

## ADVISORY COMMISSION ON RENTS (ACR)

MINUTES OF THE MEETING AT 5:36 PM

JANUARY 15, 2009

<b>MEMBERS PRESENT:</b>	James Bojorquez	Commissioner
	Dan Wagner	Commissioner
	Robert Bailey	Commissioner
	Sandy Adams	Commissioner
<b>STAFF:</b>	Rose Herrera	Councilmember
	Jonathan Young	Councilmember Rose Herrera Staff
	Leslye Krutko	Director of Housing
	Jacky Morales-Ferrand	Housing Assistant Director
	Shasta Greene	City Attorney's Office
	Vivian Frelix-Hart	Housing Staff
	Ramo Pinjic	Housing Staff
<b>MEMBERS ABSENT:</b>	Hassan Khan	Commissioner
<b>GUESTS:</b>	Dottie Barney	Assistant to the City Clerk
	Martha O'Connell	Homeowners Organized to Maintain Equity Home (HOMEH)
	Joshua Howard	Executive Director California Apartment Association (CAA) Tri-County Division

**LOCATION:** City of San José HOUSING DEPARTMENT

### AGENDA ITEM

**(a) Call to Order/Introduction**

The meeting was called to order at 5:36 p.m. Commissioners, guests, and staff introduced themselves.

- 1) The new Liaison to the Commission, Councilmember Rose Herrera** - Director of Housing, Leslye Krutko, welcomed and introduced new liaison, Councilmember Rose Herrera for the ACR.

Councilmember Rose Herrera said that she is honored to be liaison to the ACR. Councilmember Herrera acknowledged the Commissioners hard work and congratulated the new Commissioners.

- 2) **New Commissioners** - Frelix-Hart welcomed new Commissioners Robert Bailey and Dan Wagner. She mentioned that the new Commissioner Hassan Khan would be absent due to company business.

(b) **Orders of the Day**

- 1) **New Advisory Commission on Rents Orientation** - City Attorney, Shasta Greene provided a high level of orientation for the ACR members. As part of her orientation, both new and old Commissioners are informed about the following:
  - Part 1 of San Jose Municipal Code (SJMC) Chapter 2.08
  - Part 2 of San Jose Municipal Code (SJMC) Chapter 2.08
  - San Jose Municipal Code (SJMC) 17.23
  - The regulations for the administration of SJMC Chapter 1.23
  - The Brown Act 2009
  - October 21, 2008, City Attorney memo with City policies 0-4 and 0-36
  - City policies 0-15 and 0-37
  - Article Can I vote - A basic overview of public officials, obligations under the political reform Act's conflict-of-interest rules.
  - Regulations of the Fair Political Practices Commission (FPPC), Title 2, Division 6, California Code of Regulations.

In addition, City Attorney Greene, served handouts with a power point presentation slide to the ACR.

(c) **Approval of the December 4, 2008 Minutes**

Martha O'Connell made the comment that her title should be corrected. A motion to approve the minutes was made by Adams. Bailey seconded the motion. The motion passed (4-0).

(d) **Reports**

- (1) **Real Facts Report** - Item Deferred
- (2) **Legislative Report** - Ramo Pinjic, Housing staff, mentioned that there are no new bills.
- (3) **Litigation and Legal Report** - City Attorney, Shasta Greene, stated that there was nothing new to report.
- (4) **ACR Annual Report** - The Commission and guests requested copy of the 2008 annual report written by Chair Wincor.

(e) **Action / Discussion Items**

- (1) **Housing Update** - Jacky Morales-Ferrand, Housing Assistant Director, provided information about FY 2008/09 1<sup>st</sup> quarter projects under construction and recently completed.
- (2) **Advisory Commission on Rents (ACR) Applicants and Vacancies** - Pinjic provided information regarding the status of the ACR applicants. He mentioned that ACR have two vacancies one for the "Landlord" and one for the "Neutral" position.
- (3) **The Focus Group Sessions "Selection of Commissioners to Attend Boards and Commissions Focus Groups."** - Dottie Barney mentioned that the City Clerk asking each commission to send two (2) members to attend and participate in the focus group sessions on February 25, 2009.

Commissioner Bojorquez and Bailey volunteer to attend the Focus Group Session.

- (4) **Rental Market Update** - Joshua Howard, representative from CAA Tri-County Division said that adding value of all apartment buildings in California it would be almost 300 billion dollars in assets. He said that statistics show that 70% of the rental units in the State of California are in complexes of few than one hundred units.
- (5) **Rental Rights and Referrals Program Website** - Pinjic provided website ACR agenda and minutes in new format.
- (6) **Nominations and Elections for Chair and Vice Chair for 2009** - Frelix-Hart said that Commissioner Bojorquez is Chair and Commissioner Adams is Vice Chair for the ACR year 2009.
- (7) **ACR Work Plan for 2009** - Item Deferred

(f) **Open Forum** - Ms. O'Connell expressed concern that the same people get appointed to the commissions repeatedly and recommended that the Commission members recruit new people.

(g) **Adjournment** - The meeting was adjourned at 7:35 p.m.