

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

PO Box 7540 • MOUNTAIN VIEW, CA, 94039-7540 • 650-903-6304 • CITY.CLERK@MOUNTAINVIEW.GOV

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

Professional, organized, passionate, empathetic, fact based and driven.

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

Helped manage a budget, apply and manage grants, I also helped the treasurer previously. Worked on affordable housing in my previous role as a board member.

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?

I need to more familiarize myself with this but am excited to do so!

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

I am research and detail driven - I am someone who reads this for fun and as a hobby. I would read resources and proactively research and read around these topics more.

AGREEMENT

READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true and I authorize investigation of all information contained in the application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a future vacancy. It is required that all Rental Housing Committee members take an Oath of Office prior to undertaking their duties and sign the Code of Conduct. Rental Housing Committee members are required to complete a Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office. All members are also required to complete State-mandated ethics training.

Signature: Alexandra Bowen Date: August 11, 2020

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

Mail or e-mail directly to: City Clerk, P.O. Box 7540, Mountain View, CA 94039-7540 or
city.clerk@mountainview.gov

For Staff Use Only

Interviewed:

Renewed:

RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

As part of the application, Rental Housing Committee applicants are required to include a statement under penalty of perjury setting forth the applicant's interests and dealings in real property, including, but not limited to, ownership, trusteeship, sale, or management, and investment in and association with partnerships, corporations, joint ventures, and syndicates engaged in ownership, sale, or management of real property during the three years immediately prior to the applicant's application. You may attach additional pages to your statement if more space is required.

n/a

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

Dated this 11 day of August 2020 in Mountain View, California.


Alexandra Bowen

Applicant

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

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AUG 14 2020

CITY CLERK

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

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The City of Mountain View is accepting applications from Mountain View residents for the Rental Housing Committee in accordance with the Community Stabilization and Fair Rent Act. Applications are due to the City Clerk's Office on Friday, August 14, 2020.

Name: Alexander Brown
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: 7

Present Employer: Google Your Occupation: Software Engineer

Employer's Address: 1600 Amphitheatre Pkwy, Mountain View, CA 94043

Why are you interested in joining the Rental Housing Committee?

I believe that the Rental Housing Committee has the power to make a difference and that by serving on it, I can help Mountain View's rental community to thrive. I want to make sure that everyone has a fair chance to succeed in life and part of that is limiting the pain and disruption of displacement.

The CSFRA is one of many tools that can help in this.

By working to implement and administer it the RHC has a lot of power to positively affect the lives of Mountain View's residents.

What qualifications do you possess (such as employment, experience, or education) which you feel would be relevant to the work and charge of the Rental Housing Committee?

I have been actively involved in Mountain View housing issues for 5 years now. I am a Software Engineer by trade and I studied Linguistics at the University of Arizona. My pedantry and focus on explicit semantics are arguably valuable when it comes to interpreting statutes, resolutions, regulations and the like.

I have a lot of experience reading through ordinances, charters, staff reports, and briefs for my own edification. I love policy and law and I am very passionate about their details and impacts.

I have been attending every City Council and Rental Housing Committee meeting that I can for the last 3 years (and more sporadically beforehand).

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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 intend to work with the other Committee Members to the best of my ability to implement the Community Stabilization and Fair Rent Act.

I will focus on both administering the directives of the law and especially on fulfilling its purpose of "[promoting] neighborhood and community stability, healthy housing, and affordability for renters in the City of Mountain View"

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

I have followed the Rental Housing Committee for several years now and followed the petitions for upward adjustment and the associated appeals.

While I am not an expert, I have a lot of experience managing finances pertaining both to my rent and to repairs and improvements of my home.

I am also skilled at using spreadsheets and other computational aids to do quantitative analysis. I feel like this would serve me very well when reviewing both the financials of the RHC and financial information being reviewed by the RHC

Do you see any parts of the CSFRA that require clarification or leave room for interpretation or discretion on the part of the Rental Housing Committee? If so, can you give an example, and how would you address issues that fall into that category and arrive at a determination?

Yes. There are several sections in the CSFRA which have been discussed at length both in the RHC and by the City Council's CSFRA subcommittee.

A recent example centered on CSFRA § 1707 (b). The text of the law limits increases in rent to once per twelve-month period. But in response to the pandemic, some landlords wanted the flexibility to reduce rent temporarily without penalizing themselves when re-adjusting as the crisis abated.

