



City of San Leandro

Civic Center
835 East 14th Street
San Leandro, California

Minutes

Rent Review Board

Daniel Johnson, Landlord

Mia Ousley, Homeowner

Kristen Schumacher, Tenant

Thomas Silva, Landlord

Linda Spreer, Tenant

Tuesday, August 28, 2018

7:00 PM

City Council Chambers

1. ROLL CALL

Meeting called to order by Chair Silva at 7:02 p.m.

Present: 4 - Chair Silva, Johnson, Ousley, Spreer.

Absent: 0

There is a vacancy for a Tenant Representative Member.

2. PUBLIC COMMENTS

Public comments were made by the following two people: Virginia Madsen, Linda Mendonca

3. MINUTES

3.A. Draft minutes of the Meeting of May 22, 2018

Board Member Ousley requested that the minutes of the May 22, 2018 Rent Review Board be amended to show that she disagreed with Assistant City Attorney Mog's analysis that landlord representatives at Rent Review Board meetings do not need to be empowered to make decisions on their behalf. Board Member Ousley then motioned to approve the minutes of the May 22, 2018 Rent Review Board to include the aforementioned amendment. The motion was seconded by Board Member Johnson.

The motion was approved by the following vote:

Aye - 4: Chair Silva, Johnson, Ousley, Spreer

4. CORRESPONDENCE

None written or oral from Staff.

5. HEARINGS

Chair Silva took roll to confirm that the tenants and landlords were present at the hearing.

Regarding RRB2018-01:

The tenants, Vinicio Castro, Rina Castro and Hugo Cordova were not present.

The landlords, Vince Milani and Marlene Milani, were present.

Regarding RRB2018-03:

The tenants, Bobby Jones and Beverly Coleman were present.

The representative for Davis - Paul Management Group, Michelle Davis, was present.

Board Member Ousley moved that instead of dismissing RRB2018-01 immediately, that the Board switch the order of the cases and not dismiss until after RRB2018-03 is heard. The motioned was seconded by Board Member Johnson and passed by the following vote:

Aye - 3: Johnson, Ousley, Spreer

Nay - 1: Chair Silva

5.A. RRB2018-01: 999 Karol Way

At 8:23 p.m., Chair Silva dismissed RRB2018-01 because the tenants, Vinicio Castro, Rina Castro and Hugo Cordova were still not present.

5.B. RRB2018-03: 1198 Jefferson St., Apt. 401

The tenants, Bobby Jones and Beverly Coleman presented their case and answered clarifying questions.

Representative for Davis- Paul Management Group, Michelle Davis presented her case and answered clarifying questions.

In response to Chair Silva's inquiry regarding the landlord's willingness to offer a rent increase package, representative for Davis- Paul Management Group, Michelle Davis agreed that although she would adhere to the current rent increase of \$1950 in place for the period of 9/01/2018 through 8/31/2019, rent for the period of 9/01/2019 through 8/31/2020 would not exceed \$2050. Ms. Davis also agreed to a negotiated settlement for habitability items, with all items to be addressed with advance and correct notice and completed by September 24, 2018.

The Board agreed to continue the matter of RRB2018-03 until the next Rent Review Board meeting on September 25, 2018, at which time the Board will revisit the agreement in the case that the work has not been completed.

6. MISCELLANEOUS

There were no items of miscellany.

**6.A. Annual Rent Review Program Evaluation Report
for July 2016 - June 2017 and July 2017 - June 2018**

Secretary to the Rent Review Board, Sargent, explained that there were two annual reports. Due to Staff transition, the FY2016 - 2017 report was delayed.

Board Member Ousley stated that when the reports discuss tenant moves, it would be helpful to see if we can find out why.

Board Member Ousley motioned to approve the Annual Rent Review Program Evaluation Reports for both July 2016 - June 2017 and July 2017 - June 2018, seconded by Board Member Johnson.

The motion passed by the following vote:

Aye: 4 - Chair Silva, Johnson, Ousley, Spreer

7. BOARD MEMBER COMMENTS

There were no Board Member Comments.

8. STAFF COMMENTS

Secretary to the Rent Review Board, Sargent, discussed the meeting schedule for the upcoming holiday months.

It was determined that the November meeting falls the week after Thanksgiving and that there was no need to reschedule this meeting.

The regularly scheduled December meeting falls on Christmas Day, therefore this meeting will be rescheduled to December 11, 2018.

The regularly scheduled January 22, 2019 meeting might fall on the same night as the City Council meeting. Staff will research and report back on the need to reschedule or relocate this meeting.

9. ADJOURN

Chair Silva adjourned the meeting at 8:29 pm.