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CITY CLERK

CITY OF MOUNTAIN VIEW  
APPLICATION FOR RENTAL HOUSING COMMITTEE

500 CASTRO STREET • POST OFFICE BOX 7540 • MOUNTAIN VIEW, CALIFORNIA, 94039-7540 • 650-903-6304

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 at the City Clerk's Office until 4:00 p.m. on Friday, December 21, 2018.

Name: Joan Brodovsky  
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  
2008 - 2011, 2013 - present

Present Employer: None - Your Occupation: I am retired,

Employer's Address: -

Why are you interested in joining the Rental Housing Committee?

Why are you interested in joining the Rental Housing Committee?

The Committee is the bridge between Mountain View landlords, who would like to maximize their rental income, and Mountain View tenants, who usually view negatively an increase in their rent. I could add an experienced viewpoint to those of the Committee members, and I would work for an equitable execution of the Fair Rent Act.

*[Handwritten signature]*

1

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?

g ✓  
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 worked for private enterprise, for a government, and for myself; and I have been the CEO of a small business.

I am a chemist with a master's degree in Physiology. The work I did in my career spanned from laboratory work to government advisory and to consulting on technical matters, all for pharmaceutical and chemical firms, most of those in Mexico City, where I lived for 40 years.

During that same period, I developed a business plan for a record storage business in Mexico City, which at that time had no such enterprise. I found 12 investors, launched the business—Boxit—and served as its CEO from its conception until it was profitably sold eight years later.

I was an active member of the Mexican Pharmaceutical Association, serving on its Board of Directors for six years. I was a founding member of two professional women's associations in Mexico City.

Now retired, I manage my own investments in stocks and bonds.

I have owned property and I have been a renter.

When I moved to Mexico City, a large portion of the rental property was still subject to a draconian rent control law instituted in the 1940's. It favored renters over owners. I saw what happened to apartment buildings whose owners had abandoned their rental properties because the income was not enough to cover even necessary repairs.

Living in Silicon Valley as a renter with a relatively fixed income, I could see my future when the increases in my rent for an apartment in San Jose were driven by what the market would bear.

My two-sided experience gives me the ability to understand the points of view of both landlords and tenants. I suggest that this experience would be useful if I were selected for the Committee.

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

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I would support as closely as possible the Community Stabilization and Fair Rent Act to the letter of its provisions. When a dispute is brought to the Committee, I would advocate for solutions that take into account both the legitimate needs of the owner of the property and those of the renter. 

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

Balance sheets and profit and loss statements have been part of my life for fifty years. My business experience, both as a small business owner/manager and as a consultant to industry, has given me a hands-on feeling for what the line items of a financial assessment mean. When I choose stocks or bonds for my investment portfolio, I have to understand the figures provided in the relevant annual reports.

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?

When I read the proposed Act, before it was presented for a vote in 2016, its provisions were understandable and clear. Last year, when the Committee declared that properties in Mountain View's mobile home parks were not covered by the Act, I was taken aback, as was the Committee's legal counsel, apparently. My reading of the Act was contrary to the Committees.

I would look for a consensus on this issue that does not put the City of Mountain View at risk for frivolous legal fees. 

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

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

I would read the pertinent laws and seek information from people with expertise in any area that I didn't understand or area in dispute on the Committee. 

## RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

As part of the application, the 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.

*q*  
I own no land. I own a manufactured home worth approximately \$140,000. I rent the land the home occupies.

In the 1950's, my parents acquired a 2% ownership in a shopping center in Sacramento, CA. When they died, in 2007 and 2009, I was one of the two beneficiaries of their trusts. One of the trusts included the shopping center and could not be distributed until that was sold. The sale was executed in 2016, and I received then my portion of that sale, approximately \$210,000. *q*

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

Dated this 20th day of December, 2018 in Mountain View, California.

*Jean B. Lovel*  
\_\_\_\_\_  
Applicant

Please be advised that this application will be made available to the public upon request, with the exception of 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 advisory body members are also required to complete State-mandated ethics training.

Signature: Joann P. Dorse Date: December 20, 2018

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

Mail directly to: City Clerk, P.O. Box 7540, Mountain View, CA 94039-7540

For Staff Use Only

Interviewed:

Renewed:

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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 at the City Clerk's Office until 4:00 p.m. on Friday, December 21, 2018.