The Rental Housing Committee adopted a resolution allowing for voluntary short-term agreements between landlords and tenants to comply with the spirit of the law while opening up the possibility for tenants to get necessary relief.

There are other items in the CSFRA which are less open to interpretation, such as the issue of multiple duplexes on a single parcel. For this and other similar fixes, I would work with the other Committee Members and Staff to draft proposed changes and work with the City Council to submit them to the voters as a Ballot Measure.

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

My time attending the RHC meetings and working with local Housing Justice organizations has granted me a lot of familiarity with housing law and policies.

For areas with which I am not familiar, I would educate myself primarily by reading the laws, and any relevant case law, surrounding the issue.


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

AGREEMENT

READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true and I authorize investigation of all information contained in the application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a future vacancy. It is required that all Rental Housing Committee members take an Oath of Office prior to undertaking their duties and sign the Code of Conduct. Rental Housing Committee members are required to complete a Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office. All members are also required to complete State mandated ethics training.

Signature: 

Date: 14 August 2020

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Interviewed:

Renewed:

RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

As part of the application, Rental Housing Committee applicants are required to include a statement under penalty of perjury setting forth the applicant's interests and dealings in real property, including, but not limited to, ownership, trusteeship, sale, or management, and investment in and association with partnerships, corporations, joint ventures, and syndicates engaged in ownership, sale, or management of real property during the three years immediately prior to the applicant's application. You may attach additional pages to your statement if more space is required.


I own my Mobile Home at [REDACTED] Mountain View, CA 94043.

I hold a lease on the space underneath it.

To be clear, this is secured property, but not real property and I'm listing it for the sake of transparency.

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

Dated this 14th day of August 2020 in Mountain View, California.



Applicant

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

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The City of Mountain View is accepting applications from Mountain View residents for the Rental Housing Committee in accordance with the Community Stabilization and Fair Rent Act. Applications are due to the City Clerk's Office on Friday, August 14, 2020.

Name: Hank Dempsey

First

Last

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

Business Phone: n/a Residential Phone: [REDACTED]

E-mail Address: [REDACTED]

Are you a resident of Mountain View? ☒ Yes ☐ No Years as resident: 10

Present Employer: Snap Inc. Your Occupation: Head of Public Policy - CA

Employer's Address: 2772 Donald Douglas Loop North Santa Monica, CA 90405

Why are you interested in joining the Rental Housing Committee?

My personal motivation for joining the RHC is, simply put, public service. I've spent years working for the public sector, but I've never actually served my own local community - I want to change that.

Since the epidemic began, I've volunteered with CSA and written checks, but somehow that isn't enough. I'm lucky enough to be a homeowner with a stable tech job, but too many of the folks who live here don't have those luxuries, and the recession is only going to hit harder in the coming months. I know that many of the people here in Mountain View that my family relies on - people who work in the restaurants and the shops and the schools and the construction sites - are going to need help to keep their lives together, and this is one way I hope to contribute.

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?

While I am not a housing law expert or someone who has worked in land use, I would say that the Committee would find me to be a well-educated generalist in their work. I am an attorney with a masters degree in public policy as well, so many of the broader issues faced by the RHC (interpretation of code, microeconomics, operation of the legal system) would be familiar to me.

Moreover, the bulk of my work experience has been as a committee staffer with the California State Legislature for 10 years, including one year with the local government committee and eight years with the consumer protection and privacy committees. As a committee chief, I would regularly be called upon to mediate disputes between parties, balance competing but legitimate interests with fairness and clarity, and sometimes even make difficult decisions that not everyone would be happy with - all in the public eye.

In short, I think my training and background could be useful to the work of the committee, although I would clearly have a great deal to learn in a short time.

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

I would come at this work from a compassionate outsider's point of view: I am neither a renter or a landlord, though I have been both in the past. I am also not closely aligned with any of the established interests in the space: I am not a realtor, or a builder, or an advocate. I would approach this simply as someone who wants to live in a compassionate community and is willing to serve to help Mountain View stay that way.

I would view my role as threefold: First, a member's primary job is to implement fairly what is written in the CSFRA, not to change or override it or act from a position of advocacy. Second, when the CSFRA is found to be vague or incomplete, a member could work to expand and clarify the law when necessary, but only in keeping with the spirit of its enactment. The third role is a little different: fidelity to the law is paramount, but empathy in governance also matters - especially when people's economic lives are on the line. As an adjudicator of requests and disputes, my role would be to see the people behind the paperwork, and if nothing else, have claimants walk away - regardless of outcome - feeling like they were heard and treated fairly. The law should serve people, not the other way around.

