

Community Stabilization and Fair Rent Act - Rental Housing Committee Applications

This is a Fill-In Form. Please fill in and print.

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

500 CASTRO STREET • POST OFFICE BOX 7540 • MOUNTAIN VIEW, CALIFORNIA 94039-7540 • (509) 903-6304

RECEIVED

DEC 07 2016

CITY CLERK

Name: Steven Hochstadt
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: 30 yrs

Present Employer: Retired Your Occupation: Engineer

Employer's Address: _____

Why are you interested in joining the Rental Housing Committee?

As a retired engineer who worked for 30 years in Silicon Valley, I am interested in devoting my energy, experience and time to worthy public service & volunteer opportunities. I find the rental housing issue is one needing much help with many challenges, as it impacts quality of life in Mtn View.

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've owned a townhouse in Mtn View for 30 yrs and have seen great changes in our city. I've served on my HOA Board of Directors for 14 years as President, Secretary, Landscape Mgr, etc. I understand laws, regs & rules, how to interpret them and apply them. I've written policies for HOA and conducted hearings & appeals. I have BS & ME in engng. As an EHS Mgr, I've spent my career advising employers on environmental & safety regulations. I've negotiated with Federal, State & local govts & agencies.

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

I would take the role very seriously, representing the City Council in an attempt to assure reasonable compliance with the newly passed Measure U. I would study the details of the Measure, & subsequent policies/procedures and the processes of which the Committee operates. I would listen contently to the direction provided by the Council & City Staff. I would be well prepared to address the issues posed at each meeting. I would be open to the ideas & views of other committee members. I would listen to all facts & opinions of the community, including the land lords & tenants.

Most important - I would be reasonable & compassionate to the needs of the City & residents with the goal of maintaining a high quality of life in Mtn View.

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] after printing

Date:

12/5/16

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.

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

5 day of Dec 2016 in Mountain View, California.


Applicant

Per the Mountain View Community Stabilization and Fair Rent Charter Amendment, this statement and accompanying documentation shall be made available to the public.

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

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

Name: Gene Lee

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: 64

Present Employer: UBS Financial Services

Your Occupation: Financial Advisor

Employer's Address: [REDACTED]

Why are you interested in joining the Rental Housing Committee?

The Rental Housing Committee must interpret and implement Measure V, while remedying its deficiencies. The city needs committee members whose primary goal will be to make Measure V work for all residents: the potentially displaced tenants, the whole of the citizens of MV, and also non-resident landlords.

RECEIVED

I would like to serve to help the Rental Housing Committee succeed.

NOV 29 2013

CITY CLERK

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 a renter and a landlord. I served on the MV Teen Council (1966-1967), which organized youth activities, and on the MV Environmental Planning Commission (1980-1984), where I initiated the Fresh Air Ordinance (no-smoking) and drove it to enactment. I have worked on neighborhood committees influencing the Pumpkin Patch residential development and the McKelvey/Schaefer Park flood control basin. I advocated the Community Model for the Cuesta Tennis courts.

I have a Bachelor's Degree in Physics and Economics, UC Davis, and an MBA, Stanford University.

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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?

I will work to make the committee into a cooperative team, with empathy for tenants and landlords. The committee members must not choose sides in a contentious tenant versus landlord divide. The challenge will be to craft policies that stabilize housing for residents while allowing for improvement of the housing stock subject to rent control. A balance must be struck that justifies passing an entitlement to tenants, which is rent control with just cause eviction. The benefit to the MV community must offset the loss-of-rent cost to landlords. However, rental housing is a business, and landlords knowingly assume the business risk of potential rent control.

I believe among the committee's first tasks will be to hold public hearings to establish policies for implementing Measure V. This should be done before any respective Petitions for Adjustments are heard. Some immediate questions are:

- The effect of the Right to Fair Return Guarantee, Section 1711(m)
- What policies can allow for the upgrading of the rental housing stock, subject to rent control?
- Policy on lease renewals - Under Measure V, Section 1705, do leaseholds become a perpetual option of the tenant?
- Clarify the rules for subleasing.

