

**Minutes of the Regular Meeting of the
Rent Review Advisory Committee
Wednesday, July 5, 2017**

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:35 p.m.

Present were: Chair Sullivan-Sariñana; Members Cambra, Friedman,
Griffiths, Murray

Committee Staff: Jennifer Kauffman, Claudia Young

2. AGENDA CHANGES

- a. Staff informed Committee that item 7-A had resolved prior to the meeting.

3. STAFF ANNOUNCEMENTS

- a. Staff welcomed the members, Sarah Murray and incumbent, Chris Griffiths, to the beginning of their term on the Committee.
- b. Staff explained the schedule for the evening, noting where to find the meeting agenda and procedures for public comment.

4. PUBLIC COMMENT, NON-AGENDA, NO.1

- a. Angie Watson-Hajjem, ECHO Housing representative, spoke about ECHO's fair housing and tenant- landlord counseling services.

5. CONSENT CALENDAR

- a. Approval of the Minutes from the May 1, Regular Meeting.
Motion and second (Sullivan-Sariñana and Griffiths). Approved Sullivan-Sariñana, Griffiths, Friedman, and Cambra. Murray abstained.

6. UNFINISHED BUSINESS

- a. No unfinished business.

7. NEW BUSINESS

7-A. CASE 876– 1835 Santa Clara Ave.

Proposed rent increase: \$300.00 (14.3%).

No Committee review. Prior to the RRAC meeting, the tenant and landlord reached a mutually agreeable arrangement of a 200.00 (9.5%) rent increase.

7-B. CASE 884 – 1336 Park St. Apt 217

Tenant: Patrick Donaldson

Landlord: Vickie Corley

Proposed Rent Increase: \$77.50 (5.0%), effective July 1, 2017

Ms. Corley stated that the rent includes water, gas, electricity and garbage/recycle and these expenses have increased significantly in the past year. She explained that the unit was renovated before the tenant moved-in and the property anticipates costs with renovations planned in common areas on the property. Ms. Corley shared that this increase is partly to keep rents somewhat in balance with the market, but the amount requested does not bring the total rent up to market rate. She also explained that all tenants at the property received 5% increases this year.

Mr. Donaldson explained that he requested the rent increase review because he wanted to understand the rationale for the increase. He stated that he believes the 5.0% is excessive because his tenancy began one year ago. He explained that other studio units may not be comparable because it is important to factor square feet of the apartment. He noted that while he feels he can afford this increase, the amount is substantial and he has concern if the rent will be raised to this level each year. He explained he considers himself a good tenant and would like to have more information from the landlord to substantiate this increase.

Members asked several questions of both parties to facilitate dialogue. Discussion included tenant and landlord perspectives on market trends, increase practices, utility costs, and rent review process.

The tenant and landlord reached a mutually agreeable arrangement of a \$77.50 (5.0%), effective July 1, 2017.

7-C. Committee will consider and vote on Chair and Vice-Chair.

Members Cambra and Friedman self-nominated for the Chair. Cambra voted in as Chair by Murray and Griffiths; Member Sullivan-Sariñana voted for Friedman as Chair.

Member Griffiths nominated Member Sullivan-Sariñana as Vice-Chair. Committee members unanimously voted for Sullivan-Sariñana as Vice-Chair.

8. PUBLIC COMMENT, NON-AGENDA, NO. 2.

- a. No public comment.

9. MATTERS INITIATED

- a. Staff announced that the upcoming RRAC meeting will be a training for Committee members and no cases will be reviewed. Staff shared a brief summary of items proposed for the upcoming training.
- b. Staff announced that, at present, the regulations under Ordinance no. 3148 remain the same.

10. ADJOURNMENT

The meeting was unanimously adjourned at 8:24 p.m.

Respectfully submitted,

Committee Secretary
Jennifer Kauffman

Approved by the Rent Review Advisory Committee on September 6, 2017.