

**Minutes of the Regular Meeting of the
Rent Review Advisory Committee
Monday July 2, 2018**

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:35 P.M.

Present were: Chair Cambra; Vice-Chair Sullivan-Sariñana; Members Murray and Griffiths

Absent: Member Friedman

Program staff: Grant Eshoo, Gregory Kats

City Attorney staff: John Le

2. AGENDA CHANGES

- a. Changes were announced as each item was called.

3. PUBLIC COMMENT, NON-AGENDA ITEMS, NO.1

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

4. STAFF ANNOUNCEMENTS

- a. No staff announcements.

5. CONSENT CALENDAR

5-A. Approval of the Minutes of the June 6, 2018 Regular Meeting.

Motion and second to approve of the minutes (Griffiths and Murray). Motion passed 4-0.

6. UNFINISHED BUSINESS

- a. No unfinished business.

7. NEW BUSINESS

7-A. CASE 1038 – 330 Westline Dr., Apt. B325

Tenant: Kristen Dodson

Landlord: Katie Edwards

Proposed rent increases: Month-to-month option: \$715.00 (27.5%)

Lease option: \$62.00 (2.4%)

Effective August 1, 2018

No Committee review. The tenant did not appear at the hearing. The rent increase will go into effect as proposed, with both the month-to-month and lease options available to the tenant.

7-B. CASE 1039 – 330 Westline Dr., Apt. B422

No Committee review. Prior to the RRAC hearing, the tenant and landlord agreed to a rent increase of \$64.00, a 2.7% increase, bringing the rent to a total of \$2,400.00 effective August 1, 2018.

7-C. CASE 1040 – 344 Westline Dr., Apt. C117

Tenant: Mirembe Francis

Landlord: Katie Edwards

Proposed rent increases: Month-to-month option: \$598.00 (33.5%)
Lease option: \$146.00 (7.6%)
Effective August 1, 2018

No Committee review. The tenant did not appear at the hearing. The rent increase will go into effect as proposed, with both the month-to-month and lease options available to the tenant.

7-D. CASE 1041 – 344 Westline Dr., Apt. C203

No Committee review. Prior to the RRAC hearing, the tenants provided notice that they would vacate the unit.

7-E. CASE 1042 – 915 Shorepoint Ct., Apt. E105

Tenants: Sara Carlson, Elijan Alcantar, Isias Alcantar, & Paula Garcia

Landlord: Katie Edwards

Proposed rent increases: Month-to-month option: \$867.00 (31.2%)
Lease option: \$138.00 (5.0%)
Effective August 1, 2018

No Committee review. The tenants did not appear at the hearing. The rent increase will go into effect as proposed, with both the month-to-month and lease options available to the tenants.

7-F. CASE 1043 – 915 Shorepoint Ct., Apt. E117

Tenants: Tina Weatherly & John Furtado

Landlord: Katie Edwards

Proposed rent increases: Month-to-month option: \$532.00 (30.3%)
Lease option: \$85.00 (4.8%)
Effective August 1, 2018

No Committee review. The tenants did not appear at the hearing. The rent increase will go into effect as proposed, with both the month-to-month and lease options available to the tenants.

7-G. CASE 1044 – 915 Shorepoint Ct., Apt. E201

Tenants: Brook Gebrechistos & Raheal Solomon

Landlord: Katie Edwards

Proposed rent increases: Month-to-month option: \$688.00 (29.6%)
Lease option: \$110.00 (4.7%)
Effective August 1, 2018

No Committee review. The tenants did not appear at the hearing. The rent increase will go into effect as proposed, with both the month-to-month and lease options available to the tenants.

7-H. CASE 1046 – 941 Shorepoint Ct., Apt. F231

No Committee review. Prior to the RRAC hearing, the tenant and landlord agreed to a rent increase between 0-5%, effective August 1, 2018.

7-I. CASE 1048 – 941 Shorepoint Ct., Apt. F307

Tenant: Carol Barrette

Landlord: Katie Edwards

Proposed rent increases: Month-to-month option: \$686.00 (30.5%)
Lease option: \$109.00 (4.8%)
Effective August 1, 2018

Ms. Barrette informed the Committee that she had lived in her apartment for about two years. She said her mother was ill and she may need to stay with her at some point in the near future, but was unsure when. As a result, she needed the flexibility a month-to-month lease offers. She said that the month-to-month rent increase offer provided by the landlords seemed excessive and would present a financial burden for her.

Member Murray restated Ms. Barrette's situation and asked what she thought a fair rent increase offer would be. Ms. Barrette said she thought a 4% (\$109) rent increase offer was fair.

