client portfolios, and reputational risks to our business. In my professional life I regularly utilize such financial concepts as CPI, financial modeling, stress testing, Monte Carlo analyses, mill rates, and complex profit/loss statements.

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, the CSFRA is a relatively new living document. As I previously indicated in my August 2020 application, the CSFRA was ratified during the end of an expansion phase and took effect as we moved into an equilibrium phase. Some may even argue that the genesis of the CSFRA was the community's reaction to a fairly long-running expansion phase. The Act has never weathered a full market cycle, let alone a market downturn brought about by factors related to the handling of a pandemic, thus certain provisions will require interpretation and review as we progress through the "COVID-era".

For example, with regards to the petition process, the RHC is currently working towards a modified and streamlined capital improvement petition process that would allow for certain capital improvements to be passed through to tenants in the form of temporary rent increases. The committee is also looking at a joint petition process to allow landlords and tenants who mutually desire a capital improvement, such as modern laundry machines or an EV charger, to legally agree to a rent increase that will help offset the costs of the new amenity to the landlord while increasing the services provided to the tenant. In crafting these new petition processes, the RHC must apply its discretion and knowledge to continue to advance the CSFRA in a direction that inspires innovation and modernization in our community without triggering excessive rent increases that could harm our most vulnerable residents.

If granted a 2nd term, I will approach interpreting the CSFRA in the same way I have done throughout my tenure on the committee - educating myself by researching the issues, listening to stakeholders, observing the counsel of our attorneys, remaining attentive and sensitive to the needs of our community, and seeking to support an interpretation that provides the most benefit to the largest number of community members without unduly injuring any stakeholders.

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

My approach to educating myself about areas of housing law and rent stabilization that are unfamiliar to me has been and would continue to be very robust. I always review our agenda and exhibits well in advance of our meetings, with an open mind and a focus on what is best for the largest number of community members. When a topic mentioned in an exhibit or appeal hearing seems material to the discussion or to be highly nuanced, I conduct a review of publicly available sources on the interest to develop a broader understanding. As the CA Code and many legal decisions are fully available online, I find internet research to be an ideal way to clarify concepts that are initially unclear to me. I also ask questions of Staff and our legal counsel in advance of meetings. Additionally, I have some Google news preferences set up to ensure that I periodically review articles and papers that pertain to housing law and rent stabilization both in CA and throughout the US. Finally, I remain attentive to briefings from our counsel during RHC meetings and to our counsel's guidance regarding judiciary precedent.

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 21, 2021

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.

February 2016-March 2018: Tenant at Avalon Mountain View ([REDACTED] 94041)
March 2018-Present: Tenant at [REDACTED] a privately owned condo that is excluded from the Act

I have no other dealings in real property inside or outside the State of California and I hold no investments in any partnerships, corporations, joint ventures, or syndicates engaged in the same.

I declare under the penalty of perjury that the foregoing is true and correct.
Dated this 21st day of February 2021 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.

RECEIVED
FEB 16 2021
CITY CLERK

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

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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. Applications are due to the City Clerk's Office by 5:00 p.m., Friday, February 26, 2021.

Name: James Christopher Lee

First

Last

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

Business Phone: 805-455-4343

Residential Phone: [REDACTED]

E-mail Address: [REDACTED]

Are you a resident of Mountain View? Yes No

Years as resident: 17

Present Employer: Buchanan & Reed, Inc. Your Occupation: Accountant, Enrolled Agent

Employer's Address: 1737 North First Street, Suite 250, San Jose, CA 95112

Why are you interested in joining the Rental Housing Committee?

See attached statement.

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?

See attached statement.

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?

See attached statement.

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

See attached statement.

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?

See attached statement.

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

See attached statement.

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: 2/14/21

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Renewed:

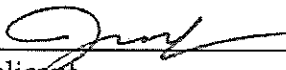
RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

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I do not 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 during the three years immediately prior to the my application.

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

Dated this 14th day of February ~~2020~~ ²⁰²¹ 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.

Why are you interested in joining the Rental Housing Committee?

Housing, especially fair and affordable housing, is vital to all residents. It is the difference between financial stability and insecurity. For so many residents, housing can make the difference. Many people say that education is the silver bullet. Important though it may be, it is fair and affordable housing that makes everything else possible. It makes holding consistent employment possible. It makes raising and educating children in a calm and productive environment possible. And, most importantly, it makes financial security possible. I know that to be true because I have lived it. It is with that mindset from which I cement my interest in joining the Rental Housing Committee (RHC).