Name: Susyn Almond  
First Last

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

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

E-mail Address: [REDACTED]

Are you a resident of Mountain View?  Yes  No Years as resident: 5 yrs: 2010-2015  
return resident 2018

Present Employer: Almond Consulting Your Occupation: Consultant

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

Why are you interested in joining the Rental Housing Committee?

I have observed the Rental Housing Committee implementation phase and feel I understand the Committee meeting process as well as community concerns. I have been both a home owner and a tenant. I have also lived in San Francisco under rent control for many years. I would like to assist in clarifying the RHC guidelines and continue outreach to all stakeholders. I see it as essential to provide a supportive environment for both tenants and property owners.

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?

From 2011-2015 I rented out a room to several individuals, drafted rental agreements and negotiated terms with tenants. For the last year I rented my spare bedroom out to multiple tenants over the years, so I've learned to respond to a variety of housing demands and tenant personalities.

For six years, I sat on my condominium home owner's association board, including three years as president of the board. I learned to assess home owner demands, negotiate with board members and condo owners, to come to equitable solutions for the condominium community. As a tenant in San Francisco, I learned to work with the SF Tenants union, as well as landlords, to find solutions beneficial for my family. The Tenants Union, established in 1974, has developed a guidebook and provided community education which has passed the test of time. I have purchased the current SF Tenants Union guidebook to compare their experience with those of the RHC and to discover approaches that have worked in San Francisco.

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

It is important to be fair-minded in responding to tenants and landlords by listening carefully and respectfully to their concerns. Equal respect needs to be shown to fellow committee members and staff in working through the issues that come before it. I would trust the expertise and input of staff in developing recommendations for the Committee. I believe in treating all concerns with respect and transparency and without judgment. Measure V was approved by the voters of Mountain View and I respect their decision and would like to continue the process of equitable implementation for the community.

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 an MBA. In many positions I have held, I have created and managed budgets and learned how to assess financial information and data for organizations and government agencies. Having attended a number of RHC meetings and studied the documentation, I am familiar with the RHC budget and accounting principles.

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 groundwork has been laid for the framework and basis of making decisions affecting tenants and property owners. It is crucial that a streamlined process be established for landlord applicants to contest rent control regulations, as well as protections for tenants be provided. It is important that all parties feel they will be heard by the Rental Housing Committee and their concerns taken seriously. I would be sure to carefully assess all recommendations from staff, respecting their expertise.

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

I would research state and local housing and rent stabilization laws and regulations. In addition, I have relationships with local housing legal experts I would consult for clarification and advice. I would also look to other California cities to compare their regulations and housing systems. I would study how different communities have handled tenant/property owner issues.

**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 advisory body members are also required to complete State-mandated ethics training.

Signature: *[Handwritten Signature]* Date: 12/19/18

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Mail directly to: City Clerk, P.O. Box 7540, Mountain View, CA 94039-7540

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Interviewed: \_\_\_\_\_

Renewed: \_\_\_\_\_

## RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

As part of the application, the 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 19th day of December 2018 in Mountain View, California.

  
\_\_\_\_\_  
Applicant

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Name: Nicole Haines-Livesay  
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?  Yes  No Years as resident: 3

Present Employer: Bank of America Merrill Lynch Your Occupation: Compliance Manager

Employer's Address: 3075A Hansen Way, Palo Alto, CA 94304

Why are you interested in joining the Rental Housing Committee?

Our community (and state) is experiencing a significant housing crisis, but, happily, our community has decided to attempt to do something about this crisis. Our most vulnerable populations cannot afford the constant rent increases in this area and as more wealthy individuals purchase available homes to create income streams for their own portfolios, home ownership becomes increasingly impossible for many in the community. This forces long-time residents to either move far away or struggle and scrimp on necessities to attempt to stay here. I have always enjoyed the real estate market and feel that there is a place for wealth-building through income-producing property ownership, however, it is not acceptable for that pursuit of wealth-building to force long-time community residents and lower-income households completely out of the community. A healthy community has diversity of all sorts, including income diversity, and driving this diversity away will have long-term consequences for commercial and retail industries in the area. Driving away residents who make minimum wage working at our community's stores will only hurt our retail districts as they struggle to find workers who will accept the lower pay and the long commute for work that can be found in other communities as well. I'd like to participate in changing this narrative so we can ensure a healthy community for all for years to come.

