

COMMITTEE MEMBERS
Ronald E. Leone, Chair
Daniel C. Helix, Committee Member

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



Concord
ANNOTATED AGENDA
Meeting of the
Housing & Economic
Development
Committee

Monday,
October 24, 2016

5:30 p.m.

Concord Senior Center
Wisteria Room
2727 Parkside Circle

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 – all present.

STAFF PRESENT: Valerie Barone, City Manager; Victoria Walker, Director of Community & Economic Development; John Montagh, Economic Development/Housing Manager; Laura Simpson, Planning Manager; Joelle Fockler, City Clerk and Margaret Kotzebue, Senior Assistant City Attorney

2. PUBLIC COMMENT PERIOD – 30 speakers addressed the Committee with 20 advocating for tenant rent control protections, 9 against and one noncommittal.

Those who addressed the Committee include: Bob Lane, Pleasanton; Nati Flores, Monument Impact; George Fulmore, Concord; John DeSousa, Danville; Rev. Richard Mangini, Concord; Mariana Moore, Richmond; Arthur Well, Piedmont; Judy Weil, Danville; Kristi Laughlin, ERASE; Nancy Crawford, Martinez; Jorana Fajardo, Concord; Melody Weintraub, Lafayette; Evangenina Mimila, Concord; Blaine Carter, Concord; Margaret Hanlon-Gradie, Martinez; Janet Kinney, Pittsburg; Greg Colley, Concord; Theresa Brophy, Concord; Delores Loague, Concord; Olivia Rivera and Martha Potts, Central County

Regional Group; Sreenivas Ramireddy, Danville; Glen Zamanian; John Nunes, Concord; Cindy Molander, Concord; Theresa Karr, Pleasant Hill; Betty Gabaldon, Concord; Eduardo Torres, Bay Point; Rhea Laughlin, First 5 Contra Costa; Yolanda Negrete, Concord; Joe Partansky, Concord

3. REPORTS

- a. UPDATE – Response to Housing and Economic Development Committee Inquiries on Potential Approaches to Rent Stabilization and Tenant Protection, with a Request for Direction from the Committee. Report by John Montagh, Economic Development and Housing Manager.

ACTION: Committee member Helix started the item by providing his initial input on the Rent Stabilization topic. In particular, Committee Member Helix presented his proposal for establishing a renters' telephone hotline and a web site for tenants to provide information concerning rent increases. The hotline/web site would allow the City to compile actual data on rent increases for apartments built prior to 1995 with the following number of units: 5 to 12, 13-24, 25-59 and 60 plus units. The City would collect data such as the date, amount of previous two rent increases, and each subsequent rent increase(s). This would allow the City to calculate the amount and percentage rent increase a renter is facing. Data would be provided by landlord/property owners, tenants or both. The tenant's name would be confidential and not releasable to the public. The information collected would allow the City to collect the facts and understand the issue in order to take appropriate steps. The City would publicize the hotline through public outreach and advocacy groups. The City's multifamily property data base or County Assessor data base could be used to tie the data collected from the hotline number.

Committee member Helix briefly discussed the potential for a moratorium. He stated that the City needs to make certain findings to pass a moratorium such as an immediate threat to public safety, welfare and health and no other reasonable actions to address the matter. He also stated that four out of the five Councilmembers need to vote in favor of the moratorium for it to pass. He further stated that the State makes it difficult for cities to pass such moratoriums.

John Montagh then provided an overview of the information presented in the staff report.

After public testimony, Council member Leone presented his input on the matter. Mr. Leone stated that the Council needs to understand both the

renter's and property owner's perspective on this difficult item. He understands there is a housing crisis and that the increase in housing cost is not a City/Concord problem alone but is a regional and State issue. He stated his concern about discouraging development or discouraging property owners in making improvements/investments in their properties. Chair Leone pointed out that the City has recently taken steps to increase and preserve affordable housing in Concord.

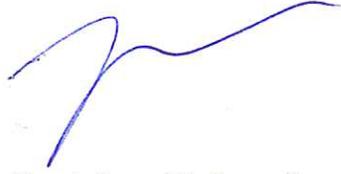
Chair Leone then stated his support of establishing a renters' hotline. He also presented his proposal to create a tenant/landlord mediation board (Board) that would have certain guidelines in place such as assessing landlords a fee to pay for the program and that property owners would be required to be responsive to the Board. The proposed Board would be made up of five members (two renters; two landlords and one at-large neutral party). The Board's ruling would not be binding but would be made public to resolve matters between landlord and renters. Reasons for Appeals would include more than one rent increase per year; rent increases without 60 day written notice; and, for renovations that require termination of tenant's lease, longer/reasonable written notices to tenants. He emphasized that rent increases should be reasonable; renters should be informed about property improvements in a timely basis; landlords should consider special consideration for hardships cases; there should be reasonable notice to vacate and the landlord should make needed repairs upon request.

Chair Leone felt his Mediation Board recommendation was an appropriate measure for the City to start to address the unfair increase rents and to address tenant/landlord matters. He concluded by stating that after some period of time, the City could evaluate that program and see if other steps are needed.

Committee member Helix did not object to Chair Leone's proposed mediation board. He then amended his proposal by eliminating the 5 to 12 unit category for the hotline. He then stated his support for a moratorium of rental increase over 3 percent to coincide with the hotline proposal and that the Council should discuss some condition for rent stabilization in a use permit for new construction. With regards to Just Cause Eviction, he stated that he did not like the use of the word "nuisance" because the definition is too vague.

Chair Leone concluded the discussion by stating that he had not decided on a moratorium but would go along with bringing this matter to Council for discussion.

4. ADJOURNMENT – at 8 p.m.



ADA NOTICE AND HEARING IMPAIRED PROVISIONS

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the City of Concord to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require a copy of a public hearing notice, or an agenda and/or agenda packet in an appropriate alternative format; or if you require other accommodation, please contact the ADA Coordinator at (925) 671-3021, at least five days in advance of the hearing. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Distribution: City Council
Valerie Barone, City Manager
Susanne Brown, City Attorney
Victoria Walker, Community & Economic Development Director
John Montagh, Redevelopment/Housing Manager
Laura Simpson, Planning Manager
Joelle Fockler, City Clerk