I believe it would be wise for the committee to defer appointing a Hearing Officer until these and other issues are resolved by the committee. The committee may need to hear the early petitions.

The committee will need to set up its administrative and budgeting functions. The committee may also need to propose a list of technical corrections to Measure V for a future election.

I will try to be fair to both tenants and landlords through Fair, like Beauty, is in the eye of the beholder. I will focus, rather, on what can work for both parties. I will focus on what is best for the MV community as a whole.

I will work to make the committee into a cooperative team, with empathy for the people involved: tenants, landlords living in Mountain View, and non-resident landlords. The committee members must not choose sides and fall into a contentious three-for-tenant versus two-for-landlord divide.

A difficult balance needs to be struck that justifies passing an entitlement to tenants, which is rent control with just cause eviction. The benefit to the Mountain View community must offset the loss-of-rent cost to landlords. However, rental housing is a business, and landlords knowingly assume the business risk, which includes the potential cost of rent control. Nevertheless, that doesn't make the decisions any easier or more palatable.

I believe among the committee's first tasks will be to hold public hearings to clarify the policies for implementing Measure V. This should be done before any respective Petitions for Individual Rent Adjustments are heard. Some immediate issues that I believe need to be clarified include:

- The committee needs to clarify the effect of the Right to Fair Return Guaranteed, Section 1711(m). It potentially leaves the issue of what is a fair rate of return ultimately to the committee's discretion. Is it the classic market rate of return?
- How to prioritize the needs of renters for stability, of in-town landlords, and of out-of-town landlords?
- What policy can allow, over time, for the upgrading of the rental housing stock subject to rent control? Measure V prohibits a rent increase for upgrade capital improvements. E.g. can a landlord obtain the consent of the tenants for a rent increase, when the upgrade benefits the tenants?
- Should the Rental Housing Agreement as defined in Measure V, Section 1702 (i), be a valid contract?
- Policy on lease renewals - Under Measure V, Section 1705, do leaseholds become a perpetual option of the tenant?
- Clarify the rules for subleasing - Does Measure V, Section 1705 (a)(2)(A), overrule a no subleasing clause in a lease? What if all the original tenants have moved out?
- What should be included in a historical rent database?
- Can the committee extend Measure V to mobile home parks?

I believe it would be wise for the committee to defer appointing a Hearing Officer until these issues are resolved by the committee. The committee may need to hear the early petitions.

Beyond addressing these questions, the committee will need to set up the administrative and budgeting functions that will support implementing Measure V. The committee may also need to propose a list of technical corrections to Measure V for a subsequent measure and election.

I will try to be fair to both the tenant and the landlord; however Fair, like Beauty, is in the eye of the beholder. I will focus, rather, on what can work for both parties. I will focus on what is best for the Mountain View community as a whole.

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: _____

11/27/16

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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.

I currently own my place of residence, a single family home in Mountain View.

I currently own a rental single family home in Santa Clara County, not in Mountain View. It is managed by a professional management company.

Within the past three years, I became successor trustee and executor of my mother's estate, which included a rental house in Mountain View. The house was sold in settling the estate. Prior to her death, I assisted her in communicating with her professional property manager, as she spoke little English. I had no ownership interest in her rental house, other than as successor trustee for the estate.

I declare under the penalty of perjury that the foregoing is true and correct. Dated this
27th day of Nov 2016 in Mountain View, California.


Applicant

Per the Mountain View Community Stabilization and Fair Rent Charter Amendment,
this statement and accompanying documentation shall be made available to the public.

RECEIVED

DEC 19 2016

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

CITY CLERK

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

Name: Joan MacDonald

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: 56

Present Employer: retired Your Occupation: retired Foothill Community College

Employer's Address: [REDACTED]

Why are you interested in joining the Rental Housing Committee?