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 a Bachelor of Arts in Political Science from the University of California, Santa Barbara. I have nine years of management experience working in small businesses and large corporations. And, I have four years of tax, finance, and accountancy experience. If I get the opportunity to serve, those are the hard skills that would drive my impartial and deliberate work on the RHC. However, the most important qualification is my personal experience.

I came to this country, and moved to Mountain View, in 1992. Housing back then was very different. We lived in a spacious two-bedroom apartment in the heart of Mountain View. While I went to school (Landels, Graham, and Mountain View High), my family worked in service positions making often below minimum wage. And with that, we were able to afford the apartment. They continued at their jobs and I continued my education. We were financially stable. This should be possible for every resident of Mountain View. Fair and affordable housing accomplishes that. Empathy is the soft skill that I would bring to the RHC.

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

Because the RHC was established to implement the Community Stabilization and Fair Rent Act (CSFRA), which by nature tries to balance the interests of tenants and landlords, the RHC demands members be moderate and deliberate. Both interests are strong and prevailing, and thus demands compromise. Strong views though I may have on the importance of fair and affordable housing for all residents, my approach would be conciliatory. It is important to be impartial while at the same time holding true to the fair and affordable housing practices envisioned by the CSFRA.

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 personal business, and in my current role working at a CPA firm, I have worked with many individual and business clients. The scope of my work with them have been wide ranging. Most importantly, my role is to help clients understand and analyze financial statements—through which, we can assess the financial health and cash flow management of their business. I would draw from that experience to guide my work on the RHC as stipulated 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?

Because I am not an attorney, the following comments are based on non-legal readings of the CSFRA. There are three sections of the CSFRA that come to mind: §§1705, 1708, and 1710. Section 1705(a)(3) discusses conditions of nuisance and section 1705(a)(8) discusses conditions of withdrawal of the unit from the rental market leading to termination of tenancy and initiation of eviction proceedings. Section 1708(a) discusses initial rents for new tenants. And section 1710(a) discusses the initiation of the petition process for upward adjustment of rents. These sections do not require clarification. They require moderate interpretation and deliberate consideration.

The RHC is empowered by the CSFRA (§1709(d)) to “establish rules...for enforcement,” “appoint hearing officers to conduct hearings on Petitions for Individual Rent Adjustment,” “adjudicate Petitions pursuant to Section 1710,” “administer the withdrawal process for the removal of Rental Units...pursuant to Subsection 1705(a)(8),” and perform “any other duties necessary to administer and enforce this Article.” These enumerated powers give the RHC an immense duty to responsibly enforce the aforementioned sections. As mentioned before, there are strong interests on both sides that the CSFRA was intended to address. No one side’s interest is stronger than the other; however, we do have to recognize the power structure that exists between tenant and landlord.

My concern is the potential for abuse under section 1705(a), and subsequently section 1708(a) resulting from eviction. If the CSFRA’s purpose is to “promote neighborhood and community stability, healthy housing, and affordability for renters,” then it is the RHC’s enumerated responsibility to ensure compliance and to scrutinize actions by both parties so that the Act’s intent is fully recognized. If given the opportunity to serve on the RHC, I would consider facts and circumstances on both sides to arrive at a determination that is not only reasonable and just, but also that conforms to a strict construction of the CSFRA.

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

As illustrated in the CSFRA, housing law and rent stabilization is a complicated issue and often one that presents competing interests. It is not enough to just read the CSFRA—it only provides the framework to address the larger issue at hand, fairness. I do not take a potential appointment to the RHC lightly. It is an important role that will have a lasting effect on the lives of so many Mountain View residents. As such, one must be cognizant of history and competing interests, but most importantly, the human stories behind each case. I would be steadfast in my responsibility to be informed and knowledgeable—anything less would be irresponsible. It is that unwavering commitment that would drive my pledge to execute my duties faithfully and reasonably as a member of the RHC.

FEB 23 2021

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

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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. Applications are due to the City Clerk's Office by 5:00 p.m., Friday, February 26, 2021.

