

COMMITTEE MEMBERS

Ron Leone, Chair
Obringer, Committee Member

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



Monday,
March 6, 2017

5:30 p.m.

Council Chamber
1950 Parkside Drive

AGENDIZED ITEMS – The public is entitled to address the City Council on items appearing on the agenda before or during the City Council’s consideration of that item. Each speaker will be limited to approximately three minutes.

1. **ROLL CALL:** Chair Ron Leone and Committee member Carlyn Obringer were present.

STAFF PRESENT: Valerie Barone, Victoria Walker, Laura Simpson, consultant Barry Miller

2. **PUBLIC COMMENT PERIOD:** None

3. **REPORTS:** Laura Simpson and Barry Miller presented a report on to the Committee on the proposed Residential Rent Review Program.

a. **Considering** – recommendations on a proposed Rent Mediation Program.
Report by Laura Simpson, Planning Manager and John Montagh, Economic Development Manager.

ACTION: Staff presented to the Committee asking for direction on the elements of a non-binding Rent Mediation Program. The report incorporated direction to staff from the HED Committee on January 30, 2017. The committee discussed what properties would be covered, that the program would be non-binding, and mediation based, and that a rent review

panel of three members-one landlord, one tenant, and one neutral (e.g. homeowner) would be formed for public hearings when mediation was unsuccessful. Staff discussed that habitability issues would be addressed through the MultiFamily Inspection Program, that had recently been enhanced with additional resources. A three-step process of Conciliation, Mediation and Rent Review Panel was proposed. A .5 FTE position to administer the program was recommended to be funded by a fee per unit per year to participating landlords. Participation for projects of 3 or more units would be mandatory in the city. Approximately ten members of the public spoke regarding the responsibility for noticing the program, how to address the “bad apples” who raise rents rapidly. Some landlords indicated that Fremont’s rent program is very successful and number of cases has dropped because the market is softening, but that 99% of the cases are resolved without a public hearing. Spanish-speaking staff was recommended for the program. Several landlords spoke regarding the requirements of the program. Theresa Karr, of the California Apartment Owners Association, indicated that the CAA was supportive of the program but that habitability should be kept as a separate issue. They agreed that people can have one or more rent increases a year as long as the combined increase was 10% or less. Anything triggering over 10% in past twelve months would allow for a request for mediation.

ADJOURNMENT at 7:50 p.m.

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Distribution: City Council
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