



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

Tuesday, February 28, 2017

7:00 PM

City Council Chambers

1. ROLL CALL

There is a vacancy for a Tenant Representative Member.

Meeting called to order at 7:01 pm.

Present 3 - Johnson, Ousley and Silva

Absent 2 - Penaranda, Sacrey

2. PUBLIC COMMENTS

Ms. Virginia Madsen requested a copy of the 2016 Rent Review Board Annual Report and respecting tenant privacy by not adding tenant names in public reports.

3. MINUTES

3.A. Minutes of meeting of October 25, 2016

Motion to approve Minutes of October 25, 2016 Rent Review Board meeting made by Vice Chair Ousley, seconded by Board Member Johnson: 3 Ayes, 0 No.

4. CORRESPONDENCE

4.A. Email from Joanie Randolph on rent in San Leandro

Secretary noted for the record the email from tenant Joanie Randolph on rent in San Leandro which was included in the Board agenda packet.

5. HEARINGS

5.A. RRB2016-25 - 2801 Marina Blvd. #3

Board Chair Silva called roll for each rent review case tonight. For RRB2-16-25, the tenants (Isamael Montano & Alma Montano) and owner (Cristina Bevilacqua, representing Croce Bevilacqua) were present. For RRB

2016-26, the tenants (Guillermo Gonzalez & Ericka Rocha) and owner (Cristina Bevilacqua) were present. Chair Silva recommended that the Board review both cases together as they were under the same owner.

Mr. Montano (RRB2016-25) noted that he received a 50% rent increase which he and his family cannot afford now. He was hoping to work it out with the owner tonight. He noted mold problems too.

Mr. Gonzalez (RRB2016-26), through translation from Mr. Montano, noted his concern with the rent increase which is a lot. His family was moved to a new unit due to mold and was told the rent would be the same price, but it has increased to \$2,000. He is able to pay \$1,500.

The owner, Ms. Bevilacqua, noted her family took over management in 2011 and found the building was \$200,000 underwater and units needed capital improvements. Her family was trying to bring the units to a better condition. Needs to recover costs or will be forced to sell. Provided 120 day notice to be fair. First time she has heard of mold in the unit noted earlier.

Mr. and Mrs. Montano and Ms. Bevilacqua accepted the following proposal:

- 1) \$1,450 rent effective May 1, 2017 until April 30, 2018.
- 2) Rent increase after April 30, 2018 is 7% or less, and no more than once per year.
- 3) Tenant to remain on a month-to-month tenancy.
- 4) Referral to Davis Street Family Resource Center and Alameda County Healthy Homes due to concern of condition of unit and adverse effects on children.
- 5) Tenant agrees to general conformance to House Rules, including no personal items in common areas and no cars parked in fire lane.
- 6) Tenant agrees to not hinder landlord's efforts to repair all mold issues in the unit.
- 7) Tenant and landlord can reach out to City to ensure settlement agreement is enforced.

Motion to approve terms of the agreement was made by Vice Chair Ousley, seconded by Board Member Johnson: 3 Ayes, 0 No.

5.B. RRB2016-26 - 2801 Marina Blvd. #1

See Item 5.A. above for summary of tenant and owner presentations.

Mr. Gonzalez/Ms. Rocha and Ms. Bevilacqua accepted the following proposal:

- 1) \$1,500 rent effective May 1, 2017 until April 30, 2018.
- 2) Rent increase after April 30, 2018 is 7% or less, and no more than once per year.
- 3) Tenant to remain on a month-to-month tenancy.
- 4) Referral to Davis Street Family Resource Center and Alameda County Healthy Homes due to concern of condition of unit and adverse effects on children.
- 5) Tenant and landlord can reach out to City to ensure settlement agreement is enforced.

Motion to approve terms of the agreement was made by Vice Chair Ousley, seconded by Board Member Johnson: 3 Ayes, 0 No.

6. MISCELLANEOUS

None.

7. BOARD MEMBER COMMENTS

Chair Silva recommended that tenant and landlord names both be included in future RRB annual reports beginning in FY16-17. Secretary Hernandez confirmed it would be done.

Vice Chair Ousley asked why the written commenter, Ms. Randolph, was not eligible for rent review with a 10% rent increase. Secretary Hernandez confirmed she did not apply.

8. STAFF COMMENTS

None.

9. ADJOURN

Meeting adjourned at 9:02 pm.