

COMMITTEE MEMBERS
Ronald E. Leone, Chair
Carlyn S. Obringer, Member

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



**Annotated Agenda
Special Meeting of the
Housing & Economic
Development
Committee**

Monday, January 30, 2017

5:30 p.m.

City Council Chamber
1950 Parkside Drive

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** – The meeting was called to order at 5:33 pm. Council member Ron Leone and Council member Carlyn Obringer were present.

STAFF PRESENT: Valerie Barone, City Manager; Laura Simpson, Planning Manager; John Montagh, Economic Development/Housing Manager, consultant Barry Miller

2. **PUBLIC COMMENT PERIOD** – None

3. **REPORTS**

- a. **Providing** – information on establishment of a new non-binding rent review and/or mediation program in Concord and a comparison of other similar programs in the Bay Area. **Report by Laura Simpson, Planning Manager, and John Montagh, Economic Development and Housing Manager. Presentation was made by consultant Barry Miller.**

ACTION: After the presentation, the Committee members asked questions regarding the rental reporting line and what time frame was being reported for rent increases. Staff did not have the specific information available at the meeting but would provide requested information in the future. Staff indicated that the intended timeframe for capturing rent increases was for the past twelve month period. Council member Obringer also mentioned that Accessory Dwelling Units were being encouraged by the

state and an ordinance was being drafted by staff to encourage additional rental housing. A question was asked regarding the cost of providing mediation services as compared to Rent Review Board, which requires ongoing staffing, and whether mediation could be made public. Some questions were asked about the average rent in Concord, shown as \$1,738, and what that comprised. Staff indicated it was the average monthly rent for one-bedroom and two-bedroom units, primarily in larger rental complexes in the City. One e-mail and one letter were benched.

Twelve speakers spoke during public comment. Some spoke in opposition to a rent review board, including Edwardo Torres of Tenants Together, indicating that it was not successful in protecting tenants from large rent increases. Some landlords spoke in favor of mediation, including Theresa Karr of the California Apartment Owners Association. One landlord indicated that there must be anti-retaliation policies in place with mediation. Several indicated that there was a shortage of housing supply and a very low vacancy rate which was driving up rents. One former resident moved out of the city after her rent increased over 100%.

The Committee then provided feedback on 5 main areas:

Rent Review Board vs. Mediation: The Committee preferred contracting with an agency such as ECHO Housing, to provide mediation services, rather than a rent review board. They felt that if an agreement could not be reached in private mediation, a public hearing could then be held with a hearing officer to establish an agreement, however, the agreement would remain non-binding.

Types of Units to Be Included: The Committee agreed that to include most rentals in the City, they would recommend all projects of 3 units or more to participate in the mandatory mediation program.

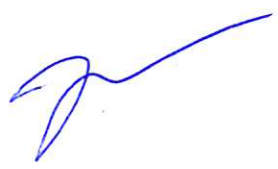
Threshold for Review: Both Committee members agreed that rent increases could be allowed by landlords once every 12 months in an amount of 10%. If it exceeded that number or amount, a tenant would be eligible to request mediation.

Funding: The Committee agreed that all landlords of 3 or more units would be charged an annual fee per unit to fund the program.

Program Elements: The committee felt that a 60 day notice to tenants which included their right to request mediation was consistent with state law. They indicated the state had anti-retaliation laws in place that would apply in Concord. There would be a 21-day window to request mediation, and a 10-day response period for the landlord.

The Committee directed staff to draft the program and bring it back to the HED Committee in February in a special meeting, prior to it being taken before the City Council.

4. **ADJOURNMENT** at 6:50 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
Joelle Fockler, City Clerk
Justin Ezell, Director of Public Works
Victoria Walker, Director of Community & Economic Development