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?

From 2010-2012, I was employed by a private equity commercial real estate company in Dallas, TX. During this time, I maintained a Texas real estate license and participated in managing our investors' expectations and assisted with vetting deals. In late 2012, I joined Merrill Lynch and put my license in inactive status, moving to a role as a financial advisor. In early 2016, my now-husband and I moved to Mountain View as I accepted a role as Market Supervision Manager - meaning a compliance manager for Merrill Lynch. I am well-acquainted with portfolio construction and am in the process of obtaining my CFP designation, therefore I have knowledge and experience in the real estate and financial services fields. I hold a M.S. in Applied Cognition & Neuroscience, studies which allowed me to develop my ability to understand interpersonal interactions, suss out motivations, and plan creatively for the future. I am attuned to personal biases and use my education to attempt to mitigate my own personal bias and remain analytical in my life.

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

I feel that anyone selected for this role needs to approach it with a desire to build out the committee to form a functioning governmental body that will help ensure that all interests (landlord, tenant, developer, owner-occupied residents, agents/brokers, etc.) are treated equitably while maintaining a focus on steering our community in a direction that will allow for long-term success. If selected, I would ensure that I put my own personal biases to the side when hearing matters and weigh all sides of all issues. I would remain mindful that, as a new committee, we would be setting precedents that may be relied upon by our successors or even other communities and thus, all decisions made must be prudent and with an eye towards the future impacts.

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 have been working in financial services (including real estate) since 2010, I am experienced with financial management and reviewing financial data. In my current role, my daily duties involve supervising financial advisors who manage their clients' financial lives - I must assess financial data every day at work, therefore I am quite proficient in it. I understand mill rates and other related concepts from my time in private equity real estate. I utilize CPI,

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, as a relatively new Act, much of the interpretation of the language of the Act has not yet been done and therefore I feel there is room to build out this committee. For example, the committee is charged with setting a budget and collecting the funds for this budget from a rental housing fee. To develop a functioning budget and calculate an appropriate fee will take some time. To address this issue, which is key to the continued existence of the committee, longitudinal data with need to be gathered in the early years while projections based on prior years data will need to be used to develop a starting point for the rental house fee and budget. As another example, the committee is charged with remediating and replacing any terms of the Act that are later deemed invalid or unenforceable, meaning as local and state law and judicial decisions evolve the CSFRA will need to be interpreted and updated to conform. I would approach this challenge by educating myself on the specific law/decision, seeking the counsel of the City's Attorney, and hearing public comment.

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

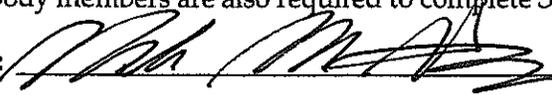
I would review any available materials presented to the committee and conduct a review of publically available sources using the internet, with a focus on reviewing the law or study itself. I would explore any articles or papers authored by subject-matter experts and the topic or any judiciary precedent that may already be set. I would also consult with counsel as 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 advisory body members are also required to complete State-mandated ethics training.

Signature:  Date: 12/14/18

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Interviewed:

Renewed:

## RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

As part of the application, the 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 2014-February 2016: Tenant at [REDACTED] Dallas, TX 75225, a privately owned single-family residence

February 2016-March 2018: Tenant at [REDACTED] Mountain View 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 14th day of December 2018 in Mountain View, California.

  
Applicant

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Name: Douglas Radtke  
First Last

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

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

E-mail Address: [REDACTED]

Are you a resident of Mountain View?  Yes  No Years as resident: 3

Present Employer: Town of Portola Valley Your Occupation: Town Finance Director

Employer's Address: 765 Portola Road, Portola Valley, CA 94028

Why are you interested in joining the Rental Housing Committee?

I am very interested in having greater civic participation in Mountain View, especially in areas regarding affordable housing. I have been a lifelong Bay Area resident spending all my time in both San Mateo and Santa Clara Counties respectively and first hand seen the climate of housing change so radically. I consider myself very lucky to be a current Mountain View property owner through my family. Being a former auditor and a certified public accountant, I have an attention to detail and compliance which I believe would be a helpful skill to bring to the committee. As neither a renter nor landlord, I find myself in the unique situation of being a neutral arbiter between both sides as a true independent on matters of rent stabilization. I have a genuine and sincere personal passion and interest to help local government in equitable housing solutions.

