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Policy Questions

Please answer the five policy questions below.

Rent Control History and Vehicle Resident History tables are available [here](#) for your reference.

1) Rent Control

Please share your public and private positions on the rent control measures proposed or adopted in Mountain View since 2015 ([see here](#)).

Are you satisfied with current Mountain View rent control policies?

I live in a rent-controlled apartment, and I'm extremely thankful for the CSFRA. I'm also proud that Mountain View defeated Measure D in 2020. I believe public education needs to be prioritized so people know about the tenant protections in the CSFRA. I think that religious congregations would be a good place for city staff or RHC members to speak in order to reach new audiences. It's critical that we continue strengthening the Rent Adjustment Petition process by making it easier to access for senior, disabled neighbors, and non-English speakers. We could implement a system to ensure comprehension of these complicated policies by asking follow-up questions to our customers and taking frequent surveys. Finally, we should always be adding legal service providers to our resource lists to ensure that tenants can seek counsel.

I also believe that we need to work with the Mountain View Mobile Home Alliance to strengthen the MHRSO because some mobile home park owners have been very adversarial towards residents. The other side of the coin is strengthening our relationship with property owners. I've heard frustration

from property owners about the CSFRA, as well as the MHRSO, and tenant assistance partially depends on collaboration with landlords.

2) Vehicle Residents

Street parking of RVs is currently permitted on some streets following settlement of a lawsuit against the City. When the Measure C settlement ends, how would you support the residents who are currently living in the three miles which the city must allow? [RV parking ordinance history here.](#)

It's extremely disappointing that we passed Measure C. It saddens me that people would look down on vehicle dwellers in our city. I support making the settlement agreement permanent. We should consider giving priority to vehicle dwellers in our BMR program so they can get in to stable housing. We can also provide apartment finding services similar to the new unit search provisions in the Tenant Relocation Assistance Ordinance. I'm proud that the Housing Justice Coalition is working with the Los Altos Mountain View Community Foundation to provide resources for minor repairs to vehicles. I think we should continue to pursue these programs, and we can strengthen them with HUD HOME funding or Community Development Block Grants (CBDG).

3) Safe Parking

Do we need to continue to provide Safe Parking Lots for RVs?
Would you support providing electricity access to RVs at the Shoreline lot so that there would be less need for generator or natural gas use?

I think we should continue providing safe parking because the program has been highly effective and it's provided needed stability to vehicle dwellers. I'm interested in searching for more safe parking sites, perhaps in partnership with our neighboring cities Los Altos, Palo Alto, and Sunnyvale. I think the Shoreline lot is a prime location for a microgrid, which could be a model for climate resilience projects across the city.

4) Displacement

What policies do you favor to help mitigate or prevent displacement?

What balance are you looking for when it comes to redevelopment and its impact on existing residents?

I think building code compliance inspections need to be increased in order to prevent naturally affordable housing from having to be torn down. The City can also support retrofitting older buildings by investing our affordable housing funds in partnership with affordable housing developers, like we did with the Shorebreeze Apartments and Ginzton Terrace.

The Tenant Relocation Assistance Ordinance should make SB330 protections permanent, especially the payment calculations that provide greater assistance to tenants in some cases. We also need to strengthen noticing requirements for vulnerable populations, ensuring they have adequate time to find a new unit. A neighbor told me that she lost her security deposit because her landlord said her unit needed to be cleaned before the building was demolished. That's unfair, and we need to protect security deposits in our TRAO.

Giving preference to Mountain View residents in existing vacancies would help people who have been displaced or priced out of their units. Our first right of refusal provisions aren't strong enough, and we need to assess how we can improve them.

I think City Council needs to understand that the quality of affordable housing is vital, and redevelopment can improve the housing stock in the long run. I strongly support ensuring that units are deed-restricted to affordable income levels upon redevelopment. Public education is also key as redevelopment increases, so tenants know the protections available and the neighborhood understands how the new buildings fit in to regional trends like cost of living and housing shortages.

5) Affordability of new and/or existing housing.

What are your suggestions to increase the affordability of new or existing housing?

I've been campaigning for Regional Measure 4, the affordable housing bond, which would help the Bay Area build approximately 72,000 new units. (Note – this questionnaire was received before RM4 was taken off the ballot.) Also, the commercial real estate market is struggling, and I think city staff should partner with affordable housing developers and be proactive in reaching out to commercial property owners to promote land dedications and infill housing.

I think we need to strengthen our Below Market Rate Program (BMR) by ensuring that more units actually get built, instead of letting developers off the hook with in-lieu fees. Our BMR affordability thresholds should also be lowered to more very low-income households. We should regularly increase housing impact fees for commercial development in order to keep up with inflation.

Rezoning for density is a critical part of the affordable housing equation. I'm happy that the City Council is moving forward with the R3 zoning update, and I think the Cuesta Park area would be perfect for a senior housing development. It's close the hospital and has abundant retail nearby. High opportunity zones such as this one, and areas near public transit, are our best bet for density. Allowing for more duplexes is another way to build in R1 zoning areas.