

**Minutes of the Regular Meeting of the
Rent Review Advisory Committee
Monday, April 3, 2017**

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:31 p.m.

Present were: Chair: Sullivan-Sarinana; Vice-Chair: Landess; Members Cambra and Griffiths

Absent: Member Friedman

RRAC Staff: Jennifer Kauffman

City Attorney Staff: John Le

2. AGENDA CHANGES

- a. Staff recommended addressing item 7-P first, as only the tenant for this unit was present. Motion and second (Landess and Griffiths) Unanimous approval.

3. STAFF ANNOUNCEMENTS

- a. Staff welcomed newly appointed Committee member Jeff Cambra.
- b. Staff stated that City Council will meet April 4, 2017 to review Rent Program staff's annual report and consider amendments to Ordinance no. 3148.
- c. 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 of ECHO Housing spoke about ECHO's fair housing and tenant-landlord mediation services.

5. CONSENT CALENDAR

- a. Approval of the Minutes from the January 24, 2017 Special Meeting.
Motion and second to continue this item to a future Committee meeting when three Committee members who attended the January 24th meeting are present. (Sullivan-Sariñana and Landess)
Unanimous approval.
- b. Approval of the Minutes from the February 22, 2017 Regular Meeting.
Motion and second (Griffiths and Sullivan-Sariñana) Unanimous approval.
- c. Approval of the Minutes from the March 6, 2017 Regular Meeting.
Motion and second to continue this item to a future Committee meeting when three Committee members who attended the March 6th meeting are present. (Sullivan-Sariñana and Landess)
Unanimous approval.

6. UNFINISHED BUSINESS
 - a. No unfinished business.

7. NEW BUSINESS

7-P. CASE 762.1 – 1940 Franciscan Way, Unit 319

Tenant: Rhonda Jones and Shallen SoBrian (daughter)
Landlord: Judith Murray

Proposed Rent Increase: \$75.00 (4.5%), effective June 1, 2017

Ms. Murray explained that she is raising rent to cover expenses such as property taxes, loan payments, and renovations. She stated that \$36.00 of the \$75.00 will cover increased property taxes and she is spending about \$100 per month on property improvements. Ms. Murray also explained that she expects to repair the parking lot in the coming year and the estimated costs are \$80,000-\$100,000. She emphasized that she wants to treat tenants fairly by giving everyone the same increase.

Ms. Jones stated that she has lived in the unit for over 10 years and has always paid her rent on time. She explained that this rent increase poses a financial burden for her and she is asking for the landlord to recognize her situation. Her daughter, Shallen Jones, expressed concerns that the rent increase is retaliatory given their maintenance requests.

Ms. Murray clarified that the City had shut off water to repair pipes and that this rent increase was not in retaliation, stating every tenant receives the same rent increase. She restated her need to treat everyone at the property the same, though recognized the tenant is in a difficult situation. She offered an immediate return of the tenant's security deposit to accommodate the tenant's current financial difficulty.

The tenants agreed to accept the rent increase and a full and immediate return of the security deposit.

The Committee made the following non-binding recommendation to recognize the tenant/landlord's oral agreement:

- \$75.00 (4.5%) rent increase from \$1,595 to \$1,670, effective June 1, 2017. The Committee also encouraged parties to discuss the oral agreement reached at the meeting for the landlord to make a full return and immediate return of the security deposit.

Motion and second (Sullivan-Sariñana and Cambra). Unanimous approval.

7-A. CASE 764 – 310 Westline Drive, Unit B304

Tenant: Absent
Landlord: Katie Edwards, Prometheus Real Estate Group, Inc.

Proposed Rent Increases:

12-month lease - \$72.00 (3.1%); *No review*

Month-to-month agreement - \$620.00 (26.9%); *Under review*

Effective date: April 15, 2017

Ms. Edwards explained that often tenants with rent increases scheduled for the Committee's review do not attend the Committee meeting because the plan to accept the less than 5%, 12-month option, but have not yet signed the lease. She stated that many tenants choose to negotiate privately with property managers closer to their renewal date.

No Committee review. The tenant did not attend the meeting. Hence, the Committee took no action and the rent increase for either option is effective as of the effective date in the rent increase notice.

7-B. CASE 769 – 909 Shorepoint Court, Unit D110

Tenant: Absent

Landlord: Katie Edwards, Prometheus Real Estate Group, Inc.

Proposed Rent Increases:

12-month lease - \$96.00 (4.9%); *No review*

Month-to-month agreement - \$618.00 (31.9%); *Under review*

Effective date: April 29, 2017

No Committee review. The tenant did not attend the meeting. Hence, the Committee took no action and the rent increase for either option is effective as of the effective date in the rent increase notice.

7-C. CASE 771 – 909 Shorepoint Court, Unit D210

Tenant: Absent

Landlord: Katie Edwards, Prometheus Real Estate Group, Inc.

Proposed Rent Increases:

12-month lease - \$98.00 (4.5%); *No review*

Month-to-month agreement - \$598.00 (30.5%); *Under review*

Effective date: April 8, 2017

No Committee review. The tenant did not attend the meeting. Hence, the Committee took no action and the rent increase for either option is effective as of the effective date in the rent increase notice.

7-D. CASE 772 – 909 Shorepoint Court, Unit D226

Tenant: Absent

Landlord: Katie Edwards, Prometheus Real Estate Group, Inc.

Proposed Rent Increases:

12-month lease - \$22.00 (1.1%); *No review*

Month-to-month agreement - \$688.00 (33.0%); *Under review*

Effective date: April 30, 2017

No Committee review. The tenant did not attend the meeting. Hence, the Committee took no action and the rent increase for either option is effective as of the effective date in the rent increase notice.

