



City of San Leandro

City Hall
835 East 14th Street
San Leandro, California

Minutes

Rent Review Board

Reina Canale, Homeowner
Evelyn Olivera, Tenant
Mia Ousley, Landlord (Resident)
Thomas Silva, Landlord (Non-Resident)
Linda Spreer, Tenant

Tuesday, November 28, 2023

7:00 PM

City Hall, Sister Cities Gallery

1. ROLL CALL

Chair Silva called the meeting to order at 7:00 p.m.

Present: 4 - Silva, Canale, Olivera, Spreer

Absent: 1 - Ousley

City Staff: Assistant City Attorney Alex Mog, Secretary Kerri Heusler, Staff
Member Kimberly Anderson

2. MISCELLANEOUS

Election of the Chair:

Silva presented. Silva made a motion to nominate himself to continue to serve as Chair, seconded by Spreer.

There were two public comments by Marc Janowitz and Ginny Madsen.

Motion approved by the following vote:

Aye : 4 - Silva, Canale, Olivera, Spreer

Nay: 0

Abstain: 0

Absent: 1 - Ousley

Election of the Vice Chair:

Canale and Spreer presented. Olivera made a motion to nominate Spreer to serve as Vice Chair, seconded by Silva.

Motion approved by the following vote:

Aye : 3 - Silva, Olivera, Spreer

Nay: 1 - Canale

Abstain: 0

Absent: 1 - Ousley

3. PUBLIC COMMENTS

There were two public comments by Marc Janowitz and Ginny Madsen regarding tenant protections.

4. MINUTES

4.A. Draft Minutes of the Meeting of October 24, 2023

Attachments: [RRB_Draft_Minutes_2023.10.24](#)

Canale motioned and Olivera seconded.

Motion approved by the following vote:

Aye : 4 - Silva, Canale, Olivera, Spreer

Nay: 0

Abstain: 0

Absent: 1 - Ousley

5. CORRESPONDENCE

None.

6. HEARINGS

6.A. Rent Review Board Hearing Case 2023-01 (cont'd)

Attachments: [ATT A RRB Hearing Packet Case 2023-01 1055 Cecelia Ct](#)
[ATT B Tenant Photos 1055 Cecelia Ct](#)

Sherry Ramirez, Greystar Management representative, presented and answered clarifying questions.

Mog answered clarifying questions.

Carina White, Cecelia Court Apartments property manager, answered clarifying questions.

Joel Stewart, tenant, presented and answered clarifying questions.

The Board discussed the following terms in the "Terms and Conditions of Rent Increase Settlement":

- Slurry seal is budgeted and will be completed in Quarter 2 of 2024
- Property manager will host National Night Out in August 2024
- Property manager will provide written notice to residents about how to submit work requests in the next 30 days
- Property manager will contact San Leandro Police Department for Neighborhood Watch
- Landlord and tenant agreed that rent is paid in full through November 2024
- Staff will provide landlord and tenant with information on the City's Building Code Enforcement

Spreer motioned and Silva seconded to accept the proposed settlement between the Greystar representative and the tenant.

Motion approved by the following vote:

Aye : 4 - Silva, Canale, Olivera, Spreer

Nay: 0

Abstain: 0

Absent: 1 - Ousley

After the vote, Greystar representative signed the agreement. The tenant declined to sign the agreement.

7. DISCUSSION ITEMS

7.A. FY 2022-2023 Annual Review of the Rent Review Ordinance and Tenant Relocation Assistance Ordinance Programs (cont'd)

Attachments: [ATT A RRO & TRO Annual Review FY2022-2023](#)
 [ATT B Board Member Comments](#)

There was one public comment by Ginny Madsen.

The were no actions taken on this item.

8. BOARD MEMBER COMMENTS

Canale made comments about tenant protections, including the need for an actual rent cap in our ordinance, as well as the need to focus on homelessness prevention.

Olivera made comments about tenant protections including the importance of affordability, and a rent cap in our ordinance.

Silva made comments about State and Federal protections available for renters.

9. STAFF COMMENTS

Heusler made announcements about upcoming City Council items and the Housing Protections project. Staff will bring regular updates to the Board on the Housing Protections project as part of Staff Comments.

10. ADJOURN

Olivera motioned to adjourn the meeting, seconded by Canale.

Aye : 4 - Silva, Canale, Olivera, Spreer

Nay: 0

Abstain: 0

Absent: 1 - Ousley

Silva adjourned the meeting at 9:28 p.m.