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 currently work in local municipal government as the Finance Director of the Town of Portola Valley so I believe there is a great deal of overlap on various municipal issues that I have a daily familiarity with. I am a California Certified Public Accountant who has some experience with technical accounting and taxation issues with real estate. I believe these are incredibly useful skills to assist with the provisions of the Community Stabilization Act ("CSFRA", Measure V) which the committee arbitrates on. I have 10+ years of professional accounting experience with SEC registrants companies, pre-IPO start-ups, non-profit consulting, and governmental accounting and audit. I have worked for several of the Big 4 accounting firms including KPMG, PwC, and EY during my career and Booz Allen Hamilton as a consultant for federal government agencies such as the Department of Health & Human Services, Agency for Children. I am a board member of the California Society of Certified Public Accountants (CalCPA) in the Peninsula/Silicon Valley Chapter beginning January 2019. I have been also requested to interview a board seat for the San Mateo County Housing and Community Development Committee for the fiscal expert board seat where I would assist in advising on funding recommendations for Community Development Block Grants (CDBG) and Emergency Shelter Grant funds. I believe I bring a solid body of work to the table to the committee.

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

As a fair and neutral arbiter who administers the rules as codified and offers both landlords and tenants their rightful due process per the CSFRA and Urgency Ordinance for Just Cause Terminations. As a Certified Public Accountant, former auditor, accountant, and current local government employee I am familiar with all manner of technical accounting and real estate topics as it pertains to accounting. I would approach this role with the same amount of professionalism I approach my role as Finance Director in Portola Valley. I would endeavor to understand CSFRA competently on all avenues such as recognition of properly amortized costs for capital improvements necessary to comply with health and safety codes, the nuances of changes in property tax, and an understanding of CPI and inflationary factors in price and rate setting. I believe members of the committee have a responsibility to not only be technically sound, but to be impartial and evaluate situations for the facts at hand. As a former tax auditor for the California Franchise Tax Board - being an impartial party who can levy administrative action on individuals, this is something I am very used to handling.

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 very familiar with all the financial information required of CSFRA as many of the tasks required are tangentially related to my work as a Finance Director. Currently, I am working on updating our Town's master fee schedule and the recalculation just last week per ordinance of certain drainage fees are pegged to the Construction Price Index which I calculated. Annually, we prepare a fully burdened labor rate matrix which is pegged to local CPI much like CSFRA allowable rental increases. I formerly worked for the CPA firm that is the current auditor of the City of Berkeley and so I have some incidental knowledge about the financials of Berkeley's rent stabilization board so I could provide some operational accounting insight. In terms of vetting and auditing real estate books, I have hands-on professional experience were a landlord's costs be questioned or examined.

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, issues such as failure to maintain rental premises in habitable condition can be judgmental if a process such as the HUD checklist for housing habitability isn't incorporated with clear objective criteria. Another criteria I see is a decrease of housing services or maintenance. I believe the way I would address both of those points is to incorporate the HUD checklist and examine the fact pattern to determine adequate habitability as to not interject any subjective bias into the process. Decreases in housing services or maintenance needs to be measured both by the historical patterns and what constitutes "reasonable maintenance" for a unit of the size and amenities as being examined. It must be objectively and fairly evaluated if the tenant complaint contains genuine merit. Conversely, the petition for upward increases would follow a similar objective fact pattern.

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

I would seek further resources directly from agencies such as the California Department of Fair Employment and Housing (DFEH), Department of Housing and Urban Development (HUD), and from Mountain View staff themselves. I would hope some presentations, training, and consultation with the city attorney would be possible for matters of a more technical nature. I would attempt to make connections to similar bodies such as Berkeley's Rent Stabilization Board to share knowledge and tap into their experiences. This is a responsibility I would take extremely seriously. I have many other professional connections in local government, professional CPAs, and attorneys who provide a powerful professional network of information I could tap into as well.



**RENTAL HOUSING COMMITTEE APPLICANT STATEMENT**

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I have no real property ownership, trusteeship, management, activities or transactions to disclose other than my Mountain View home is owned by my parents where I reside currently.