The rental housing crisis is obviously severe. I worked to enact Measure V because it represented to me an opportunity to offer fairness for renters and landlords. Clearly all tenants aren't angels, nor are all landlords tyrants. With CSFRA in place, tenants and landlords have a forum to reach agreement on aspects of their relationship that previously was not as level a playing field as possible because the forum felt intimidating, partly because of lack of available times for those who worked 2 or 3 jobs and also needed a translator and partly because the solutions were not binding. I would appreciate being part of the implementation of CSFRA RHC solution in a non-threatening, accommodating manner. I also appreciate the role city staff have already played and look forward to helping generate information for all renters and landlords so all are aware of the CSFRA law and the role of the Rental Housing Committee. I believe that the number/frequency of disputes will decrease as more tenants and landlords become more fully informed of the law. I want to be an active participant in that 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?

My background in teaching negotiation, group process, interpersonal communication will serve me well to listen dispassionately to all sides of a dispute, insist on having all relevant facts and hopefully help the other members of the Rental Housing Committee to reach common, sometimes creative solutions to disputes. Also, I recognize that some disputes may require outside hearing officers if complex legal questions are involved.

Approximately 20 years ago, my late husband and I were "mom and pop" landlords in Santa Rosa for about 20 years so I have experienced the vagaries of the landlord experience. Our goals were to provide a pleasant, safe, healthy living place for our tenants. That led to long term tenants for the most part. We did raise rents occasionally but modestly. Some of our tenants preferred month to month rentals even though they stayed 10 years while others chose annual leases. We never expected to get rich via rents but to be able to cover expenses and perhaps a modest rate of return. Appreciation of the property was each time sufficient to gain a healthy rate

of return. Current and probably future economic reality in Mountain View will yield similar outcomes.

My involvement over several decades in Advocates for Affordable Housing as well as in the League of Women Voters Los Altos Mountain View Affordable Housing Committee has given me considerable perspective on local housing issues and awareness of potential opportunities to improve the availability of housing across the economic spectrum.

My work with the LWV, AAH, CHAC and teaching at Foothill as well as 22 years of service as a school board trustee has given me much experience in collaboration and transparency which should stand me in good stead as a member of the Rental Housing Committee as we tackle some controversial and difficult questions. Perhaps in the future our housing supply may produce a vacancy rate of more than 5% in which case the RHC may choose to suspend the CSFRA due to a more level playing field. Certainly a happy outcome!

Please note: This section of the answer to the question re "qualifications" would not print so I am appending it here.

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

I plan to participate as an active listener, questioner, seeker of facts while attending to the concerns of the tenant or landlord seeking help, solutions. I intend to be one of five equals on the rental Housing Committee. Further, I intend to come to the table with each case with an open mind, with no preconceived notions. Additionally, as the RHC establishes rules, I intend to help to craft them as straightforward, direct, simple, unambiguous wording and as unbureaucratic as possible. With the consensus of the committee, I hope we establish times for meetings for ourselves and clients that accommodate available times especially for the latter and provide translation easily. I would hope that at least one member of the RHC will be bilingual in Spanish and that we will have bilingual help in other languages as needed.

I would strive to keep the costs of the RHC as low as possible since higher costs yield no benefit to either landlords or tenants. The role and goal of the RHC is not to create a bureaucracy but to provide service.

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: *Jeanne McDonald*

Date: December 16, 2016

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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.

I have been a homeowner at [REDACTED], Mountain View, since 1960 and have never held any property in Mountain View other than this residence. I have owned a home for my daughter in Santa Rosa but not as a landlord. That home has been sold. Further, I have not owned or managed any other property in the past 20 years anywhere.

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

16 day of December 2016 in Mountain View, California.

Joan MacDonald
Applicant

Per the Mountain View Community Stabilization and Fair Rent Charter Amendment, this statement and accompanying documentation shall be made available to the public.

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

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

Name: Matthew Grunewald
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

Present Employer: LinkedIn Your Occupation: Analytics Manager

Employer's Address: [REDACTED]

Why are you interested in joining the Rental Housing Committee?

I believe housing is one of the most critical issues facing Mountain View right now, and based on my experience as a tenant, a landlord, and an analytics professional, I believe I'm uniquely qualified to serve as a well-informed, unbiased committee member who can facilitate data-driven consensus.