7-E. CASE 774 – 909 Shorepoint Court, Unit D303

Proposed Rent Increases:

12-month lease - \$68.00 (1.9%); *No review*

Month-to-month agreement - \$677.00 (19.2.0%); *Under review*

Effective date: April 14, 2017

No Committee review. Prior to the RRAC meeting, the tenant and landlord agreed to a rent increase between 0-5%.

7-F. CASE 779 – 941 Shorepoint Court, Unit F214

Proposed Rent Increases:

12-month lease - \$54.00 (1.9%); *No review*

Month-to-month agreement - \$627.00 (22.2%); *Under review*

Effective date: April 20, 2017

No Committee review. Prior to the RRAC meeting, the tenant and landlord agreed to a rent increase between 0-5%.

7-G. CASE 780 – 941 Shorepoint Court, Unit F321

Proposed Rent Increases:

12-month lease - \$92.00 (4.7%); *No review*

Month-to-month agreement - \$602.00 (30.8%); *Under review*

Effective date: April 28, 2017

No Committee review. Prior to the RRAC meeting, the tenant provided written documentation to the landlord that they will vacate the unit.

7-H. CASE 781 – 941 Shorepoint Court, Unit F323

Proposed Rent Increases:

12-month lease - \$46.00 (1.9%); *No review*

Month-to-month agreement - \$594.00 (25.0%); *Under review*

Effective date: April 26, 2017

No Committee review. Prior to the RRAC meeting, the tenant and landlord agreed to a rent increase between 0-5%.

7-I. CASE 788 – 1921 Willow St.

Proposed Rent Increase: \$1,100.00 (84.6%), effective May 1, 2017

No Committee review. Prior to the RRAC meeting, the tenant and landlord agreed to a rent increase above 10%.

7-J. CASE 790 – 937 Shorepoint Court, Unit G313

Tenant: Absent

Landlord: Katie Edwards, Prometheus Real Estate Group, Inc.

Proposed Rent Increases:

12-month lease - \$80.00 (4.9%); *No review*

Month-to-month agreement - \$586.00 (36.5%); *Under review*

Effective date: April 16, 2017

No Committee review. The tenant did not attend the meeting. Hence, the Committee took no action and the rent increase for either option is effective as of the effective date in the rent increase notice.

7-K. CASE 792 – 915 Shorepoint Court, Unit E135

Proposed Rent Increases:

12-month lease - \$132.00 (4.9%); *No review*

Month-to-month agreement - \$758.00 (28.7%); *Under review*

Effective date: May 1, 2017

No Committee review. Prior to the RRAC meeting, the tenant and landlord agreed to a rent increase between 0-5%.

7-L. CASE 794 – 915 Shorepoint Court, Unit E117

Proposed Rent Increases:

12-month lease - \$83.00 (4.9%); *No review*

Month-to-month agreement - \$526.00 (31.4%); *Under review*

Effective date: May 1, 2017

No Committee review. Prior to the RRAC meeting, the tenant and landlord agreed to a rent increase between 0-5%.

7-M. CASE 796 – 310 Shorepoint Court, Unit B110

Tenant: Absent

Landlord: Katie Edwards, Prometheus Real Estate Group, Inc.

Proposed Rent Increases:

12-month lease - \$91.00 (4.9%); *No review*

Month-to-month agreement - \$607.00 (32.9%); *Under review*

Effective date: April 29, 2017

No Committee review. The tenant did not attend the meeting. Hence, the Committee took no action and the rent increase for either option is effective as of the effective date in the rent increase notice.

7-N. CASE 789 – 300 Westline Drive, Unit A110

Proposed Rent Increases:

12-month lease - \$86.00 (4.9%); *No review*

Month-to-month agreement - \$561.00 (32.4.0%); *Under review*

Effective date: May 1, 2017

No Committee review. Prior to the RRAC meeting, the tenant and landlord agreed to a rent increase between 0-5%.

7-O. CASE 799 – 937 Shorepoint Court, Unit G309

Tenant: Absent

Landlord: Katie Edwards, Prometheus Real Estate Group, Inc.

Proposed Rent Increases:

12-month lease - \$89.00 (4.7%); *No review*

Month-to-month agreement - \$620.00 (32.8%); *Under review*

Effective date: May 1, 2017

No Committee review. The tenant did not attend the meeting. Hence, the Committee took no action and the rent increase for either option is effective as of the effective date in the rent increase notice.

7-Q. CASE 804 – 215 Hudson Bay

a. Case postponed one month to the May 1, 2017 Committee meeting.

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

a. Speaker Robert Schrader explained his experience as a Committee Member and his reasons for resigning from the Committee.

9. MATTERS INITIATED

a. Vice-Chair Landess requested a discussion at the meeting of non-binding case reviews and tenant absences for agenzized rent increase.

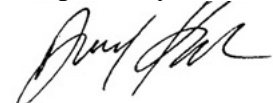
b. Chair Sullivan-Sarinana requested input from other Committee members for the Committee's recommendations to City Council at the April 4, 2017 meeting. Staff clarified that input must be limited to clarifying items and not a full discussion of the matters as the matter was not agenzized. Per the Chair's request, staff provided information on the schedule for Ordinance amendments to be approved by the City Council.

- c. Chair Sullivan-Sariñana requested a discussion of the coming vacancies on the Committee for the next agenda.

10. ADJOURNMENT

The meeting was unanimously adjourned at 7:48 p.m.

Respectfully submitted,



RRAC Secretary

Jennifer Kauffman

Approved by the Rent Review Advisory Committee on June 5, 2017.