Name: Emily Ramos
First Last

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

Business Phone: (510)396-6043 Residential Phone: [REDACTED]

E-mail Address: [REDACTED]

Are you a resident of Mountain View? Yes No Years as resident: 5

Present Employer: Supervisor Susan Ellenberg Officeholder Committee Your Occupation: Event Producer

Employer's Address: 312 Clay Street, Suite 300, Oakland, CA 94607

Why are you interested in joining the Rental Housing Committee?
I was born and raised in the Bay Area. For many years now, I have been involved with the local community and loved it even before I could call Mountain View my home. I am passionate about local government and its ability to help the community. I re-applied to the RHC because I want to do my part to help the city implement the Community Stabilization and Fair Rent Act (CSFRA) so that it is helpful, equitable, and clear to all parties involved.

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?

My educational background is in Mechanical Engineering, which instilled in me analytical and data driven problem solving skills.

I am the current chair of this committee and have served on it for 4 years. In that time, I made decisions to get the CSFRA off the ground and resolutions to clarify issues that came up over time. I am deeply familiar with the CSFRA and the regulations our committee has passed. I am also knowledgeable of rent stabilization laws across California and housing laws that may affect our city. I am active in a number of community groups and have followed local council and community meetings for more than 8 years.

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

If re-appointed, I plan to continue working with my fellow committee members to implement and administer the CSFRA toward its goals of promoting neighborhood and community stability, healthy housing, and affordability for renters while ensuring a reasonable rate of return for housing providers. I will explore and follow this law to the spirit and the letter and approach each item with optimism and an openness to community input and staff expertise. I will prioritize outreach not only to inform the community about the law, but also to seek feedback on how it is achieving its goals.

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 current member of the RHC, I have approved annual balanced budgets where we maintained fiscal conservancy every year with a reserve for unforeseen economic events. In previous occupations, I was responsible for budgets, invoices and compliance with financial reporting laws. In a volunteer capacity, I also serve as the treasurer for the Mountain View Historical Association, where I am responsible for reporting the income and expenditures of the organization every quarter. I also file the necessary taxes for MVHA and manage the bank account, which include the general fund, large institutional grants and organizational investments. I also serve on the board of directors for the Community Services Agency (CSA), which among it's duties, provides fiscal oversight so that CSA can continue its mission to serve the community's vulnerable residents.

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 unforeseen circumstances of COVID-19 and its economic impacts has created massive changes to state and federal laws for rental properties and severe challenges for both tenants and housing providers alike. At the beginning of the pandemic, the committee passed regulations to allow for flexibility for current tenants and landlords to negotiate rental discounts during this period without fear of unforeseen circumstances with the CSFRA. As we move toward economic recovery, I anticipate we will find similar opportunities to find ways to create clarification and adaptability. To address this issue and many like it, I would first conduct a study on how other cities are implementing this particular issue with their rent regulations. The next step would be to hold a public hearing on the study. I would reach out and encourage people from all different perspectives in the community to weigh in through public comment or by a letter to the committee. My decisions would be based on the feedback received through the research, staff recommendation and public comments presented at the hearings.

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

My first source of information would come from current and past staff reports, which are compiled by city staff. Over the years, I have built a network of colleagues across multiple jurisdictions including my counterparts in Berkley, East Palo Alto and Santa Monica, staffers on federal, state and local levels and personnel who work in housing policy presently or in the past. These connections have been generous with their expertise and time whenever I asked them for clarification and ideas. Another source of information can come from relevant stakeholder groups like Stanford Law Clinic, Silicon Valley Association of Realtors, California Apartment Association, Silicon Valley Law Foundation, Project Sentinel, League of Women Voters and other groups that may have expertise in rental housing policy.

AGREEMENT

READ CAREFULLY BEFORE SIGNING

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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: Emily Ann Ramos Date: 2/26/2021

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None

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

Dated this 26 day of February 2020 in Mountain View, California.



Applicant

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Name: Keating Rhoads
First Last

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

Business Phone: [REDACTED] Residential Phone: same

E-mail Address: [REDACTED]

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

Present Employer: retired Your Occupation: _____

Employer's Address: N/A

Why are you interested in joining the Rental Housing Committee?

In a community of over 30,000 households and 18000 rental units, the impact of the Rental Housing Committee is large. The governing act, the CSFRA, has provided the City and the RHC with clear guidance. With the twin goals of supporting our renters and their continuity in our community and maintaining and growing our rental housing stock, I know the work is interesting and challenging.