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DEC 20 2016

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?

1. Analytics professional - I have 15 years of work experience in Research & Analytics roles. I am comfortable interpreting large, complex datasets to inform decision-making. I currently manage a small team of analysts at LinkedIn.
2. Landlord experience - I currently own a rental property in San Francisco that is subject to rent control. I am familiar with San Francisco's tenancy laws (e.g. maximum annual rent increases). I'm a dues-paying member of the San Francisco Apartment Association, primarily to gain access to their legal forms so I can abide by fair housing laws. I have no involvement with the SFAA or CAA beyond paying dues and utilizing forms.
3. Renter experience - I rented 3 different apartments in San Francisco over a 9-year period. Then I moved to Mountain View and rented a unit in a duplex with my wife and children. When the landlord of my duplex sold the property, I was served a 60-day notice to vacate, so I know what it feels like to be threatened by eviction. At the time, I spoke with free local tenant advocacy services to learn my rights, and ultimately convinced the new landlord to allow my family to continue renting month-to-month.
4. Mountain View homeowner - I purchased a home in Mountain View in 2014, where I now live with my wife and 3 small children.
5. Public service experience - I currently volunteer on the Student Attendance Area Task Force (SAATF) for MVWSD, and I take that role very seriously.

CITY OF MOUNTAIN VIEW

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

As a facilitator of unbiased, data-driven decision-making.

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: 12/19/2016

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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.

I own one rental unit located at [REDACTED] in San Francisco. I am a dues-paying member of the San Francisco Apartment Association, and the California Apartment Association.

I own and reside at [REDACTED], a single-family home in Mountain View.

I declare under the penalty of perjury that the foregoing is true and correct. Dated this
19th day of December 2016 in Mountain View, California.

Matt Grunewald
Applicant

Per the Mountain View Community Stabilization and Fair Rent Charter Amendment,
this statement and accompanying documentation shall be made available to the public.

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 12 2016

CITY CLERK

Name: Tom Means

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: 35

Present Employer: San Jose State University Your Occupation: Professor

Employer's Address: [REDACTED]

Why are you interested in joining the Rental Housing Committee?

My interest is based on public service. My background of experience and training makes me a highly qualified candidate. I was a former renter in Mountain View and now am a homeowner. I think it's important to have neutral (i.e. non-renter, non-developer, non-landlord) people on this committee.

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 over 35 years of public service at SJSU. I have also served 6 years on the Mtn. View Parks and Recreation Commission (1998-2004) and then served two terms on City Council (2005-2012). I bring a wealth of experience to the committee. As an economist and council member, I am familiar with housing and rental markets in Mountain View. I rented for 7 years before purchasing a condo in Mountain View. I have a Ph.D. in economics from a top ten university and have published several articles on local government and housing. I am also very strong in statistics and applied research. I have spent several years engaged in collegial/collective decision making on committees at SJSU and for the city of Mountain View. I am a consensus builder who plays by the rules. I have lots of judicial experience and decision making on committees at SJSU, and as a member of the Urban Forestry Board and as a council member, I have an even temperament and am known as a fair person who listens to both sides before making up his mind and rendering a decision.

CITY OF MOUNTAIN VIEW

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

I have served on committees that require judicial decision making. The first thing I would do is to make sure the entire committee understands the new ordinance. The city attorney should provide a thorough review of what is contained in the ordinance. The next thing would be to have the city attorney provide us with a set of ethics and practices regarding our role on the RHC. It's very important that this committee be viewed as impartial.

AGREEMENT

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Signature: _____

Date: _____

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For Staff Use Only

Interviewed: _____

Renewed: _____

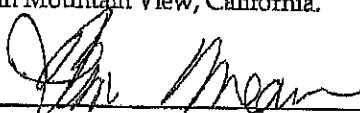
RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

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I own and live in [REDACTED] M.V.

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

12 day of December 2016 in Mountain View, California.


Applicant

Per the Mountain View Community Stabilization and Fair Rent Charter Amendment, this statement and accompanying documentation shall be made available to the public.