I declare under the penalty of perjury that the foregoing is true and correct.  
Dated this 4 day of December 2018 in Mountain View, California.

  
\_\_\_\_\_  
Applicant

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Name: Jennifer Wayman

First

Last

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

Business Phone: [REDACTED] Residential Phone: \_\_\_\_\_

E-mail Address: [REDACTED]

Are you a resident of Mountain View?  Yes  No Years as resident: 15

Present Employer: Sage Intacct Your Occupation: marketing manager

Employer's Address: 300 Park Ave. Ste 1400, San Jose, CA 95110

Why are you interested in joining the Rental Housing Committee?

I'm interested in joining the Rental Housing Committee because as a long-time resident of Mountain View and even longer on the Peninsula, I am interested in seeing that we continue to find ways to support both those in need of rental housing and those able to provide it. I am also interested in committing some of my time and focus to continue to make Mountain View a desirable and diverse City and think this is a good place to begin.

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 had a rental home in Mountain View for 6 years
- > In my prior job I led a project that included surveying locations across the country to rent to promote our products and services and ultimately renting over 80 retail locations
- > With over 20 years as a senior marketer both corporately and self-employed I have extensive experience in creating and managing budgets, conducting research, managing and motivating teams and delivering superior communications.

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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 plan to approach this role with an open mind, coming from the belief that worked in the past won't necessarily work in the future and that all possibilities should be evaluated. I plan to educate myself on the issues at hand and the processes of the committee so that I can fully deliver on this role from the start.

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 created and managed budgets in various marketing organizations
- > I was the Board President of Children's Corner preschool in 2006 and assisted in managing our budget
- > I am a new fitness franchisee in the process of opening my first of 3 franchise locations which involves critical financial evaluation and management.

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?

If selected I would spend the appropriate time fully digesting the CSFRA while considering this question and should there be any parts that meet the above mentioned criteria, I would address them appropriately according to their value and necessity to the community.

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

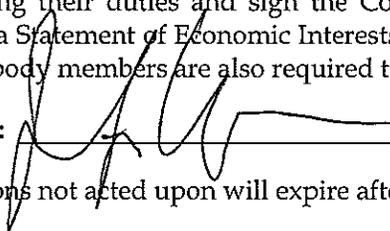
I would leverage my network of legal professionals, landlords, etc. to get the familiarity I need, as well as meeting with other individuals on the committee and in the community to gain full perspective and knowledge.

**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 advisory body members are also required to complete State-mandated ethics training.

Signature:  \_\_\_\_\_ Date: 12-20-18

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

Mail directly to: City Clerk, P.O. Box 7540, Mountain View, CA 94039-7540

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For Staff Use Only

Interviewed:

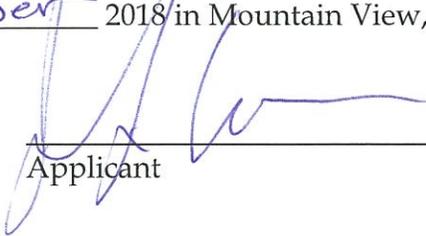
Renewed:

**RENTAL HOUSING COMMITTEE APPLICANT STATEMENT**

As part of the application, the 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 one home in Mountain View that is a rental property and has been now for 5 years. I purchased the home in 2003. I am the property manager. I own another home in Truckee, CA with my husband. We purchased the home in 2018.

I declare under the penalty of perjury that the foregoing is true and correct.  
Dated this 12 day of December 2018 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

500 CASTRO STREET • POST OFFICE BOX 7540 • MOUNTAIN VIEW, CALIFORNIA, 94039-7540 • 650-903-6304

RECEIVED

DEC 21 2018

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 at the City Clerk's Office until 4:00 p.m. on Friday, December 21, 2018.

Name: Nija Mashruwala  
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: 11

Present Employer: Salesforce Your Occupation: Software Engineer

Employer's Address: 502 Emerson st, Palo Alto, CA

Why are you interested in joining the Rental Housing Committee?

I've witnessed how unfair rental practices can negatively affect communities and housing markets in other cities, and want Mountain View to continue to be a great place to live and work.

