



City of Mountain View

RENTAL HOUSING COMMITTEE APPLICATION

The Rental Housing Committee shall consist of five (5) members and one (1) alternate member. No more than two (2) members of the Rental Housing Committee shall own or manage any rental property or be a realtor or developer. The Rental Housing Committee is appointed by the City Council to carry out the duties assigned in Mountain View City Charter Section 1709. For any questions about this Rental Housing Committee, please email MVrent@mountainview.gov. Meeting information can be found on the City's website. Members of boards, commissions, and committees shall serve on only one body at a time.

Name: Li Zhang
First Last

Residence Address: [Redacted] City: [Redacted] Zip: [Redacted]

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

Email Address: (if appointed, this will be on a public roster) [Redacted]

Occupation: Senior Manager Present Employer: Tesla Inc.

Employer Address: [Redacted] City: [Redacted] Zip: [Redacted]

Are you a resident of the City of Mountain View? [X] Yes [] No If yes, years as resident: _____

Are you an employee of the City of Mountain View? [] Yes [X] No

Are you registered to vote in the City of Mountain View? [X] Yes [] No

Are you aware of any person or professional conflicts that may prohibit you from participating in discussion of any subject matter that may be considered by the Committee? [] Yes [X] No

Applicants are strongly encouraged to attend at least one meeting of the Committee before applying. Have you already attended a meeting? [X] Yes [] No

Number of meetings attended: [] < 5 [X] > 5 [X] Observed Only [] Participated [] Previously Appointed

Please provide your answers to the questions listed on the following page, read, sign, and date the agreement on the last page, and submit your completed application to:

Email: city.clerk@mountainview.gov

Mail: City Clerk's Office
500 Castro Street
P.O. Box 7540
Mountain View, CA 94039-7540

RECEIVED

SEP 28 2023

CITY CLERK

Please fill out all information completely. Attach additional pages if needed.

Rental Housing Committee Applicant Name: Li Zhang

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 in 2022 and being inspired to contribute to the efforts to build a better community.
2. I am on 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 vulnerable as well.
3. As Mountain View is ramping up its efforts in the displacement response strategy this year, I definitely would 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) that you feel would be relevant to the work and charge of the Rental Housing Committee?

1. Analytical Skills and Research Experience: I have a Ph.D. in Computational chemistry and master's degree in financial engineering which demonstrate my strong analytical and research abilities. This skill is valuable for evaluating financial documents, rental agreements, and other relevant data when dealing with housing-related cases and disputes.
2. Communication Skills: Effective communication skills are crucial when interacting with tenants, landlords, legal professionals, and other stakeholders involved in housing disputes. My experience working with clients and cross-functionally with professionals at one of the big 4 accounting firm, Ernst & Young demonstrates my ability to communicate effectively.
3. Ability to Work in Teams: My ability to work in a team environment is important for collaborating with other committee members and stakeholders to make informed decisions and resolve disputes.

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 Community Stabilization and Fair Rent Act (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.

Please fill out all information completely. Attach additional pages if needed.

Rental Housing Committee Applicant Name: Li Zhang

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, please provide an example and explain how you would address issues that fall into that category and how you would arrive at your 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://library.municode.com/ca/mountain_view/codes/code_of_ordinances?nodeId=PTITHCH_ARTXVIIICOSTFAREAC
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>

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 (3) years immediately prior to the applicant's application. You may attach additional pages to your statement if more space is required.

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/>

Please fill out all information completely. Attach additional pages if needed.

Rental Housing Committee Applicant Name: Li Zhang

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 this application. I certify under penalty of perjury that the information provided in my RENTAL HOUSING COMMITTEE APPLICANT STATEMENT is true and correct. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

If I am appointed to serve on the Rental Housing Committee, I have sufficient time to devote to this responsibility, know the adopted meeting schedule, and plan to attend all meetings of the Committee. I understand it is required that all Committee members take an Oath of Office and sign the Code of Conduct prior to undertaking their duties. I also understand that I will be required to complete: (1) a Fair Political Practices Commission Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office; (2) ethics training upon assuming office and every two years thereafter; and (3) Brown Act training upon assuming office and every two years thereafter.

Signature: Li Zhang Digitally signed by Li Zhang Date: 2023.09.28 22:28:28 -07'00' Date: 9/28/2023

This application is subject to the California Public Records Act and will be disclosed upon request to the extent required by law. Applications not acted upon will expire after one year from the date submitted unless renewed by the applicant.

FOR STAFF USE ONLY

Interviewed: _____ Renewed: _____

Please fill out all information completely. Attach additional pages if needed.