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

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

Name: Evan Ortiz
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: 5

Present Employer: Google, Inc. Your Occupation: Sr. Account Manager

Employer's Address: [REDACTED]

Why are you interested in joining the Rental Housing Committee?

Please see attachment.

RECEIVED

DEC 20 2016

CITY CLERK

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?

Please see attachment.

CITY OF MOUNTAIN VIEW

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

Please see attachment.

Why are you interested in joining the Rental Housing Committee?

I am interested in joining the Rental Housing Committee as a result of my community engagement and through my work as a member of the Human Relations Commission. I saw the struggle of so many renters who had little to no information about their rights as renters nor the services and supports offered by the city.

As a result of sustained community effort, there has been tremendous success in elevating the needs of Mountain View renters. Residents became engaged in the political process in ways that had previously seemed unprecedented. This highlighted an obligation for action on behalf of Mountain View renters. Even though Measure V passed, there remains a need for collaboration to ensure community stability and the successful development of a regulatory framework and infrastructure for the committee, as required by the Community Stabilization and Fair Rent Act.

As a member of the Spanish-speaking community I'm especially interested in fostering greater connections between the Latino community and city government. The Latino community is and has been disproportionately impacted by the housing crisis in Mountain View. This was notable during the various housing-focused city council meetings when hundreds of Spanish speakers came forth to testify. Not only are Latinos more likely to be victims of housing discrimination and unfair housing practices, but many find language barriers difficult to overcome. As a member of the RHC I can help bridge this gap.

For the past two years I have worked on disseminating information about Project Sentinel and other non-profits to assist tenants with rental disputes. Additionally, I am intimately familiar with the text of the Community Stabilization and Fair Rent Act; I have attended and helped organize several informational workshops about the Act. The RHC is an opportunity to build on this work and leverage my community outreach experience.

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 local conversations in housing advocacy and awareness for several years. I have researched the structure and operations of various rental housing committees across the state, including similar committees operating out of other Bay Area cities. I've learned of the types of programs offered for community education and have participated in several conversations about the implications that the CSFRA will have on renters and landlords alike. Beyond that, my work with Mountain View renters has allowed me to build extensive knowledge about the city's current public programs and best practices in program development.

As a sitting member of the Human Relations Commission (HRC), I have specific (and current) knowledge of public hearing, procedures, and reporting requirements. Through the HRC, I am currently developing a needs assessment for the LGBTQ community. I also serve on a subcommittee to organize Civility Roundtables, which require a respect for divergent opinions. This has allowed me to develop a skill for listening objectively to the needs of Mountain View residents.

Additionally, I am comfortable and familiar with managing multi-million dollar budgets on behalf of clients. In my professional life in marketing and advertising, I manage client relationships and operations including workflow and revenue pipeline management for a \$147M/year book of business. My familiarity navigating and coordinating complex budgets will be an asset when establishing budgeting and fees as outlined in the CSFRA.

It is critical that the inaugural committee is composed of members who are able to play an immediate role in the establishment of the rules and regulations that will guide the RHC. My background as a community leader working closely with city staff and the wider Mountain View community position me to play an active role without delay.

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

My priority as a member of the RHC is to establish fair and equitable rules and regulations that will govern the operation of the Community Stabilization and Fair Rent Act. I will work to ensure that multiple systems, departments, and organizations in Mountain View work together to comprehensively address the needs of renters, landlords, and businesses to ensure equitable and sustainable growth. The RHC must become the vehicle through which we, as a city, begin to address the needs of both renters and landlords.

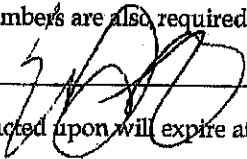
I am eager to work with City Council, city staff, and the RHC to develop a plan that is feasible and will work for all parties. I'm applying to the RHC well aware of the political situation in Mountain View; I hope to mitigate tensions within the community and work with Council and staff to address challenges that will likely arise during the first few months of implementation. Rather than exacerbating tensions within our community, the RHC stands to help bring tenants and landlords together in healthy dialogue. I will advocate for the Committee to create this critical community space.