Ms. Edwards said she understands and sympathizes with Ms. Barrette's situation. She proposed a \$217 (9.9%) increase for a month-to-month agreement. She explained that month-to-month agreements create uncertainty and increased costs for housing providers.

Member Murray confirmed that the rent increase offer presented by Ms. Edwards would increase the rent from \$2,199 to \$2,416 per month.

Ms. Barrette stated that she had to pay utilities in addition to rent. After hesitating for a moment, she said she would be able to pay Ms. Edwards' proposed increase.

Vice Chair Sullivan-Sariñana asked Ms. Barrette to confirm that she found Ms. Edwards' proposed increase acceptable. Ms. Barrette said that she would rather not pay that much of an increase.

Vice Chair Sullivan-Sariñana clarified his question, asking her if she was able to pay the increase. Ms. Barrette said she would be able to pay it, as she would probably only be there a couple more months.

Chair Cambra restated that she would be okay paying this increase if she were to stay in the unit only two months, but asked if it would be okay if she had to stay longer, as she had previously stated she was not sure how long she would have to stay. Ms. Barrette said that the longer she had to pay the increase the harder it would be for her. She expressed skepticism about why the management would have increased expenses by providing her a month-to-month lease, as she was already an in-place tenant, and thought the newly proposed increase was still excessive considering that she was already in-place.

Member Murray clarified what Ms. Barrette was currently paying - \$2,199 rent, plus \$50 pet rent, plus garbage, water, water heating, and an administrative fee, all of which come out to several hundred dollars in addition to the rent.

Ms. Edwards asked the Committee why they were questioning Ms. Barrette's original statement that she would be fine with the \$217 (9.9%) increase.

Chair Cambra explained that attending the public hearing and discussing a rent increase could cause pressure on the parties, so the Committee wanted to ensure that the tenant could genuinely afford the increase, and explore the issue in greater detail. He alluded to the fact that she said she could afford the proposed increase for two months, but that may be different if it were raised to that level for six months. Member Murray added that the goal of the hearing was to have the parties come to agreements that would work long-term, and not rush people into making agreements that may later unravel.

Ms. Barrette added that she would have to dip into her savings to pay this increase, and proposed a 5% increase. Ms. Edwards rejected the proposal.

Chair Cambra asked if a lease less than one year would be acceptable to the parties. Ms. Edwards said that it would be acceptable and she would be willing to give Ms. Barrette a 6-month lease at the 12-month rate (an increase of \$109.00, or 4.8%). Ms. Barrette expressed concern considering she may have to leave before the end of six months. Ms. Edwards stated that getting someone to take over a lease at the end of a year is often difficult, so she was not inclined to let tenant break the proposed 6-month lease early.

Ms. Edwards offered a \$175.00 (8.0%) increase for a month-to-month agreement.

Ms. Barrette agreed, concluding the case review, and preempting the RRAC from making a decision concerning the increase.

7-J. CASE 1049 – 941 Shorepoint Ct., Apt. F309

Tenants: Emily Abad & Courtane Stanton

Landlord: Katie Edwards

Proposed rent increases: Month-to-month option: \$694.00 (31.2%)
Lease option: \$111.00 (5.0%)
Effective August 1, 2018

No Committee review. The tenants did not appear at the hearing. The rent increase will go into effect as proposed, with both the month-to-month and lease options available to the tenants.

7-K. CASE 1050 – 937 Shorepoint Ct., Apt. G110

Tenant: Deborah Golay

Landlord: Katie Edwards

Proposed rent increases: Month-to-month option: \$521.00 (31.2%)
Lease option: \$83.00 (5.0%)
Effective August 1, 2018

No Committee review. The tenant did not appear at the hearing. The rent increase will go into effect as proposed, with both the month-to-month and lease options available to the tenant.

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

- a. Stewart Chen congratulated the Committee on its high success rate in resolving cases. He expressed a possible need for more outreach to the Chinese-speaking community about the Rent Stabilization Program and RRAC rent review process.

9. MATTERS INITIATED

Program staff reminded the Committee they are scheduled to vote on a Chair and Vice Chair. As there was a member absent the Committee expressed reservations about voting. Motion and second to table the vote to the next regular meeting on August 6, 2018 (Murray and Sullivan-Sariñana). Motion passed 4-0.

City Attorney staff added that the vote also served to suspend the rules that the annual vote for Chair and Vice Chair would happen in July.

Program staff requested Committee member confirmations of their availability for the annual training on July 23, 2018. All but Member Murray confirmed their availability for that day. Program staff informed the Committee that staff would send additional details about the annual training before that training date.

10. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Respectfully Submitted,

RRAC Secretary
Grant Eshoo

Approved by the Rent Review Advisory Committee on August 6, 2018