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 experience both renting from multiple landlords and renting to others in my years living in Mountain View. As I am a long-term resident and, more recently, homeowner, my experiences from both sides of the issue balance and inform my viewpoints on rental fairness. As an engineer, I make my living using my critical thinking, problem solving, and team-building skills. I bring a balanced and logical viewpoint that enables the Committee to analyze with more insight, empathy, and practicality, and develop fair and consistent standards for everyone.

# CITY OF MOUNTAIN VIEW

## APPLICATION FOR RENTAL HOUSING COMMITTEE

500 CASTRO STREET • POST OFFICE BOX 7540 • MOUNTAIN VIEW, CALIFORNIA, 94039-7540 • 650-903-6304

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

Firstly, I will thank the Committee and the City for accepting my service. While I have read over CSFRA previously, I know I will want to refamiliarize myself with every detail of the CSFRA and relevant state and federal laws. Thirdly, I will talk with a diverse group of informed and experienced people about landlord and tenant case law, and the results of how rental policies have been implemented in similar cities. I will always assume there is more to learn, and find the most accurate data possible to make good decisions.

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 took Math up to Multivariable Calculus, and use Algebra at work every day. I live with roommates, rent out the back half of my property, manage my parents' rental cottage, and am studying to "retire" into property management/real estate in about 15 - 20 years. I still expect to be living in Mountain View at that time.

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 Section 1709 (d) of the CSFRA, the Rental Housing Committee can set rents, resolve petitions when rents are unfair, conduct studies to gather relevant data on which to base decisions, report back to the City Counsel, and otherwise enforce the CSFRA. For example, if average vacancy rates rise above 5%, the Committee can suspend the CSFRA until vacancy rates once again fall below 5%. If current studies shows that while the vacancy rate is high, the number of complaints is also high, I would not vote to suspend the CSFRA as it would still be needed to ensure fair rents and fair returns.

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

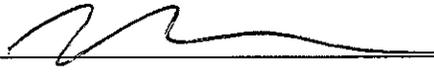
In the past, I have read parts of the City's published codes ([https://library.municode.com/ca/mountain\\_view/codes/code\\_of\\_ordinances](https://library.municode.com/ca/mountain_view/codes/code_of_ordinances), [https://www.mountainview.gov/depts/comdev/preservation/rentstabilization/ordinances\\_n\\_policies.asp](https://www.mountainview.gov/depts/comdev/preservation/rentstabilization/ordinances_n_policies.asp)), the State's legislative website (<http://leginfo.legislature.ca.gov/faces/codes.xhtml>), materials from Nolo Press (<https://www.nolo.com/legal-encyclopedia/overview-landlord-tenant-laws-california.html>) or FindLaw (<https://statelaws.findlaw.com/california-law.html>), and spoken with knowledgeable renters, landlords, and scholars. I expect to continue to do so to have as informed an opinion as possible.

**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 advisory body members are also required to complete State-mandated ethics training.

Signature:  Date: 12/21/2018

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

Mail directly to: City Clerk, P.O. Box 7540, Mountain View, CA 94039-7540

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For Staff Use Only

Interviewed:

Renewed:

## RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

As part of the application, the 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 split my time between my parents' place in Palo Alto and my place in Mountain View. I own my place in Mountain View, live with roommates who are my subletters, and rent out the second house on the same lot to tenants. I also manage a rental cottage in Palo Alto for my parents.

I declare under the penalty of perjury that the foregoing is true and correct.  
Dated this 21 day of December 2018 in Mountain View, California.



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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

DEC 17 2018

CITY CLERK

# CITY OF MOUNTAIN VIEW

## APPLICATION FOR RENTAL HOUSING COMMITTEE

500 CASTRO STREET • POST OFFICE BOX 7540 • MOUNTAIN VIEW, CALIFORNIA, 94039-7540 • 650-903-6304

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 at the City Clerk's Office until 4:00 p.m. on Friday, December 21, 2018.

Name: Julian Pardo de Zela  
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?  Yes  No Years as resident: 12

Present Employer: SV Employment Law Firm Your Occupation: Attorney

Employer's Address: 160 Bovet Road, Suite 401, San Mateo, CA 94402

Why are you interested in joining the Rental Housing Committee?