We have children and grandchildren that live in Mountain View. I would like to do what I can to help promote the health of the city where we all live.

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?

Employment: I have held CFO, senior operations and CEO positions, all of which entailed oversight and management of real estate/facilities issues. My experience includes both private and public companies, both small and large.

Experience: In addition to the above, I have personally owned and managed commercial and residential real estate. I was a renter for nine years during and after my college years. I have served on numerous not-for-profit boards that are social justice oriented-family. Housing issues were often on the agenda.

Education: My undergraduate degree is in economics (Stanford). My MBA (Columbia University Graduate School of Business) included work in finance, real estate finance, accounting and public policy.

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

As an informed and analytical partner. Understanding the constraints of the Brown Act, I would work with fellow committee members to produce sound, data-supported conclusions and actions in an atmosphere of public transparency.

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 both professional and private management and investment roles, I participated on teams and led efforts that required financial and market analysis. I have been the lead in strategy development in numerous organizations. All these activities required modeling and the use of conventional finance and statistical techniques and tools. My commercial building ownership experience started with the ROI modeling that informed the acquisition decision. Oversight on monthly P&L and balance sheet information, as well as tenant relations, negotiations and contracting, were part of my responsibilities.

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 RHC has the discretion to include mobile home residents as renters covered by the Act. While this issue has been addressed earlier, I believe it should be revisited.

Insofar as time has passed since the inception of the Act, a decision to include mobile home renters will require careful planning. Additionally, there are state laws governing mobile homes that will inform and constrain the RHC policy and approach.

A fresh look would require active engagement of renters, property owners and RHC staff. A thorough and public review is required to resolve this long standing issue.

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

I will review pertinent statutes and case law and follow the issues and public discussion with knowledgeable people of all views. I will also look to staff for their expertise.

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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: _____



Date: 2/26/2020

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.

- 1) Current ownership of a single-family rental in San Francisco. Acquired 2014.

- 2) Prior TIC ownership of a commercial property in Sacrameneto. Acquired 2006. Sold 2020.

- 3) Public common stock investments:
 - American Tower Corporation REIT
 - CBRE Group, Inc.

I declare under the penalty of perjury that the foregoing is true and correct.
Dated this 25 day of February 2020 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

RECEIVED
FEB 26 2021
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. Applications are due to the City Clerk's Office by 5:00 p.m., Friday, February 26, 2021.

Name: M. Guadalupe Rosas
First Last

Home Address: [REDACTED] City: MOUNTAIN VI Zip: 94043

Business Phone: 4087075485 Residential Phone: _____

E-mail Address: [REDACTED]

Are you a resident of Mountain View? Yes No Years as resident: 6 years

Present Employer: _____ Your Occupation: Business Represent

Employer's Address: 920 S. Alvarado St. Los Angeles CA.

Why are you interested in joining the Rental Housing Committee?

I love

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?

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

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

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 CSFRA

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

I read,

Why are you interested in joining the Rental Housing Committee?

I love Mountain View and believe in keeping our city safe diverse and prosperous. The Rental Housing Committee (RHC) allow me to see all points of view from many different perspectives. Although there may be many idea and perspectives there is a law, the Community Stabilization and Fair Renal Act (CSFRA), that governs and guides the committee on how housing issues are to be decided. I want to be part of the RHC to make sure our laws are being utilized fairly and equally with the guidelines the CSFRA. Also, I serve our resident and citizens fairly in accordance with our laws.

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 am a Business Representative by profession and have many years' experience as a Community Organizer. The combination of both has one, given me the ability to communicate with my community effectively. Two, reading and interpreting union contracts gives me the ability to effectively interpret the CSFRA standards and ensure our community's safety and fairly execute it.

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

My plan is to use the CSFRA law as my guide to help my fellow residents of Mountain View in an impartial and fair manner

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 Union Representative for about 10 years. I believe such experience has allowed me to see the role of Rental Housing Committee members as I do as a Representative. We have the CSFRA as our laws which can be compared to a union contract. The union contract is an agreement between employer and employee that guides their working relationship to create fairness in the work environment. Thus, the CSFRA is an agreement that the voters of Mountain View created to guide the citizenship in a fair playing field. When we negotiate contracts we deal with salaries, vacation time, sick time, and personal days off which all must deal with costing out the contract. All I have to do is look at the CSFRA, to see what the law allows me to do, what is fair to charge the renter, based on the landlord's economy. Thus, cost out the CSFRA.

