

**ADVISORY COMMISSION ON RENTS (ACR)**  
**ACTION MINUTES OF THE MEETING AT 5:37 PM**  
**MARCH 18, 2010**

**MEMBERS PRESENT:** James Bojorquez Commissioner (Chair)  
Michael Fitzgerald Commissioner  
Naidu Ashok Commissioner  
Robert Bailey Commissioner  
Dan Wagner Commissioner (Vice Chair)

**STAFF:** Aaron Quigley Councilmember Rose Herrera's  
Office Staff  
Mark DeCastro Deputy City Attorney  
Vivian Frelix-Hart Policy & Planning Administrator  
Wayne Chen Housing Staff  
Ramo Pinjic Housing Staff

**MEMBERS ABSENT:** None

**GUESTS:** Joshua Howard Executive Director California  
Apartment Association (CAA) Tri-  
County Division  
Mary Danziger Code Enforcement Inspector  
Cleon Eccles Code Enforcement Inspector  
Martha O'Connell Homeowners Organized to Maintain  
Equity Home (HOME)

**LOCATION:** CITY OF SAN JOSÉ 12<sup>TH</sup> FLOOR, ROOM T-1254

**AGENDA ITEM**

- (a) **Call to Order/Introduction**  
The meeting was called to order at 5:37 p.m. Commissioners, City staff and guests introduced themselves.
- (b) **Orders of the Day**  
Vivian Frelix-Hart invited the Advisory Commission on Rents (ACR) to the City of San José Annual Boards/Commissions Recognition Event on April 13, 2010.
- (c) **Approval of the January 21, 2010 Minutes**  
Commissioner Bailey made a motion to approve the minutes. Commissioner Ashok seconded the motion. The motion passed (5-0).

**(d) Reports**

- (1) Litigation and Legal Report** - City Attorney, Mark DeCastro, stated that City Attorney, Shasta Greene will provide a report for the next meeting.
- (2) Boards, Committees, & Commissions Code of Ethics Agreement** - Frelix-Hart said that staff sent out Code of Ethics Agreement for Bodies Created by City Council in the packets and need to be signed by each Commissioner, all of the Commissioners submitted signed copies.

**(e) Action / Discussion Items**

- (1) Code Enforcement Services in Apartments** - Representatives from the City of San José Code Enforcement Office, Mary Danziger and Cleon Eccles gave a presentation about “Managing Rental Property in the City of San José”. Both representatives stated that the City of San José has a responsibility to ensure all rental housing meets state standards for health and safety. In addition, Danziger mentioned that the City partnership “Project Blossom” is a free training program for owners and managers of rental property. The City of San José Code Enforcement Division and California Apartment Association, Tri-County Division developed it as a collaborative effort. She said that this training program emphasizes proper management techniques, legal issues, fair housing laws, crime prevention, tenant rights and rental mediation.
- (2) Envision San José 2040 General Plan Update** - Wayne Chen, Housing staff, gave a presentation on the City of San José Envision 2040 Plan. Chen said that the Envision 2040 Update is the current planning process for updating the General Plan. He said that this document provides the vision for the City’s future growth and development, and guides land use decisions. Chen mentions that the City Council appointed the Task Force in 2007. He said that the major Task Force accomplishments are:
  - a) City consultants performed analyses on jobs and population growth projections.
  - b) Task Force developed guidelines for land use scenarios.
  - c) Geographic location of future jobs and housing were explored.
  - d) Several land scenarios with varying amounts of jobs and housing were developed.

In addition, Wayne said that information about the Envision 2040 Update is available on the City’s website [www.sanjoseca.gov](http://www.sanjoseca.gov).

- (3) **Rental Market Update** - Joshua Howard, representative from CAA Tri-County Division, said that the rental-housing market is driven by employment figures and jobs. He said that statistics of unemployment currently in California is about 12.5%. It is based on the number of people who are collecting and filing unemployment benefits. Howard said that the average rent in the City of San José over the past year went down about 10%. The average asking rent in the City of San José at the end of 4<sup>th</sup> quarter is about \$1,400. He said that a year ago, average rent was \$1, 837, and two years ago, the average rent was \$1,783. Howard mentioned that only seven rental properties (118M value) went to foreclosure in the City of San José. In the City of San Francisco 121 rental property (631M value) went to foreclosure.
- (4) **Budget/Subcommittee Report** - Commissioner Fitzgerald provided Proposed FY 2010/11 Fee Structures for the Mediation and Arbitration Services, Rental Rights and Referrals Program (RRRP).

Commissioner Bailey made a motion to approve Budget/Subcommittee report. Commissioner Wagner seconded the motion. The motion passed (5:0).

- (5) **ACR Work Plan for 2010** - The Commission agreed that the work plan schedule should include the following:
- Budget Update

(f) **Open Forum**  
None.

(g) **Adjournment**  
The meeting was adjourned at 7:10 p.m.