



Memorandum

TO: RULES AND OPEN
GOVERNMENT COMMITTEE

FROM: Leslye Corsiglia

**SUBJECT: ADVISORY COMMISSION
ON RENTS (ACR) FY 2012-13
WORKPLAN**

DATE: July 17, 2012

Approved

Date

7/21/12

RECOMMENDATION

It is recommended that the Rules and Open Government Committee approve the Advisory Commission on Rents (ACR) workplan for FY 2012-2013.

OUTCOME

With the acceptance of these priorities for FY 2012-13, the ACR can discuss and work on specific issues to study, review, evaluate, and make recommendations to the City Council and the Department of Housing regarding the City's Rental Rights and Referrals Program (RRRP).

BACKGROUND

The ACR oversees the operation of the Rental Rights and Referrals Program's mediation and arbitration process as set forth in Section 2.08.200 of the San José Municipal Code. The Commission recommends to the City Council any changes and/or amendments which may be deemed necessary to insure the successful operation and administration of Rental Rights and Referrals Program Mediation and Arbitration, Section 17.23 of the San José Municipal Code. The Commission may also make recommendations to the City Council and Administration regarding the staffing and funding necessary to operate and maintain the rental dispute mediation and arbitration hearing process.

The full ACR meets on a quarterly basis, while its Joint Budget Adhoc Committee, with the Mobilehome Advisory Commission, meets annually.

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ANALYSIS

At its October 22, 2011 retreat the ACR developed its workplan for the 18-month period January 1, 2012 – June 30, 2013 in conjunction with Housing Department staff. On January 4, 2012, the Rules Committee reviewed the 18-month ACR workplan but voted to approve just the first six months of the workplan (January 1, 2012 – June 30, 2012) due to the expected consolidated of some City Commissions. However, in order to allow ACR's work to continue while the changes to the Commissions are finalized, it is recommended that the Rules Committee approve the attached FY 2012-2013 workplan.

/s/

LESLYE CORSIGLIA

Director of Housing

For more information call Leslye Corsiglia, Director of Housing, at (408) 535-3851.

Attachment – Advisory Commission on Rents Workplan for FY 2012-13

ADVISORY COMMISSION ON RENTS (ACR)
WORKPLAN for FY 2012-13

Objective for FY 2012-13	Actions	Timeframe
Update on Program Activities	- Quarterly Report.	July – 2012
Redevelopment Update	- Presentation.	July – 2012
Property Owner Presentation	- Presentation on top 3 challenges property owners are facing in today's market.	July – 2012
Tenant Organization Presentation	- Presentation on top 3 tenant concerns in today's market.	July – 2012
Plumbing and Electrical Issues	- Presentation by Code Enforcement.	July – 2012
Update on Program Activities	- Quarterly Report.	Nov. – 2012
Affordable Housing	- The Anatomy of Affordable Housing Financing.	Nov. – 2012
General Plan 2040	- Update including demographic projections and transportation needs.	Nov. – 2012
Rental Housing Database	- Presentation CAA Tri County.	Nov. – 2012
Update on Program Activities	- Quarterly Report.	Jan. – 2013
Legislation and Case Law	- Presentation on updates of any pertinent legislation and case law.	Jan. – 2013
Housing Development	- Overview of San José's housing market including current and future inventories for affordable and market rate housing.	Jan. – 2013
Nominations	- Budget Subcommittee.	Jan. – 2013
Consider Retreat Agenda Place and Date	- Combine with regular meeting.	Jan. – 2013
Update on Program Activities	- Quarterly Report.	April – 2013
Inclusionary Housing Basics	- Presentation.	April – 2013
Mediation Hearings	- Presentation on mediation process and example scenarios.	April – 2013
Foreclosure Update	- Statistics on properties and short sale.	April – 2013
Nominations	- Chair/Vice Chair.	April – 2013
Annual Retreat	- Create 12 month workplan.	April – 2013
Other	- Presentations and discussion items as needed.	TBD
Note:	Items may be continued or deferred if needed.	