I am a current member of the RHC. Its mission is critical: to promote community stability through the stabilization of rents, as mandated by the CSFRA. I want the program to be a success. I believe I have the skills that can make that happen through a focus on avoiding costly and unnecessary litigation, acting with transparency and consistency, and learning from the mistakes and successes of other jurisdictions with similiar stabilization programs.

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 already served on the RHC for the past year year and a half, first as the Alternate, and then as a replacement to Tom Means. The text of the CSFRA itself is complex, and extensive regulations adopted by the RHC add another layer of complexity. I have developed a working knowledge of this material, which takes considerbale time and effort. Applicants who have not previoulsy sevred on the RHC will not have this experience to draw from.

The RHC continues to grapple with litigation and threats of litigation. This is costly and disruptive to the RHC. I have spent the past 12 years as an attorney defending companies and individuals in a range of litigation. I will be able to use some of these skills to assist the RHC.

I served as a mediator with the Mountain View Mediation Program. I gained skills designed to save time, money, and relationships, which translate well to the mission of the RHC.

# CITY OF MOUNTAIN VIEW

## APPLICATION FOR RENTAL HOUSING COMMITTEE

500 CASTRO STREET • POST OFFICE BOX 7540 • MOUNTAIN VIEW, CALIFORNIA, 94039-7540 • 650-903-6304

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

I would focus on the following principles:

- (1) Conflict Avoidance. The RHC should clarify and interpret any ambiguous provisions, and use its discretion when exercising its authority, to avoid conflict. Actions that appear to be punitive will invite challenges. So will actions that are inconsistent with the law.
- (2) Transparency. The RHC should be transparent in its decision-making. The greater the transparency, the less likely aggrieved parties will challenge those decisions.
- (3) Consistency. The RHC must strive to operate with consistency, applying its rules and regulations in a predictable and orderly manner so that landlords and tenants feel the Committee is treating each of them no better, and no worse, than other similarly situated landlords and tenants.
- (4) Reliance on Informed Third Parties. The Committee may seek guidance from the City Council and/or City Attorney on any aspect of the Act. (CSFRA § 1709(k)) The Committee should not make rash or unformed decisions. When seeking to clarify and interpret any ambiguous provisions, and/or exercising its discretion, the Committee should look to the City Council and/or City Attorney for guidance as to the legality, wisdom, and expected repercussions from any such Committee actions. The Committee should also look at other communities where similar rent control provisions have been enacted, to learn from their experiences.

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 graduated with a Distinction in Economic Analysis when I received a Masters Degree in International Political Economy and Development from Fordham University in 2002.

I have been involved in many legal matters where resolution of disputes has required collection and then evaluation of financial information in order to identify economic damages that have included, but have not been limited to, lost wages, lost profits, business interruption damages, and repair and restoration claims. This process has entailed management of financial data and the utilization of software to perform financial calculations in order to evaluate claims for economic damages.

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 most immediate and recent example is whether the protections of the CSFRA extend to mobile homes. While the RHC has significant discretion in this regard, its decisionmaking must be guided by principles of conflict avoidance, transparency, and consistency, while taking into account the advice of counsel. If these guidelines are followed, the RHC's decisions will be respected and less likely to be challenged, even if certain parties are disappointed by those decisions.

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

The Committee must act consistent with California law. The Committee may invite the City Attorney to review the wisdom and/or legality of the Committee's proposed actions under the CSFRA. (CSFRA § 1709(k)) The Committee should commit to work with the City Attorney so the Committee avoids taking any action that might embroil the City in costly and time-consuming legal disputes.

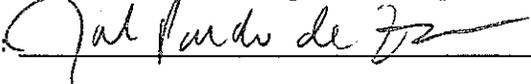
As a practicing attorney, I have access to a large number of legal resources. These would allow me to expand my knowledge of housing law and rent stabilization. I would also be willing to freely share these materials with other members of the Committee.

**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 advisory body members are also required to complete State-mandated ethics training.

Signature:  Date: December 16, 2018

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

Mail directly to: City Clerk, P.O. Box 7540, Mountain View, CA 94039-7540

For Staff Use Only

Interviewed: 

Renewed: 

## RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

As part of the application, the 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.

In the past three years, I have not owned, managed, invested in, or operated any rental property in the State of California, nor have I during that time been employed in any capacity by any entity for the purpose of purchasing, selling, or managing any rental property in the State of California.

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

Dated this 16th day of December 2018 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.