

ADVISORY COMMISSION ON RENTS (ACR)

MINUTES OF THE RETREAT MEETING AT 9:04 AM

SEPTEMBER 20, 2008

MEMBERS PRESENT: Steven Wincor Commissioner
James Bojorquez Commissioner
Sandra Adams Commissioner
Victoria Peters Commissioner

STAFF: Mark DeCastro City Attorney's Office
Nora Pimentel City Clerk's Office
Leslye Krutko Director of Housing
Jacky Morales-Ferrand Director Assistant Housing
Vivian Frelix-Hart Housing
Alejandra Herrera Housing
Ramo Pinjic Housing
Fernandez Gloria Housing

MEMBERS ABSENT: None

GUESTS: Lauren Sutherland Councilmember Nora Campos Office
Joshua Howard California Apartment Association
Hassan Khan ACR - Applicant

LOCATION: Almaden Community Center

AGENDA ITEM

- (a) **Call to Order**
The meeting was called to order at 9:04 a.m.
- (b) **Orders of the Day**
None.
- (c) **Introduction**
Commissioners, guests, and staff introduced themselves.
- (d) **Announcements**
Vivian Frelix-Hart announced that the City Clerk's Office invited all applicants to attend the retreat. Frelix-Hart announced that Gloria Fernandez is now with the Rental Rights and Referrals Program replacing Fina Lefevre (RRRP). Frelix-Hart mentioned that the Project Homeless Connect event is scheduled for November 21, 2008 at the Convention Center.

(e) Approval of the July 17, 2008 Minutes

A motion to approve the minutes was made by Adams. Peters seconded the motion. The motion passed (4-0).

(f) Reports

- (1) Real Facts Report** - The ACR reviewed the Real Facts Report.
- (2) 5- Year Petition/Case Log Report** - The ACR reviewed the 5- Year Petition/Case Log Report.
- (3) Legal Report** - City Attorney, Mark DeCastro, mentioned that there is a current case with a no cause notice.
- (4) Legislative Report** - Alejandra Herrera provided an update on Rent Legislation / California State Legislature 2007-08 Session.

(g) Action / Discussion Items

- (1) Report Councilmember Nora Campos Office** - Lauren Sutherland, liaison from Councilmember Nora Campos Office, introduced herself to the Commission.
- (2) Housing Department Update** - Leslye Krutko, Director of Housing, updated the Commission on the following: a) One Stop Homeless Prevention and Service Centers; b) Open Hospital for Homelessness; c) 2-Yr Shallow Subsidy Program; d) AB 3221 Federal Bill (Foreclosures); e) How the Economy Impacts Business; f) City Clerk's Office/ACR Applicants; g) Role of the Commission; h) Scope of the ACR, and i) ACR Workplan.
- (3) Affordable Housing New Development** - Jacky Morales-Ferrand introduced herself to the Commission and mentioned that she will provide an affordable housing new development report for the next ACR meeting.
- (4) Local Market** - Joshua Howard, California Apartment Association (CAA) representative, provided an update on the rental housing market, construction costs, foreclosures, gas prices, and current apartment vacancies.
- (5) ACR Applicants** - Nora Pimentel from the City's Clerk Office provided information regarding the status of the ACR applicants. She mentioned that most applications will be reviewed and, applicants will be interviewed by the Project Diversity Screening Committee.
- (6) Recruitment for Commission Members** - Frelix-Hart mentioned that the City Clerk's Office has received three applications for the ACR, and Housing Department staff have invited the applicants to the retreat. In addition, Frelix-Hart asked the Commission to get involved in the recruitment of new applicants.

- (7) **Renters Insurance** - Pinjic said that the Housing Department made huge progress in the development of the Renters' Insurance Campaign. 6,500 of the Renters' Insurance brochures were mailed out to landlords citywide.
- (8) **Workplan Schedule for FY 2008/09** - The ACR reviewed the workplan for 2008. Wincor mentioned that the ACR will discuss future agenda items for 2009 at the regular meeting in November 2008.

It was suggested that the Commission hear a presentation from Housing Department staff regarding affordable housing, new developments and the housing element.

Frelix-Hart mentioned that Program staff will invite Councilmember Nora Campos to the November ACR meeting. The ACR will need to provide a semi-annual report to the Director of Housing before the end of the year.

- (h) **Open Forum** - No public comment.
- (i) **Adjournment** - The meeting was adjourned at 11:34 a.m.