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

My experience is much more in keeping with law than finance, although my graduate training in public policy included basic education in finance, statistics, accounting and economics. Again, I would describe myself as a well-educated generalist rather than someone with a speciality in this area.

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?

I'm new to reading and interpreting the CSFRA, but I note that there are multiple areas of the CSFRA that explicitly call for elaboration (family protections from eviction, relocation assistance, individual rent adjustments, etc). However, many of these may have already been dealt with by the Committee via regs, so confirming if any such prompts in the ordinance remain outstanding would be my first research task. If any do remain outstanding, my process would be: 1) reviewing the entire ordinance and even the rest of city code for relevant precedent, or even legislative intent, to draw upon; 2) looking to other cities in California that have addressed that issue or one very near to it; 3) consult with Committee and City Attorney staff; and 4) construct a set of simple, clear rules for consideration.

However, I don't want to avoid giving a specific answer, so I'll note a place where I think the CSFRA could be slightly improved. Under Remedies (Sec. 1714(c)), the relief for a false, bad faith or otherwise unnecessary eviction is repossession of the unit, along with civil damages under (b). Clearly, there is a need for unfairly evicted tenant to be compensated for their losses, and bad faith actions by a landlord should be punished as a deterrent. However, I think these remedies may be hard for tenants to utilize in every case, as many may not feel safe renting from a landlord who acted improperly against them. And others may not feel comfortable taking a landlord to court for civil damages, given the time and expense that can require. A third option should be a form of liquidated damages - perhaps 2 months rent - that helps tenants who no longer want to rent from that landlord, but deserve compensation and can access it without having to go to court to get it, while still serving as a deterrent to improper behavior by landlords. Investigation of that option would require consultation with the City Attorney's office to determine whether a liquidated damages remedy would be a permissible remedy or require an amendment, followed by consultation with stakeholders to see if the option would be utilized.

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

As an outsider to the field of housing law, I would approach self-education as I have as a lawyer working for the Legislature: I always start with reading (and re-reading) the statute and the relevant regulations and prior decisions. Then I would start with a couple of California housing and rental law primers, likely from Nolo Press, perhaps one from a landlord's perspective and one from a renter's rights perspective. I would also begin looking at industry publications (websites, blogs, etc) from across the spectrum - California DFEH, CA Association of Realtors, and local legal aid and public interest law organizations. Perhaps most importantly, the best source of education would be the members and staff of the committee, and the resources they would point me to. I would come to this work with humility, knowing that regardless of the training and experience I might have, those who have already done this work will be the best teachers.

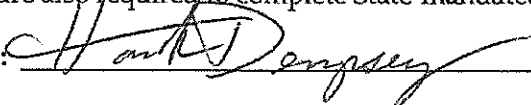
AGREEMENT

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I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a future vacancy. It is required that all Rental Housing Committee members take an Oath of Office prior to undertaking their duties and sign the Code of Conduct. Rental Housing Committee members are required to complete a Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office. All members are also required to complete State-mandated ethics training.

Signature: _____



Date: _____

8/14/20

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Interviewed: _____

Renewed: _____

RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

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My interests in real property extend to the ownership of my own home here in Mountain View. I have no other interests in real property described here.

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

Dated this 14th day of August 2020 in Mountain View, California.


Applicant

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CITY CLERK

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The City of Mountain View is accepting applications from Mountain View residents for the Rental Housing Committee in accordance with the Community Stabilization and Fair Rent Act. Applications are due to the City Clerk's Office on Friday, August 14, 2020.

Name: Weihang Fan
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: 0

Present Employer: SambaNova Systems Your Occupation: Software Engineer

Employer's Address: 2100 Geng Rd, Palo Alto, CA 94303

Why are you interested in joining the Rental Housing Committee?

The Rental Housing Committee plays a pivotal role in supporting the livelihoods and the well-being of the community of Mountain View. As a new resident, I would like to help build a healthy and diverse community and protect the ability of all residents to obtain rental housing at fair and equitable rates. I believe it is also an opportunity to familiarize oneself to elements of the community that one might not normally interact with, which will in turn allow one to better perform their duties as a member of the 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 recently graduated from Carnegie Mellon University, where I was the Vice President for Finance of the student government. In that position, I managed \$3 million of student activities fees and led an appointed committee to allocate a large portion of the fee to student organizations. I also liaised with the local city government, and successfully lobbied for student representation on the neighborhood master plan steering committee. I believe my age and life experience associated with such allow me to bring a new perspective to the committee, which like most municipal commissions often lack representation from younger residents.

