

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

MEMBERS PRESENT:	Steven Wincor	Chair
	James Bojorquez	Vice Chair
	Sandra Adams	Commissioner
	Victoria Peters	Commissioner
STAFF:	Karen Wing	City Staff
	Mark DeCastro	City Attorney
	Ramo Pinjic	City staff
MEMBERS ABSENT:	None	
GUESTS:	Joshua Howard	Tri-County Apartment Association (TCAA)
	Michael Abney	City Manager's Office Staff

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 November 15, 2007 Minutes

A motion to approve the minutes of November 15, 2007, was made by Commissioner Peters. Commissioner Adams seconded the motion. The motion was carried (4-0).

5. Reports

Quarterly Report

Karen Wing provided a summary of the staff reports for the second quarter FY 07/08. She said that currently the City of San José does not experiencing a severe rental housing shortage, the vacancy rate for market rate apartment complexes in the City of San José is 3.3 %. The 120-day no cause notices requirement changed to 90-day no cause notices. The notice was published in the San José Mercury News.

In addition, she mentioned that Advisory Commission on Rents (ACR) currently have three vacancies, two tenant positions and one landlord position.

City Attorney, Mark DeCastro said that the City Clerk's Office is accepting applications for appointments to the ACR. Mark said that there is one tenant applicant who resides in a mobilehome. Applicants' living in a mobilehome is specifically excluded from applying for the ACR according to the ordinance.

Wing mentioned that there is one vacancy on mobilehome Commission "Neutral" position. Also she said that the rental dispute fee for mobilehome remain \$6.26 for FY 2007/08.

Real Facts Report

The Rental Rights and Referrals Program staff stated that the Real Facts Report is not available at this time, a update will be available on March 20, 2008 for ACR meeting.

Litigation and Legal Report

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

6. Action/Discussion Items

Commission Cost Analysis

Michael Abney, City Manager's Office staff, said that the purpose of the Commission is to make recommendations to the City Council regarding rules and regulations of the Rental Dispute Mediation and Arbitration Hearing Process. Make recommendations to the City Council regarding changes in the rent control ordinance Chapter 17.23. Abney said that the Commission consists of seven members. He said that the Commission report to the City Councilmember liaison and the liaison reports to the Mayor and City Council. Abney presented the estimated annual cost for the ACR. The estimated cost was based on staff cost with direct responsibilities and non-personal cost including mailing and copying absorbed by the Housing Department.

Chair Wincor made comments about the data plan and staff support to the ACR. Abney said that eventually the plan will go to City Service Area (CSA) to review all the boards and commissions and the scope of each to determine if this is correct.

Wing describes the function of the City Service Area's (CSA) involvement. She said that approximately 18 departments are linked together into groups that have functions that support one-another in the City's service area and those Cities's services area work together to plan the budget and other services.

Advisory Commission on Rents (ACR) Applicants and Vacancies

Chair Wincor said that Councilmember Nora Campos representative should speak with City Clerk's Office about the current status of the ACR. Chair Wincor also mentioned that Program staff should provide information on outreach and the ACR involvement with the Program. All interested applicants should be referred to the City Clerk's Office.

Renters Insurance Campaign Update

Joshua Howard from Tri-County Apartment Association (TCAA) said that the complete update on renter's insurance should be provided for the next ACR meeting March 20, 2008. He said that TCAA will continue to promote renters insurance to their members to educate residents.

Scope and Name Change

The chair mentioned that he is willing to discuss the idea of a change in Commission name and scope with Councilmember Campos Office staff and program staff. In addition, he said that he will plan to hold a meeting with Councilmember Nora Campos.

Work Plan Schedule for FY 2007/08

Chair Wincor said that the March 20, 2008, ACR agenda should include the following:

- Budget Update
- New Affordable Housing Units for Teachers
- Scope and Name Change
- Rental Insurance Update
- Rental Guaranty Program
- Plan for Transportation Corridor

7. Public Comments

None.

8. Adjournment - The meeting was adjourned at 7:05 p.m.