

**Minutes of the Regular Meeting of the
Rent Review Advisory Committee
Monday, May 2, 2016**

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:34 p.m.

Present were: Acting Chair Sullivan-Sariñana; and Members Griffiths, Landess, and Schrader.

Absent: None

Vacancy: One

RRAC staff: Jennifer Kauffman

a. Election of new Chair

The members concurred that it would be preferable to table the election of permanent officers until the current vacancy was filled and all members could vote. M/S (Griffiths/Landess) and unanimous to appoint Sullivan-Sariñana as Interim Chair and Schrader as Interim Vice Chair.

2. CONSENT CALENDAR

a. Approval of the Minutes of the April 4, 2016 Regular Meeting

Approved by unanimous consent.

At this time, Angie Watson-Hajjem of ECHO Housing was invited to address the meeting to explain ECHO's fair housing and tenant/landlord services.

3. UNFINISHED BUSINESS (None)

4. NEW BUSINESS

a. Cases governed by Ordinance No. 3143, which limits rent increases of 8% or more; no binding review process for a legal rent increase:

i. Case 363 – 781 Central Avenue, Unit A

Tenant/public speaker: Jeffrey Giordano

Landlord representative/public speaker: Erik Johnson

The landlord's original proposed increase was \$90 (6.77%). Following general discussion, the parties agreed to a \$66.50 (5.0%) increase, to be effective July 1, 2016. M/S (Schrader/Landess) and unanimous to uphold the agreement. Staff stated that confirmation letters would be sent to all parties.

ii. Case 373 – 1850 Thau Way, Unit 12

Staff stated that prior to the meeting, the case had been withdrawn at the request of the tenant. The tenant was not required to disclose the terms of the settlement, as this case was not under the jurisdiction of Ordinance No. 3148.

At this time, staff gave an overview of the process for cases under the jurisdiction of Ordinance No. 3148.

b. Cases governed by Ordinance No. 3148; binding third-party decision required:

i. Case 364 – 2465 Shoreline Drive, Unit 120

Staff reported that this case had been withdrawn, as the parties came to an agreement prior to the meeting. The agreed-upon increase was within the at-or-below 5% range.

ii. Case 366 – 2465 Shoreline Drive, Unit 416

Staff reported that this case had been withdrawn, as the parties came to an agreement prior to the meeting. The agreed-upon increase was within the 5.1 – 10.0% range.

iii. Case 370 – 1721 St. Charles Street

Staff reported that this case would be rescheduled to the next regular meeting, as the paperwork was not yet complete.

iv. Case 372 - 1812 Willow Street, Unit B

Tenant/public speaker: Fernando Cabrera

Landlord representative/public speaker: Nancy Takamura

Staff recapped the highlights of the case. The landlord's original proposed increase was \$305 (13.90%). The tenant stated his objections to the increase including his opinion that he was subsidizing the other tenants in the building who were relatives of the landlord. The landlord stated her opinion that the increase was justified as she did not impose any increase during the year following the agreement converting from a one-year lease to a month-to-month agreement. General discussion followed and the parties negotiated a rent increase of \$205 (9.3%). Both parties verbally acknowledged the agreement and went into the adjacent office to finalize the terms. M/S (Schrader/Griffiths) and unanimous to uphold the agreement.

c. Determine date and location of June RRAC Meeting (Note: Independence Plaza is not available on Monday, June 6.)

M/S (Griffiths/Landess) to keep the June 6 date and change the venue to the City Council Chambers.

5. PUBLIC COMMENT (none)

6. ORAL COMMUNICATIONS

Staff reported that an active recruitment was underway for the neutral homeowner vacancy on the RRAC. Future RRAC packets will be posted on the City's online Legistar system. A website dedicated to provide information regarding the new rent ordinance has been established. The address is www.alamededarentprogram.org.

7. WRITTEN COMMUNICATIONS (none)

8. ADJOURNMENT

The meeting was unanimously adjourned at 8:18 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Jennifer Kauffman', written in a cursive style.

Jennifer Kauffman
RRAC Secretary

Approved by the Rent Review Advisory Committee on June 6, 2016.