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

Although it is an unpaid, appointed, volunteer position, I think it is still very important for members of the Rental Housing Committee to actively reach out to their "constituencies" themselves rather than purely conferring amongst themselves or be on the receiving end of communication from residents. If selected, I would like to conduct the said outreach and conduct myself without prior bias in all cases, with a focus on original research and not necessarily the court of public opinion.

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

In my aforementioned position as VP of Finance of student government, I led a committee that researched fair market prices for common student activity expense categories (travel, registration, etc.) so that a common standard can be instituted for all budget request line items in those categories. I have also been the financial manager for a in-house event production company for the university, conducting accounting for \$220,000+ of annual revenue and executing audiovisual equipment and service procurement processes involving quotes and bids.

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 Fair Rate of Return provisions in the CSFRA leave much room for discretion on the part of the Committee. For example, the committee is not required to grant an equal increase in rent to any increase in property taxes, but rather is empowered to grant an increase that is greater or less than the cost increase to the landlord. In these kinds of situations, I would take into account, in addition to the listed factors in the CSFRA, the personal financial situations of the tenant and the landlord as they represent themselves in the hearings, as I believe all laws should be human-based, especially ones that are stewarded by an appointed committee rather than a court of law.

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

As with any legal or political issue, the first and primary source for me would be the text of the law and any relevant case law to the issue, including decisions by other municipal rent stabilization boards on similar cases. It is important for any committee member to consult first-hand records to better arrive at their own conclusion. In addition, legal opinions by attorneys, including the City Attorney, could be consulted for reference, though ideally opposing legal opinions are solicited for better perspective.

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Signature: Weihang Fan

Digitally signed by Weihang Fan
Date: 2020.08.14 02:39:59 -07'00'

Date: 08/14/2020

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I have no such interests and dealings in real property.

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

Dated this 14 day of August 2020 in Mountain View, California.

Weihang Fan

Digitally signed by Weihang Fan
Date: 2020.08.14 02:39:45
-07'00'

Applicant

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Name: Nicole M. 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: 4.5

Present Employer: Morgan Stanley Your Occupation: Risk & Compliance Manager

Employer's Address: 1400 Page Mill Road, Palo Alto, CA 94304

Why are you interested in joining the Rental Housing Committee?

I am currently the alternate member of the RHC and have enjoyed my time serving on the committee. Since Committee Member Honey's resignation in January 2020, I have served as a voting member and appreciated the ability to take a more active role in the RHC.

Now more than ever, I wish to serve as a voting member to help administer the CSFRA fairly to both landlords and tenants. Our community is likely facing an inflection point in our real estate market with increasing vacancies and decreasing market rents as residents begin to depart for other counties and states. As a financial services professional, I have consistently cautioned the RHC, both as a voting and non-voting member, that we must administer the CSFRA with an eye towards the future, including planning for an economic downturn.

The high tech jobs that have helped to increase rents and property values over the last decade are now promoting work-from-home and remote-work (even from other states) arrangements, often through 2021, and some with an option for employees to move to a completely remote arrangement. As current tenants migrate to lower cost-of-living counties and states, new housing inventory partially covered by the CSFRA enters the market, and the impact of economic shutdowns and shifts in human behavior related to the ongoing pandemic become more apparent in our community, it will be critical to maintain an experienced membership on the RHC. An RHC committed to preserving the health and vibrant diversity of our community, including diversity of home ownership and income, will help all Mountain View residents including our homeowners, renters, property owners, and business owners, weather this economic cycle.

What qualifications do you possess (such as employment, experience, or education) which you feel would be relevant to the work and charge of the Rental Housing Committee?

I am currently on the RHC as the alternate member and have served in that role since late January 2019. Additionally, the skills I have developed through my career in the financial services industry as a risk & compliance professional and my undergraduate and graduate studies in the sciences will continue to assist me in serving as a voting member of the RHC.

I started my career working for a private equity commercial real estate company in Dallas, TX and maintained an active Texas real estate license while employed there. My role at that company involved managing our investors' expectations and assisting with vetting deals. I then transitioned into the securities industry in 2012 as a financial advisor with Merrill Lynch. In early 2016, my now-husband and I moved to Mountain View as I accepted an internal promotion to a role handling in-branch supervision with a focus on risk mitigation and compliance with applicable laws, rules, and regulations. I recently transitioned to Morgan Stanley in a similar role.

