

PANEL MEMBERS

Sandeep Singh, Chair: Neutral Party Representative
Michael Pineschi, Vice-Chair: Tenant Representative
Elena Lieberman: Landlord Representative
Frances Pyne: Neutral Party Alternate
Betty Gabaldon: Tenant Alternate
Jason McClough: Landlord Alternate



Civic Center
1950 Parkside Drive
Concord, CA 94519
www.cityofconcord.org

**ANNOTATED AGENDA
SPECIAL MEETING
HEARING BY THE
RESIDENTIAL RENT
REVIEW PANEL**

Wednesday,
September 12, 2018

1:00 p.m.

Permit Center
Conference Room,
Wing D
1950 Parkside Drive

ROLL CALL: All present with the exception of Michael Pineschi, Vice-Chair – Tenant Representative, who has an excused absence.

Sandeep Singh, Chair – Neutral Party Representative
Elena Lieberman – Landlord Representative
Frances Pyne- Neutral Party Representative (Alternate)
Betty Gabaldon- Tenant Representative (Alternate)
Jason McClough- Landlord Representative (Alternate)

STAFF PRESENT: Brenda Kain, Housing Manager; Sophia Sidhu, Housing Program Analyst; Margaret Kotzebue, Senior Assistant City Attorney;

PUBLIC COMMENT PERIOD

(The public may speak on any item within the jurisdiction of the Community Services Commission not listed on this agenda. Approximately 15 minutes is allocated for the Public Comment Period, and each speaker will be allowed approximately 3 minutes.)

Bob Lane- Raise the Roof Coalition: Voiced the need for tenant protection and rent ordinances to help keep Concord residents from experiencing large rent increases and displacement.

Nicole Zapata- East Bay Alliance for a Sustainable Economy (EBASE): Further expressed need for stronger rent ordinance and tenant protection laws than what the City currently has in place.

1) HEARING

Tenant: Cindy Izquierdo, 1894 1/2 N 5th Street, Concord
Landlord: Som Swamy

The panel heard testimony from the tenant and from a witness who is a tenant in the same complex. The tenant provided testimony and documentation of the repairs needed to her unit and in the complex at large. Referring to the fair market rate rental comparables provided by the landlord, the tenant compared the difference in amenities and upgrades available in her unit/complex versus those available at the properties charging \$1,800 per month in rent.

Following the tenant, the panel heard testimony from the landlord who referred to the fair market rate apartment rental comparables. He stated that although the tenant does not have some of the amenities stated in the comparables, the unit is a stand-alone dwelling with two large yards. The landlord referenced his experience as an appraiser, contractor and long-term landlord.

Public comment was received from George Fulmore of Monument Dems, Krisi Laughlin of Raise the Roof Coalition, Nicole Zapata of EBASE, and Jason McClough, who spoke as a member of the public. Each expressed their reasons and concerns regarding why the 33% rent increase was unjustified and stated a figure ranging from zero to twelve percent for what they believed was a fair increase amount.

Following public comment, the panel discussed the testimony presented by the tenant and the landlord. They considered the current condition and amenities offered in the unit/complex versus at other complexes changing the requested rent increase. They further took into account that this unit was a stand-alone unit.

Panel Determination

After deliberation, the Panel determined that an increase of 12%, or \$1,500 per month, would be fair and should include replacing the carpet in the apartment. It should also include an annual inspection of the units and complex (Motion- Lieberman; Second- Singh; **Motion Passed:** Yes-3, No-0, Absent-0, Abstention-0).

The tenant (Ms. Izquierdo) and landlord (Mr. Som Swamy) acknowledged and agreed with the Panel's decision.

2) ANNOUNCEMENTS- No Announcements

3) ADJOURNMENT at 3:15 P.M. (Motion- Singh; Second- Lieberman; **Motion Passed:** Yes-3, No-0, Absent-0, Abstention-0).

Correspondence received that constitutes a public record under the Public Records Act concerning any matter on this agenda is available for inspection during normal business hours by contacting the Community Services Program Manager's office at 1950 Parkside Drive, Building A, Concord, CA.

In accordance with the Americans With Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact Mario Camorongan, ADA Coordinator, (925) 671-3021, at least five days in advance of the meeting. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

ALL HCV PROGRAM PARTICIPANTS IMPORTANT PROGRAM INFORMATION



Attachment to Rent Adjustment Letter

Tenant Number:

Head of Household Name:

The Housing Authority will apply the Payment Standard below at your annual recertification. This new Payment Standard will be used to calculate both tenant rent responsibility and owner Housing Assistance Payments (HAP) in compliance with HUD's voucher calculation methodology.

EFFECTIVE DATE: October 1, 2017

YARDI - TABLE 6

SECTION 1: NEW PAYMENT STANDARD

EAST COUNTY - Antioch, Bay Point, Bethel Island, Brentwood, Byron, Discovery Bay, Knightsen, Oakley

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
PS	\$1,435	\$1,723	\$2,173	\$3,017	\$3,552	\$4,085	\$4,617	\$5,150
% of FMR	93.18%	92.88%	93.30%	93.72%	90.02%	90.02%	90%	90%

EFFECTIVE DATE: October 1, 2017

YARDI - TABLE 8

All Other Cities Except Pittsburg and Richmond:

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
PS	\$1,578	\$1,895	\$2,390	\$3,318	\$3,824	\$4,398	\$4,972	\$5,546
% of FMR	102.47%	102.16%	102.62%	103.08%	96.91%	96.91%	96.92%	96.92%

SECTION 2: INCOME LIMITS EFFECTIVE 4/14/2017

Family Size (# of persons)	Extremely Low (30%) Income	Very Low (50%) Income	Low (80%) Income
01	\$21,950	\$36,550	\$56,300
02	25,050	41,750	64,350
03	28,200	46,950	72,400
04	31,300	52,150	80,400
05	33,850	56,350	86,850
06	36,350	60,500	93,300
07	38,850	64,700	99,700
08	41,350	68,850	106,150

Disclaimer: This information is provided as a courtesy of the Housing Authority of the County of Contra Costa to assist you on determining if you are eligible for housing programs within the agency. Payment Standards represent the maximum subsidy permitted not the maximum rent available. All rents are subject to Rent Reasonableness Determination. This information is subject to change without notice.