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

My plan is to use the CSFRA law as my guide to help my fellow residents of Mountain View in an impartial and fair manner

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 CSFRA is the law and it is clear on its interpretation. If there is a dispute about it. I would ask the city attorney and meet with the interested parties. Based on all the responses, I would make a decision based on the information gathered, but with the clear understanding of the law.

I am always faced with decisions like this in my role as a Union Business Representative. I look at the contract says, past practices interview the employer and the member. Thus, get a clear view of what might be the misunderstanding and clarify the contract to whom it might be misunderstanding it.

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

I read, review, and analyze the CSFRA to help and remind me of how rent stabilization should be addressed to resolve disputes between interested parties

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 am an owner of a mobile home in the Santiago Villa site.

I declare under the penalty of perjury that the foregoing is true and correct. Dated this 26 day of February 2021 in Mountain View, California.

Guadalupe Rosas/ *Guadalupe Rosas*

Applicant

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

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: M.A. Braddock Date: 2-26-2021

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: _____

AGREEMENT

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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 declare under the penalty of perjury that the foregoing is true and correct.
Dated this _____ day of _____ 2020 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. Applications are due to the City Clerk's Office by 5:00 p.m., Friday, February 26, 2021.

Name: Matt Grunewald
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: 8

Present Employer: LinkedIn Your Occupation: Sr Program Manager

Employer's Address: 1000 West Maude Ave, Sunnyvale, CA

Why are you interested in joining the Rental Housing Committee?

As a current member of the committee, I'm interested in continuing to volunteer in this role.

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 served as a member of the RHC since its inception. I also have experience being both a tenant and a landlord in the Bay Area.

RECEIVED
FEB 26 2021
CITY CLERK'S OFFICE

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 would aim to continue my approach from my first term, with a goal of striking a balance between tenant protections and ensuring landlords a fair return.

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

15+ years of professional experience in various analytical roles.

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?

In my view, the RHC has faithfully implemented the CSFRA in a balanced way that is reflective of the split sentiment among Mountain View voters on Measure V in 2016. To date, the RHC has shown restraint on most discretionary issues that might significantly limit (e.g. suspension of CSFRA) or significantly expand (e.g. mobile home coverage) the scope of the CSFRA.

I would continue the measured, incremental approach to discretionary topics that the RHC has taken.

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

RHC staff does a phenomenal job of researching issues and summarizing key points in staff reports to enable the committee to make informed decisions.

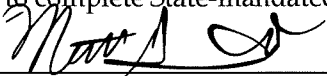
I primarily rely on RHC staff reports to educate myself on unfamiliar topics, but also consider community input, landlord association materials, and public documents from other rent-controlled jurisdictions.

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:  Date: 2/26/2021

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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: _____

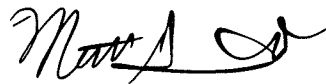
RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

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.

My spouse and I co-own a single family home located in Mountain View, which is also our primary residence.

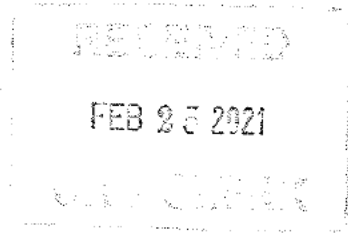
My spouse and I co-own a rental property located in San Francisco.

I declare under the penalty of perjury that the foregoing is true and correct.
Dated this 26th day of February 2020 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. Applications are due to the City Clerk's Office by 5:00 p.m., Friday, February 26, 2021.

Name: Alexander Brown
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: 7

Present Employer: Google Your Occupation: Software Engineer

Employer's Address: 1600 Amphitheatre Pkwy, 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 3 years (and more sporadically beforehand).

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 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

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. A recent example centered on CSFRA § 1707 (b). The text of the law limits increases in rent to once per twelve-month period. But in response to the pandemic, some landlords wanted the flexibility to reduce rent temporarily without penalizing themselves when re-adjusting as the crisis abated. The Rental Housing Committee adopted a resolution allowing for voluntary short-term agreements between landlords and tenants to comply with the spirit of the law while opening up the possibility for tenants to get necessary relief.

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.

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.

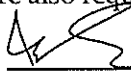
I would also consult with Staff and legal counsel as necessary and appropriate.

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: 24 February 2021

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:

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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 24th day of February 2020 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.