I am well-acquainted with the principals of portfolio construction and have knowledge and experience in the real estate and financial services fields. I hold a M.S. in Applied Cognition & Neuroscience and a B.S. in both Biology and Psychology; studies which allowed me to develop logical and analytical thinking skills, improved my ability to understand interpersonal communication, and enhanced my abilities to plan creatively for the future. When voting on RHC business, as well as in my personal and professional life, I endeavor to use my education and thirst for data and information to mitigate my own personal bias while remaining analytical in my decision-making.

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

In my 1.5 years on the committee as an alternate, I have attempted to always approach my role in decision-making with an awareness that our rent stabilization measure is still young and our decisions on the administration of the CSFRA will set precedent for years to come. I desire to build out the committee into a well-functioning administrative body that works to ensure all interests (landlord, tenant, developer, owner-occupied residents, agents/brokers, etc.) are treated equitably and fairly. I have endeavored to be prudent in my comments and my voting record, seeking to take into consideration the impact of our actions on our community, especially small landlords and vulnerable populations, when making decisions. I also encouraged the RHC to expressly prohibit the compensation of RHC members and to bring our committee into alignment with the City Advisory Committee Handbook's provisions around the removal of members, as these actions help to hold the RHC to equivalent standards as other City advisory bodies.

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

Given my career in the financial services industry (including real estate) since 2010, I have significant experience with financial management and reviewing financial data. In my current role, I am responsible for identifying and mitigating risks to our clients, our business, and our associates. My daily duties include supervising financial advisors who manage their clients' financial lives. I must assess financial data every day at work, therefore I am quite proficient with such data. I understand and utilize in my professional life such financial concepts as mill rates, CPI, financial modeling, stress testing, Monte Carlo analyses, and complex profit/loss statements.

Do you see any parts of the CSFRA that require clarification or leave room for interpretation or discretion on the part of the Rental Housing Committee? If so, can you give an example, and how would you address issues that fall into that category and arrive at a determination?

Yes, the CSFRA is relatively new and the role of the RHC is still being built out. The Act has not experienced a full market cycle, having been enacted during the end of an expansion phase and in effect as we have moved into an equilibrium phase. With the economic impact of COVID-19, the Act is likely to see a decline phase begin (if not already started), which will require the RHC to be more tactical and judicious in interpreting and applying the CSFRA. Certain provisions, for example the provision which allows the RHC to exercise its discretion in suspending the CSFRA if the vacancy rate crosses 5%, have never been utilized or examined. It remains probable that we will encounter such a vacancy rate if the current economic conditions persist through the remainder of 2020. The RHC will need to weigh all stakeholders' needs (through a multi-pronged approach including public comment, listening/focus groups, surveys, and other data collection methods) and consult with legal counsel to determine how best to navigate such an event. I would continue to approach my role in making decisions around interpretations of the CSFRA in the same way that I have done through my tenure as the alternate member of the RHC, educating myself by researching the issues, listening to stakeholders, observing the counsel of our attorneys, and seeking to support an interpretation that provides the most benefit to the largest number of community members without unduly injuring any stakeholders.

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

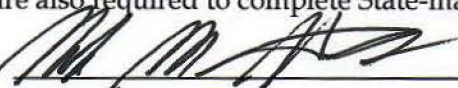
I would continue to educate myself in the same manner I have during my time as the alternate member of the RHC. I always review our agenda and exhibits with an open mind and I conduct a review of publicly available sources using the internet to fill in missing information or clarify anything that is unclear to me. I ask questions of Staff and our legal counsel prior to our meetings and attempt to always locate the law, case, or study data referenced if an exhibit makes reference to an outside source. I have some Google news preferences set up to find articles and papers authored by subject-matter experts and review these sources regularly. I also remain attentive to our legal counsel's guidance, especially when judiciary precedent has been set in another jurisdiction or new legislation has been issued by the State or County.

AGREEMENT

READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true and I authorize investigation of all information contained in the application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a future vacancy. It is required that all Rental Housing Committee members take an Oath of Office prior to undertaking their duties and sign the Code of Conduct. Rental Housing Committee members are required to complete a Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office. All members are also required to complete State-mandated ethics training.