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: 12/16/16

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:

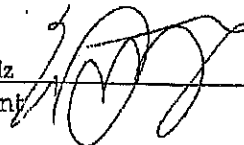
RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

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.

N/A

I declare under the penalty of perjury that the foregoing is true and correct. Dated this
16 _____ day of December _____ 2016 in Mountain View, California.

Evan Ortiz
Applicant

A handwritten signature in black ink, appearing to read 'Evan Ortiz', is written over a horizontal line.

Per the Mountain View Community Stabilization and Fair Rent Charter Amendment,
this statement and accompanying documentation shall be made available to the public.

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CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

500 CASTRO STREET • POST OFFICE BOX 7540 • MOUNTAIN VIEW, CALIFORNIA, 91031-7540 • 626-913-1201

CITY CLERK

Name: James Leonard
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: 31

Present Employer: Almaden Press Your Occupation: Controller (Accountant)

Employer's Address: [REDACTED]

Why are you interested in joining the Rental Housing Committee?

I know many people in this community who rent housing although I own my home. I understand what a pressing need it is for the community to be fair and just to both sides in this issue. I have the courage of my convictions and the ability to be a part of the solution. I do not come with an preconceived agenda but am open to following the regulations as they are written. I believe I have something to offer the city and would love to make a difference.

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 understand the dynamics of a committee and reaching consensus. I am good at following rules and regulations and communicating that information so that it can be understood. I know how to encourage others on a committee to express their thoughts and feelings when they find themselves in a confrontational situation. I really care about what others think and feel although I might disagree with them. I am an accountant so I understand financial matters. I was on the board of MVLA Girls Softball for six years. I was President of that board for two of those years and worked with the City to make sure we conformed with regulations. I have umpired at either Mountain View Little League and/or MVLGS for the past 23 years.

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

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

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

I am an encourager. I like to motivate others to give their best. In this setting I am thinking there will be possible confrontation and disagreements. I would like both sides to listen to the other and be respectful. I would love to build consensus. Differing opinions can be very useful to determining a plan. I would like to make sure those opinions are heard. I understand financial matters and how businesses can be profitable. I would share my understanding.

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: James Leonard Date: 12/1/2016

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:

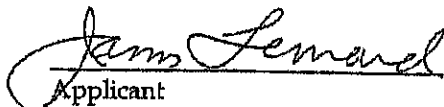
RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

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.

I own a home in Mountain View. We are in process at this moment of moving the rest of our belongings and selling our old home in Mountain View. I do not have any financial interest in any business or rental property and have not during the time specified.

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

1st day of December 2016 in Mountain View, California.


Applicant

Per the Mountain View Community Stabilization and Fair Rent Charter Amendment, this statement and accompanying documentation shall be made available to the public.

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

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

Name: Emily Ramos

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: 1

Present Employer: The Tech Museum Your Occupation: Coordinator

Employer's Address: [REDACTED]

Why are you interested in joining the Rental Housing Committee?

For a few years now, I have been involved with the local community and loved it even before I could call Mountain View my home. The housing crisis has been such a source of discord within our city, where people can be and have been hurt on all sides. I don't believe that rent stabilization solves all our problems related to the housing, but I accept it as a possible tool to address some of the issues our community is facing. 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.

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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?

Knowledge: I am well versed in the language of Measure V and have been attending many city council meetings especially the ones related to the issue of rent stabilization.

Ability to work through complicated ideas: My college education in Mechanical Engineering demonstrates my problem solving skills and my technical ability to find creative solutions.

Experience in developing new programs from scratch: I have done this twice in my work capacity. This included setting goals, determining and gathering resources and developing metrics to determine success.

Experience within organizations focusing on improving of the community: like Code for San Jose, which focuses on technology solutions to make government more transparent and accessible to its citizens, and the Mountain View Historical Association, where I helped set up the digital infrastructure for online membership sign up and serve as the organization's treasurer.

