



# City of San Leandro

Civic Center  
835 East 14th Street  
San Leandro, California

## Minutes

### Rent Review Board

*Daniel Johnson, Landlord*  
*Mia Ousley, Homeowner*  
*Maria Luisa Penaranda, Tenant*  
*Thomas Silva, Landlord*  
*Vacancy, Tenant*

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Tuesday, September 27, 2016

7:00 PM

City Council Chambers

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#### 1. ROLL CALL

*Meeting called to order at 7:10 p.m.*

*Present 4 - Johnson, Ousley, Penaranda, and Silva.*

#### 2. PUBLIC COMMENTS

*None.*

#### 3. MINUTES

##### 3.A. Minutes of meeting of August 23, 2016

*Motion to approve Minutes of September 27, 2016 Rent Review Board Meeting. A motion was made by Board Member Penaranda, seconded by Board Member Johnson. Minutes approved with 4 ayes (Johnson, Ousley, Penaranda, and Silva), 0 nay.*

#### 4. CORRESPONDENCE

*None.*

#### 5. HEARINGS

##### 5.A. RRB2016-06 - 13495 Bancroft Avenue #B113

*Board Chair Silva took roll to confirm that the tenant and landlord are present at the hearing.*

*Tenants David and Anna Rae were present.*

*The landlord RW Zukin was represented by Jazmine Gee, property manager, and their attorney Servando Sandoval.*

*Mr. Sandoval explained the settlement between the parties. It would be a \$100 (rather than \$255) rent increase effective October 1st, 2016. Tenants' new rent beginning October 1st, 2016 would be \$1,845. Additionally, RW Zukin has agreed to*

*make the tenants' requested repairs that have not yet been completed, including additional items that was discussed tonight. RW Zukin will coordinate with the tenants to ensure that the repairs are made in a timely fashion.*

*Mr. and Mrs. Rae confirmed that they are in agreement with the proposed settlement.*

*Board Member Silva motioned for approval of the agreed upon settlement. Board Member Johnson seconded the motion. Motion approved with 4 ayes (Johnson, Ousley, Penaranda, and Silva), 0 nay.*

*5-minute recess for staff to finalized the agreement between the tenants and landlord.*

## **6. MISCELLANEOUS**

### **6.A. Annual Rent Review Evaluation Report (July 1, 2015 - June 30, 2016)**

*Rent Review Board discussed the Annual Rent Review Evaluation Report for July 1, 2015 - June 30, 2016.*

*Rent Review Board Secretary Steve Hernandez provided a staff report on the highlights of the Annual Rent Review Evaluation Report for July 1, 2015 - June 30, 2016, specifically the increased activities in the number of inquiries as well as the number of cases heard by the Board compared to the last year's report.*

*Board Vice Chair Ousley requested clarification on how rent review board cases are mutually settled. Board Secretary Hernandez explained that cases can be settled before, at, or after a rent review board hearing.*

*Board Vice Chair Ousley commended the Board on the work the Board has done with the large volume of rent review board cases it has heard. She stated that the report reflects how effective the Board has been in settling these cases.*

*Board Vice Chair Ousley inquired how landlords are tabulated in the number of inquiries that City received during this period. Board Secretary Hernandez explained that the inquiries account for landlords and tenants who are asking about the Rent Review Ordinance, not just specifically about requesting a rent review.*

*Board Vice Chair Ousley commented that she is pleased with the changes to the Rent Review Ordinance. She believes that the changes have helped tenants in the City.*

*Board Chair Silva requested a resolution for the sincere appreciation for all the work the Rent Review Board and City staff has had to handle and the phenomenal job they have done during this period.*

*Board Vice Chair Ousley volunteered to draft the resolution which the Board can approve at its next meeting next month.*

## **7. BOARD MEMBER COMMENTS**

*None.*

## **8. STAFF COMMENTS**

*Board Secretary Hernandez announced that ECHO Housing is back on board in*

*providing tenant-landlord counseling for San Leandro as well as assistance with the administration of the Rent Review Program.*

*Board Secretary Hernandez also highlighted that the Rent Review Hearing Request forms and Response forms have been revised.*

## **9. ADJOURN**

*Meeting adjourned at 7:29 p.m.*