Signature:  Date: 8/12/2020

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

Mail or e-mail directly to: City Clerk, P.O. Box 7540, Mountain View, CA 94039-7540 or city.clerk@mountainview.gov

For Staff Use Only

Interviewed:

Renewed:

RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

As part of the application, Rental Housing Committee applicants are required to include a statement under penalty of perjury setting forth the applicant's interests and dealings in real property, including, but not limited to, ownership, trusteeship, sale, or management, and investment in and association with partnerships, corporations, joint ventures, and syndicates engaged in ownership, sale, or management of real property during the three years immediately prior to the applicant's application. You may attach additional pages to your statement if more space is required.

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 12th day of August 2020 in Mountain View, California.


Applicant

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

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

PO Box 7540 • MOUNTAIN VIEW, CA, 94039-7540 • 650-903-6304 • CITY.CLERK@MOUNTAINVIEW.GOV

The City of Mountain View is accepting applications from Mountain View residents for the Rental Housing Committee in accordance with the Community Stabilization and Fair Rent Act. Applications are due to the City Clerk's Office on Friday, August 14, 2020.

Name: Bee Hanson
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: 23

Present Employer: unemployed Your Occupation: Technical writer

Employer's Address: N/A

Why are you interested in joining the Rental Housing Committee?

After years of fighting to get the City to understand that seniors living in Mountain View's mobile home parks are a vulnerable and endangered population, I am fed up.

City Council and RHC clearly do not give a damn about us, and the only way to get anything done is to do it ourselves. If that means sitting on those commissions ourselves, so be it.

What qualifications do you possess (such as employment, experience, or education) which you feel would be relevant to the work and charge of the Rental Housing Committee?

I have a Master's degree in Art History, which might not seem relevant, but it taught me to think and make judgments as well as write. I spent a year in the Ph.D program before I realized the art world is just oriented towards making more money for people who are already quite wealthy. I got disgusted and started my tech writing career.

Cutting to the chase is not a talent many politicians have, but to those who are experiencing the housing crisis every day, it is clear that the Rental Housing Committee in past years has been concerned only with protecting the financial interests of local developers. Affordable housing is just a dream and an unfulfilled promise, and most of the housing those developers are creating is too expensive for most people. That has to stop.

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

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

I am a member of the Democratic Socialists of America, and I believe housing is a human right. I intend to actively pursue rent control and tenants' rights. Nobody should be living in RVs, in cars, or on the streets in a country as rich as this one.

It is a travesty that even a "compassionate" city like Mountain View supports the right of billionaire developers to profit at the expense of the people who deliver their packages, cook their food, and clean their houses.

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 not an expert in financial management. I can read a spreadsheet and I understand budgets, but the value placed on what is actually in them is entirely subjective. That meaning is what I place value on - not the dollars and cents.

The fine points that many Council and Committee members cite to justify their own corroded value systems are just specious rationalizations that can no longer be tolerated.

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?

There are only a few people on the current City Council and RHC who share my values, and those people actually believe in the intent of the original legislation. Members of the RHC are actually supposed to administer it, but many of those members have tried their best to kill the CSFRA.

There is supposedly a problem with CSFRA covering mobile homes, but that "problem" was wholly manufactured by City Council and landlord-friendly RHC members. That problem only exists for people in power who want to destroy CSFRA, not implement it.

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

I would do exactly what I've done to date. It is not easy to understand legal arguments, but I ask questions, use Google Search, and persevere until I do understand.

But understanding legal shenanigans does not make me more tolerant of them. I have only learned that I have to keep calling "B.S.", as young Emma Gonzalez did after Parkland, to put a stop to the fancy legal footwork that still permeates our local government.

AGREEMENT

READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true and I authorize investigation of all information contained in the application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a future vacancy. It is required that all Rental Housing Committee members take an Oath of Office prior to undertaking their duties and sign the Code of Conduct. Rental Housing Committee members are required to complete a Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office. All members are also required to complete State-mandated ethics training.

Signature: Bec Hanson Date: August 14, 2020

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

Mail or e-mail directly to: City Clerk, P.O. Box 7540, Mountain View, CA 94039-7540 or
city.clerk@mountainview.gov

For Staff Use Only

Interviewed:

Renewed:

RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

As part of the application, Rental Housing Committee applicants are required to include a statement under penalty of perjury setting forth the applicant's interests and dealings in real property, including, but not limited to, ownership, trusteeship, sale, or management, and investment in and association with partnerships, corporations, joint ventures, and syndicates engaged in ownership, sale, or management of real property during the three years immediately prior to the applicant's application. You may attach additional pages to your statement if more space is required.

