

**ADVISORY COMMISSION ON RENTS**  
**MINUTES OF THE MEETING AT 5:30PM**  
**JULY 17, 2008**

<b>MEMBERS PRESENT:</b>	Steven Wincor	Chair
	James Bojorquez	Vice Chair
	Sandra Adams	Commissioner
	Victoria Peters	Commissioner
<b>STAFF:</b>	Vivian Frelix-Hart	City Staff
	Mark DeCastro	City Attorney
	Ramo Pinjic	City staff
<b>MEMBERS ABSENT:</b>	None	
<b>GUESTS:</b>	Larry Hull	Former Member of the Advisory Commission on Rents (ACR)

**MEETING**

**1. Call to Order/Orders of the Day**

Chair Steven Wincor called the meeting to order at 5:30 p.m.

**2. Introductions**

Commissioners, staff, and guests introduced themselves.

**3. Announcements**

None.

**4. Approval of the January 17, 2008 Minutes**

A motion to approve the minutes of January 17, 2008, was made by Commissioner Adams. Commissioner Peters seconded the motion. The motion was carried (4-0).

**5. Approval of the April 2, 2008 Minutes (Budget Subcommittee Meeting)**

A motion to approve the Budget Subcommittee minutes of April 2, 2008, was made by Commissioner Adams. Commissioner Bojorquez seconded the motion. The motion was carried (4-0).

**6. Reports**

*Quarterly Report*

Pinjic provided a summary of the staff reports for the fourth quarter FY 07/08. Pinjic said that currently properties in the Santee Community in the City of San José are facing foreclosure.

In addition, Pinjic mentioned that 66 petitions were filed regarding rent increase, health and safety, and eviction notices with the Rental Rights and Referrals Program (RRRP). For the next Advisory Commission on Rents (ACR) meeting, staff will provide a 5-year case log report.

#### *Real Facts Report*

The RRRP staff stated that the Real Facts Report is not available at this time, an update will be available on September 20, 2008 for the next meeting.

#### *Legislative Report*

Vivian Frelix-Hart mentioned that Melissa Whatley is unable to participate in this meeting due to maternity leave.

#### *Litigation and Legal Report*

The City Attorney, Mark DeCastro, stated that there is nothing new to report.

### **7. Action/Discussion Items**

#### *Joint Commission Debrief and Final Report*

Vivian Frelix-Hart, Housing Department staff, said that she wrote a letter to Leslye Krutko, Director of Housing regarding the status of the Commissions. In the letter her recommendation is that the Commissions should stay separate. She said that new members should be added to the Mobilehome Advisory Commission (MAC), and that the scope of services should be expanded for ACR. Leslye Krutko, Director of Housing sent the recommendations to the Review Committee that is studying Boards and Commissions.

Wincor mentioned that he could not open the City Clerk's Office website and that it should be always available for recruitment for all interested applicants who are willing to serve on a Commission.

Frelix-Hart suggested the Commissioners should submit a letter to the Director of Housing, Leslye Krutko, with the Commission recommendations on the problem and how they could better serve the community.

Wincor will submit the letter to the RRRP staff and staff will forward the letter to Leslye Krutko, Director of Housing for review.

#### *SB 343 New Brown Act Requirements*

Pinjic mentioned that SB 343, dealing with the notification section of the Brown Act, requires that all public records be available and distributed 72 hours before the meeting.

### *Renters Insurance Campaign Update*

Pinjic said that notifying the Public about renters insurance is a priority for staff, and that the Housing Department will continue to promote renters insurance to the public to educate residents. Pinjic mentioned that the partnership between the City of San José's Housing Department and the California Apartment Association (CAA) is an excellent opportunity for promoting renters insurance.

Commissioner Adams agreed to arrange a staff presentation for the landlords and property managers regarding rent control in the City of San José.

### *Discussion of fall retreat*

The Commissioners agreed to hold the retreat at the Almaden Community Center. Staff will choose the dates for holding the retreat. Wincor requested that staff from the City Clerk's Office should be invited to the retreat for a discussion on recruitment asked staff to request that the City Clerk's Office invite potential candidates to be guest at the retreat.

### *Work Plan Schedule for FY 2007/08*

Chair Wincor said that the work plan schedule should include the following:

- Vivian's Letter to Leslye Krutko, Director of Housing
- City Clerk's Office Representative
- New Housing Development Project
- Rental Insurance Update
- Website Status/Posting
- Update on Legislation
- Update on Legal Report
- Recruitment Final Letter

### **8. Public Comments**

None.

### **9. Adjournment -** The meeting was adjourned at 6:32 p.m.