

**Minutes of the Regular Meeting of the
Rent Review Advisory Committee
Monday, December 1, 2014**

1. CALL TO ORDER AND ROLL CALL

Chair Perry called the meeting to order at 7:00 p.m.

Present were: Chair Perry; Vice Chair Miller; and Members Harrison, Nguyen, and Roberts. RRAC staff in attendance: Claudia Young.

2. CONSENT CALENDAR

a. Approval of the Minutes of the October 6, 2014 Regular Meeting

The consent calendar was approved by unanimous consent, 4-0-0-1 (abstention by Roberts)

At this time, the Chair stated that he would change the order of the agenda and would hear Oral Communications from staff at this time. Ms. Young stated that staff would like to add a disclaimer to all the public documents and website, stating the following:

“The Rent Review Advisory Committee does not provide legal advice. Each landlord and tenant is responsible for seeking the advice of legal counsel on any matters or document related to their specific circumstances. The Committee’s recommendations are not legally binding.”

3. UNFINISHED BUSINESS (None)

4. NEW BUSINESS

a. Case 327 – 1583 Pacific Ave. Unit E

Neither the tenant nor the owner was in attendance.

b. Case 329 – 2157 Santa Clara Ave. Unit H

Tenant/public speaker: Badamlyankhua Choisurem

Owner/public speaker: Michael Frantz, agent for owner, Santa Clara Apartments

The tenant was assisted by a translator over the phone. The existing rent is \$1,249 and the rent was noticed for a \$231 increase to \$1,480 effective January 1, 2015, an 18 percent increase. The tenant objected to the amount of the increase and also stated objection to the condition of the carpet in the unit, which she maintained was contributing to her daughter’s health problems.

Mr. Frantz was invited to speak. He stated that the current owners acquired the property in 2008. The tenant’s carpet was inspected in 2008 and it was determined that there was still “life in the carpet.” He added that the owners had invested a considerable amount in capital improvements, e.g., new double-pane windows throughout, seismic upgrading, and installing Wi-Fi. The owners planned on recouping their investment over time by raising

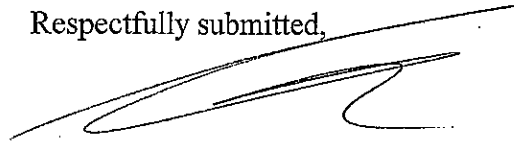
rents. He stated that he had negotiating authority up to \$144.

Following a discussion between the tenant and property manager, they mutually agreed to: 1) replacement of the tenant's carpet and a rent increase of \$144 (a 12 percent increase to \$1,393). The RRAC did not make an official recommendation, as the tenant and landlord were able to come to a mutual agreement.

5. ORAL COMMUNICATIONS (See above.)
6. WRITTEN COMMUNICATIONS (None)
7. PUBLIC COMMENT (none)
8. ADJOURNMENT

The meeting was unanimously adjourned at 8:05 p.m.

Respectfully submitted,



Claudia Young
Secretary

CY:rv

Minutes approved on January 5, 2015.