I own my mobile home and rent the space underneath it. I have a car and a cat, and about ten computers and associated hardware and software that I've used over the last couple of decades. I have no real property, no partnerships, joint ventures, or corporations, but if I did, I doubt I would be disqualified.

I find the requirement quite ironic, since it seems to me that swearing to these stipulations hasn't troubled any of the current government officials who are responsible for not supporting the at-risk residents of Mountain View who have nothing but their cars, RVs, and backpacks.

I declare under the penalty of perjury that the foregoing is true and correct.
Dated this 14th day of August 2020 in Mountain View, California.

Bee Hanson
Applicant

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

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

PO Box 7540 • MOUNTAIN VIEW, CA, 94039-7540 • 650-903-6304 • CITY.CLERK@MOUNTAINVIEW.GOV

The City of Mountain View is accepting applications from Mountain View residents for the Rental Housing Committee in accordance with the Community Stabilization and Fair Rent Act. Applications are due to the City Clerk's Office on Friday, August 14, 2020.

Name: Adrianna Rositas
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: 23

Present Employer: SAGE Veterinary Centers Your Occupation: Veterinary Technician

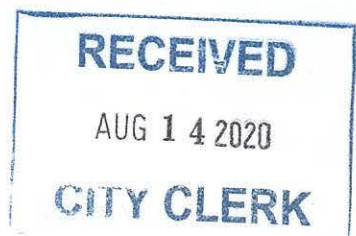
Employer's Address: 934 Charter Street Redwood City Ca

Why are you interested in joining the Rental Housing Committee?

I am interested in joining the housing community as I was born and raised in Mountain View, as was my entire family. We are generations of Mountain View residents and I have heard stories but also seen the dramatic change in the rental housing committee here and I want to speak for myself as the others around me that living in Mountain View is amazing, but tremendously expensive. I have lived in low income housing since I was born and know many people and families who have as well, but they don't feel educated enough to speak on rental housing issues. I want to be that voice for them. I want to speak up about common issues and frustrations and hopefully help input some change, and restore Mountain View for what it used to be.

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 studied business and business law in school, and I feel that with my education background, and determination I will be able to make great suggestions and help to benefit the rental housing community. I also have experience having grown up in low income housing and being a resident of Mountain View for so long, I will be able to connect with other residents and empathize with their frustrations and concerns.



CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

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

I plan to approach the community open minded but strong willed and devoted to my community in making a change to the issues at hand. I plan to exercise my ideas, as well as help others critique their ideas in order to come up with great resolutions.

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

In my educational experience I took many financial courses to help prepare me for an experience such as this. I strongly believe although I don't have any hands on experience, I am more than capable to handle budgets and assessing financial information that pertains to the Rental Housing Committee.

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?

I do not see any need for clarification.

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

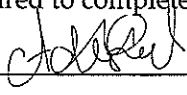
I would educate myself through my peers on the committee, asking for their knowledge and experience. As well as seek education from outside sources that are in similar careers or employment.

AGREEMENT

READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true and I authorize investigation of all information contained in the application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a future vacancy. It is required that all Rental Housing Committee members take an Oath of Office prior to undertaking their duties and sign the Code of Conduct. Rental Housing Committee members are required to complete a Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office. All members are also required to complete State-mandated ethics training.

Signature:  Date: 08/14/2020

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

Mail or e-mail directly to: City Clerk, P.O. Box 7540, Mountain View, CA 94039-7540 or
city.clerk@mountainview.gov

For Staff Use Only

Interviewed:

Renewed:

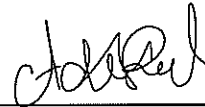
RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

As part of the application, Rental Housing Committee applicants are required to include a statement under penalty of perjury setting forth the applicant's interests and dealings in real property, including, but not limited to, ownership, trusteeship, sale, or management, and investment in and association with partnerships, corporations, joint ventures, and syndicates engaged in ownership, sale, or management of real property during the three years immediately prior to the applicant's application. You may attach additional pages to your statement if more space is required.

I do not have any dealings with any of the above named items, nor have any interests.

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

Dated this August day of 14 2020 in Mountain View, California.



