

1. Agenda

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**CITY OF CONCORD
ORIENTATION MEETING OF THE
RESIDENTIAL RENT REVIEW PANEL**

**4:00 PM, MONDAY, May 7, 2018
PERMIT CENTER CONFERENCE ROOM
1950 Parkside Drive, Concord, CA 94519**

ROLL CALL

Sandeep Singh, Chair: Neutral Party Representative
Michael Pineschi, Vice-Chair: Tenant Representative
Elena Lieberman: Landlord Representative
Frances Pyne: Neutral Party Alternate
Betty Gabaldon: Tenant Alternate
Jason McClough: Landlord Alternate

PUBLIC COMMENT PERIOD

(The public may speak on any item within the jurisdiction of the Community Services Commission not listed on this agenda. Approximately 15 minutes is allocated for the Public Comment Period, and each speaker will be allowed approximately 3 minutes.)

1) INTRODUCTIONS

2) PANEL ORIENTATION

3) ANNOUNCEMENTS

4) ADJOURNMENT

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PANEL MEMBERS

Sandeep Singh, Chair (Neutral Party Representative)
Michael Pineschi, Vice Chair (Tenant Representative)
Elena Lieberman (Landlord Representative)
Frances Pyne (Neutral Party Alternate)
Betty Gabaldon (Tenant Alternate)
Jason McClough (Landlord Alternate)

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



ANNOTATED AGENDA REGULAR MEETING ORIENTATION RESIDENTIAL RENT REVIEW PANEL

Monday,
May 7, 2018

4:00 p.m.

Permit Center Conference
Room, Wing D
1950 Parkside Drive

ROLL CALL

Sandeep Singh, Chair – Neutral Party Representative- *excused*
Michael Pineschi, Vice Chair – Tenant Representative- *excused*
Elena Lieberman – Landlord Representative- *unexcused*
Frances Pyne – Neutral Party Representative (Alternate) and Acting Chair- *present*
Betty Gabaldon- Tenant Representative (Alternate)- *present*
Jason McClough- Landlord Representative (Alternate)- *present*

STAFF PRESENT: Brenda Kain, Housing Manager; Sophia Sidhu, Housing Program Analyst; Margaret Kotzebue, Senior Assistant City Attorney

PUBLIC COMMENT PERIOD

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George Fulmore- commented that if a Panel Member is unable to attend the Residential Rent Review Panel meetings, they should resign. He also commented on how he would like to see a report from ECHO Housing that informs the public on the effectiveness of the Residential Rent Review Program (Program). He mentioned how ECHO Housing should attend a Residential Rent Review Panel meeting to provide a status check to the public. He then commented on how there is a need for greater outreach for the Program since not all tenants are aware of it and taking advantage of it. He also mentioned how landlords should be required to provide their Schedule E tax form so that the public is aware of the income being generated from tenants. Lastly, George mentioned how the Residential Rent Review Panel should meet regularly, whether or not there is a hearing scheduled, so that the public is able to understand and stay informed on the effectiveness of the Program.

Kenji Yamada- wanted to inform the City that Vintage Brook, a senior affordable housing

community, was receiving large rent increases and that the City may want to look into this community. He also asked if the Residential Rent Review documents were available in any other language aside from English and Spanish. He mentioned how Vintage Brook had a large Korean and Russian population and that City may need to provide documents available in those languages as well.

1) INTRODUCTIONS

Panel, staff, and members of the public introduced themselves

2) PANEL ORIENTATION

Sidhu and Kotzebue reviewed the Power Point presentation.

3) ANNOUNCEMENTS- Sidhu mentioned how currently there are no mediation meetings scheduled for the Program, and the City, therefore, does not anticipate a regularly scheduled Residential Rent Review Panel meeting for the month of June. Sidhu mentioned she would be sure to inform the Panel if the June meeting is canceled or if a hearing does become necessary during the regularly scheduled Residential Rent Review Panel meeting in June.

Kain announced how the Residential Rent Review Panel is appointed as a fact-finding panel for when a hearing becomes necessary. The Panel will not meet if there is no hearing scheduled for the Residential Rent Review Program.

Lastly, Sidhu mentioned how there is extensive outreach planned for the Residential Rent Review Program for the Concord community in the month of June 2018.

4) ADJOURNMENT at 5:02 P.M. (Motion- McClough; Second- Gabaldon; Motion Passed: Yes-3, No-0, Absent-3, Abstention-0).

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