Unique Perspective: I strive for data driven decisions, thrive on building a consensus of different point of views and am fortunate to be a renter in a Below Market Rate (BMR) unit.

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

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

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

During the campaign season, I heard about many hopes and fears people had about Measure V. Many of the fears relate to the rental housing committee. The first committee will set the tone on how reliable and equitable this ordinance will be implemented. The most important thing we will need to do is to set processes and procedures that allow the rental housing committee to run as efficiently and transparent as possible. I understand that this is a committee that needs to hit the ground running. City staff are already preparing to implement the ordinance. Once the committee is formed, they will need to work with city staff to determine the duties and costs that will transition between them. With these policies and procedures, we will need to ascertain the costs of staff time and other city resources so that we can accurately calculate the rental housing fee. In the long term, I will work to ensure that this committee can operate without pulling resources away from the city's other goals.

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: Emily Ann Reese Date: 12/20/2016

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.

I do not own or have interests in real property.

I declare under the penalty of perjury that the foregoing is true and correct. Dated this
20th day of December 2016, in Mountain View, California.

Emily Ann Ramos
Applicant

Per the Mountain View Community Stabilization and Fair Rent Charter Amendment,
this statement and accompanying documentation shall be made available to the public.

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CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

500 CASTRO STREET • POST OFFICE BOX 7540 • MOUNTAIN VIEW, CALIFORNIA, 94039-7540 650-908-6801

CITY CLERK

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: 9

Present Employer: Ropers Majeski Kohn Bentley Your Occupation: Attorney

Employer's Address: [REDACTED]

Why are you interested in joining the Rental Housing Committee?

Mountain View is at a critical juncture. It must strike a delicate balance between landowners who want their property investments protected, and tenants with longstanding ties to the community who increasingly face constructive eviction due to rising rents. The Rental Housing Committee is tasked with maintaining a fair and proper resolution of these competing interests, and I would like to play a role in a process that will have far-reaching effects for my family and the other residents of Mountain View.

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 served as a voluntary mediator with the Mountain View Mediation Program.

I am a practicing attorney, who regularly aims for dispute resolution through arbitration, mediation, and other informal processes.

I lived as a renter in Mountain View for 5 years, at [REDACTED] but am now a homeowner. I have a fair perspective on renters' perspectives, as well as those of owners.

As a practicing attorney, I am able to sift through facts and arguments to evaluate competing claims according to an objective set of criteria.

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

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

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

I would approach my role with the utmost seriousness and professionalism. The Rental Housing Committee will play an enormous role in shaping the future of Mountain View. I am raising my four children in this City. I want an opportunity to make this a better City for them.

I would come to the Rental Housing Committee with an open mind. There are no "good guys" or "bad guys." We are all members of the same community. With this in mind, I would strive:

- * To respect the rights and obligations of both tenants and landlords.
- * To provide a fair and accessible process to resolve disputes between tenants and landlords.
- * To promote resolution of disputes in a manner that recognizes the importance of preserving a tenancy in every case in which the needs of both parties can be addressed through measures other than eviction.
- * To establish and promote a fair system of rent regulation that recognizes the need to maintain an affordable housing stock while compensating landlords appropriately for increases in the cost of operating and maintaining residential accommodation.
- * To ensure the process of resolution will be fair and open.

AGREEMENT

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Signature:  Date: November 27, 2016

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.


I am not a realtor or real estate agent. I am a licensed attorney.

To the best of my knowledge, I do not currently have any clients who have an ownership interest in residential properties located in Mountain View.

I own a home at [REDACTED] Mountain View. I do not own any other real property in the State of California, whether individually, as a trustee, or by way of a partnership, corporation, joint venture, or other entity.

Between 2007 - 2011, I was a residential tenant at [REDACTED], an apartment complex located at [REDACTED], Mountain View.

I declare under the penalty of perjury that the foregoing is true and correct. Dated this
27 day of November 2016 in Mountain View, California.


Julian Pardo de Zela
Applicant

Per the Mountain View Community Stabilization and Fair Rent Charter Amendment,
this statement and accompanying documentation shall be made available to the public.