Applicant

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

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

PO Box 7540 • MOUNTAIN VIEW, CA, 94039-7540 • 650-903-6304 • CITY.CLERK@MOUNTAINVIEW.GOV

The City of Mountain View is accepting applications from Mountain View residents for the Rental Housing Committee in accordance with the Community Stabilization and Fair Rent Act. Applications are due to the City Clerk's Office on Friday, August 14, 2020.

Name: Richard Yu

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: 30

Present Employer: SOAR for Youth Your Occupation: Operations Manager

Employer's Address: PO Box 1291, Berkeley, CA 94701

Why are you interested in joining the Rental Housing Committee?

Born and raised in Mountain View as a millennial, I have seen the entire transformation pre and post tech boom. I understand and was a part of the community and culture and want to join the RHC to ensure that all residents have a fair chance at contributing to the Mountain View community. Way back when the MV Youth Advisory Committee was called the Mayor's Youth Committee, I served on the committee, helping with the re-opening and future redevelopment of the MV Teen Center. This experience also helped me understand and connect with youth and now older, I understand the important of keeping these amazing youth and teens in Mountain View, and that all starts with affordable housing.

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?

Although professionally, I have been in only the software startup and operations industry, I believe that my years as a renter and experience helping my family manage properties gives me the perspective of both sides. I'm always putting myself on the other side to see if it's fair to help advocate and see a different perspective.

CITY OF MOUNTAIN VIEW

APPLICATION FOR RENTAL HOUSING COMMITTEE

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

I plan to listen and be fair. As a member of the RHC, you have to always remain neutral. You need to be fair to everyone, listen to their entire story, their argument/claims, and look at their presented evidence before deliberating and making a decision. I strongly believe that putting yourself on the other side helps make a fair decision – if this happened to me, what would be fair? I plan to always have an open mind and give everyone a fair chance to explain.

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

In my 10+ years of managing my family's 5-unit rental properties in Mountain View, I have extensive personal experience in real estate financial management and assessment experience. I was a Coordinator and Director of Camp Kesem UC Davis, a nonprofit that provides a free summer camp for kids whose parent has or has had cancer, from 2008 – 2013, having held multiple roles, including fundraising/finance and was responsible to oversee fundraising goals of \$100k+ annually. Currently, I'm taking a break from software startups and am managing operations, as well as technology implementation, at a non-profit that provides academic advocacy to foster youth. Within this role, I also have to work within financial management and planning to ensure I am within budget for all of my programs and operations.

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?

As of now, for me, I don't see any clarification needed on the RHC. If any were needed, I would make a recommendation that the RHC does their own individual research (and ask City Staff to research as well) before meeting to discuss the situation at hand. If the RHC is not fully familiar or clear with any part of the CSFRA, no decisions should be made until everyone is fully educated and can make an informed and fair decision.

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

If there is anything I am not familiar with, I will always do my own research and trail it back to an official document source. If there is room for interpretation and/or confusion on the understanding, I will consult the city staff or attorney.

AGREEMENT

READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true and I authorize investigation of all information contained in the application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

I have sufficient time to devote to this responsibility and plan to attend the required meetings if I am appointed to fill a future vacancy. It is required that all Rental Housing Committee members take an Oath of Office prior to undertaking their duties and sign the Code of Conduct. Rental Housing Committee members are required to complete a Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office. All members are also required to complete State-mandated ethics training.

Signature: _____

Date: 08/13/2020

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

Mail or e-mail directly to: City Clerk, P.O. Box 7540, Mountain View, CA 94039-7540 or
city.clerk@mountainview.gov

For Staff Use Only

Interviewed: _____

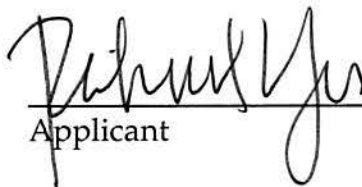
Renewed: _____

RENTAL HOUSING COMMITTEE APPLICANT STATEMENT

As part of the application, Rental Housing Committee applicants are required to include a statement under penalty of perjury setting forth the applicant's interests and dealings in real property, including, but not limited to, ownership, trusteeship, sale, or management, and investment in and association with partnerships, corporations, joint ventures, and syndicates engaged in ownership, sale, or management of real property during the three years immediately prior to the applicant's application. You may attach additional pages to your statement if more space is required.

I own 4 rental units, not in Mountain View, and help my parents manage their 5-unit rental property.

I declare under the penalty of perjury that the foregoing is true and correct.
Dated this 13 day of August 2020 in Mountain View, California.


Applicant

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