



City of Mountain View

RENTAL HOUSING COMMITTEE APPLICATION

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

Name: Mark Balch
First Last

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

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

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

Occupation: Product manager Present Employer: Google LLC

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

Are you a resident of the City of Mountain View? [X] Yes [ ] No If yes, years as resident: 20

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

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

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

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

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

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

Email: city.clerk@mountainview.gov

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

RECEIVED

OCT 2 2023

CITY CLERK

Original application received on September 28, 2023. Applicant transferred information to updated application form. Please fill out all information completely. Attach additional pages if needed.

Rental Housing Committee Applicant Name: Mark Balch

Why are you interested in joining the Rental Housing Committee?

Housing is critical infrastructure for our local community. Healthy, sustainable housing for all Mountain View residents allows individuals and the community to thrive. A lack of safe, affordable housing places a huge burden on individuals, families, and the City as a whole. I am an experienced rental property owner in Northern California who personally manages properties, builds relationships with residents, and finds accommodations in exigent circumstances, including the pandemic. I employ professional property management outside the Bay Area where I navigate the concerns of employees and the residents they serve. Ensuring healthy, sustainable housing requires empathy for all parties, diligence, and focus to identify fair solutions in a complex landscape of concerns that affect people's daily lives.

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

Residential rental property owner for 10 years in Northern California

Hands-on, direct management of local Bay Area rental properties including maintenance, repairs, leasing, and resident relations

Employer of residential property management firm outside the Bay Area

Bachelor's degree in engineering with a working knowledge of residential construction, real estate, taxation, and personal finance.

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

The RHC must balance near-term needs of residents and property owners while addressing long-term sustainability of housing through RHC policies and decisions to ensure the maintenance and expansion of Mountain View's rental housing inventory. I will ensure that all affected parties are treated fairly and humanely, including equal protection and enforcement of all applicable laws and regulations. The parties are trying to provide for themselves and their families - whether they are residents or small business owners. When questions or differences arise, I will offer a fair, respectful hearing for each party.

Please describe your experience/expertise in financial management and assessing financial information or similar types of data as will be required in the Community Stabilization and Fair Rent Act (CSFRA).

As a residential rental property owner and manager for the past ten years, I have evaluated the financial terms of lease agreements, including residents' financial resources and accommodations as well as the property owner's financial liabilities, income, and expenses in operating a rental housing small business. I prepare my own taxes and familiarize myself with appropriate aspects of real estate business operations, profit, and loss.

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

Rental Housing Committee Applicant Name: Mark Balch

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

Mountain View's rental housing stock is aging rapidly and, in many cases, is far below modern building standards in terms of seismic resilience, insulation, HVAC, plumbing, and electrical. This risks residents, owners, and the community, who all have interest in durable housing stock. Improvements are often expensive and may cause temporary dislocation. CSFRA Specified Capital Improvement Petition and Fair Rate of Return provisions are intended to address these challenges. Nonetheless, the situation poses serious risks for residents and owners - financial and otherwise. I would give a fair hearing to all applications and balance near-term impacts and long-term benefits for all parties. These complex decisions require situation-specific analysis and consideration.

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

I will educate myself in several ways:

- Read all applicable regulations and policies at the local, state, and national level
- Familiarize with similar situations in comparable communities
- Seek guidance from accredited domain experts such as attorneys, government officials, advocates, contractors, and property managers
- Confer with my RHC counterparts and others in Mountain View government including staff and elected council members.

#### **RENTAL HOUSING COMMITTEE APPLICANT STATEMENT**

As part of the application, Rental Housing Committee applicants are required to include a statement under penalty of perjury setting forth the applicant's interests and dealings in real property, including, but not limited to, ownership, trusteeship, sale, or management and investment in and association with partnerships, corporations, joint ventures, and syndicates engaged in ownership, sale, or management of real property during the three (3) years immediately prior to the applicant's application. You may attach additional pages to your statement if more space is required.

I and my wife are owners of several properties in California.

- Our home in Mountain View, CA
- Two residential rental properties in Sunnyvale, CA
- One residential rental property in Sacramento, CA

My wife is a California licensed real estate broker who is self-employed in a separate business not related to residential or commercial property management.

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

Rental Housing Committee Applicant Name: Mark Balch

**AGREEMENT—READ CAREFULLY BEFORE SIGNING**

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

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

Signature: Mark Balch Digitally signed by Mark Balch  
Date: 2023.10.02 21:13:17 -07'00' Date: 10/2/2023

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

FOR STAFF USE ONLY

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

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