

# CITY COUNCIL COMMITTEE

## **HOUSING & ECONOMIC DEVELOPMENT**

Ron Leone, Chair  
Dan Helix, Committee Member

5:30 p.m., Monday, September 26, 2016

City Council Chamber  
1950 Parkside Drive, Concord

### **- ANNOTATED AGENDA -**

**ROLL CALL:** All present

**STAFF PRESENT:** Valerie Barone, City Manager, Victoria Walker, Community & Economic Development Director, John Montagh, Economic Development & Housing Manager, Laura Simpson, Planning Manager and Margaret Kotzebue, Special Counsel- City Attorney's Office

**MEMBERS OF THE PUBLIC WHO ADDRESSED THE COMMITTEE:** None

**PUBLIC COMMENT PERIOD:** None

1. **DISCUSSION** – Overview of Concord's Rental Housing Stock Characteristics and Preliminary Information on Rent Stabilization and Just Cause Eviction Approaches in California with a Request for Direction from the Committee. Report by John Montagh, Economic Development/Housing Manager.

**ACTION:** John Montagh and Barry Miller (Planning Consultant to the City's Community and Economic Development Department) presented the report.

Following the presentation, Committee member Helix asked for information on the following:

- Which apartments skew the rent increases shown in presentation slide 16 of presentation?
- What is the definition of Nuisance as it relates to Just Cause Eviction?
- Explain the cost associated with Alameda's rent control policies.
- Staff should review all the graphs presented and provide the charts that are most pertinent to the discussion item.

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- Why does one chart show a 4% average rent increase in Concord in 2015-2016 and another chart show an 8% increase for the same?

Chairperson Leone asked for the following:

- Provide costs associated with Just Cause Eviction policies and the length of time on average it takes to remove a tenant under this type of policies.
- Suggest ways to make the entitlement process for new multi-family projects go faster.

Members of the audience provided comments and input to the discussion. The main request was for the Committee to consider a moratorium on rent increase.

In response, Committee member Helix stated he could not support a moratorium at this time and needs more information. He recommended the City set up a "Rent Report Hotline Number" whereby a City staff person would take calls from renters and apartment owners on rent increases or tenant/landlord issues. Staff would verify authenticity of calls and collect data such as the identification of tenant and landlord, the specific issue. The data would serve to identify abusive and good landlords.

Chair Leone added that issue around rent increases is not a City of Concord problem alone but a Bay Area problem. Chair Leone added that he is not against establishing a "Hotline Number" as recommend by Committee member Helix.

The Committee directed staff to present the requested information and continue the discussion to the October Housing and Economic Development Committee regular meeting.

2. **CONSIDERATION** - Proposed Multi-family Housing Inspection Program Changes with a Request for Direction from the Committee. Report by Robert Woods, Chief Building Official.

**ACTION:** Robert Woods presented the report.

Following the presentation, Committee member Helix supported the proposed program changes, except for item 11 of the summary of changes. He requested that the 0.10FTE Chief Building Official allocation not be reduced to 0.05FTE.

Chair Leone concurred with Mr. Helix's recommendations and recommended that the proposed changes be taken to the City Council for consideration. The committee voted affirmatively to direct staff to take the proposed changes to City Council for consideration.

Members of the public provided comments and input to the discussion. Three members supported the proposed changes and one member questioned the need for properties in the self-certification process to have site inspections in each of the three years of the program cycle and needed more time to study the proposed changes.

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### 3. **ADJOURNMENT** at 8:25 p.m.

*Victoria Walker*

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Distribution: City Council  
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Victoria Walker, Community & Economic Development Director  
John Montagh, Redevelopment/Housing Manager  
Laura Simpson, Planning Manager  
Robert Woods, Chief Building Official  
Joelle Fockler, City Clerk