CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

RENTAL RIGHTS AND REFERRALS PROGRAM
ANNUAL BUDGET SUB-COMMITTEE MEETING

City of San José, Housing
200 EAST SANTA CLARA STREET
SAN JOSE, CA 95113-1905

AGENDA
Wednesday, March 27, 2013

4:00 pm **Room T-550 (Tower, 5th floor)**

(a) Call to Order/Orders of the Day

(b) Introductions

(c) Discussion/Action Items

(1) Review and discuss the Rental Rights and Referral (RRR) Program Budget
(2) Review and discuss the proposed FY 2013/2014 Fee Analysis Structures provided by the Rental Rights & Referrals Program
  (a) Mediation and Arbitration for Apartment Rent Control – increase from $6.50 to $7.50
  (b) Arbitration for Mobilehome Rent Control – increase from $16.00 to $17.00
  (c) Mediation for Non-Rent Control – remain at $1.00 unit

(d) Adjourn

NOTE: If you have any questions, please contact Theresa Ramos, Housing Department at (408) 975-4475.

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting; please call 408-975-4480 or 408-808-2130 (TTY) at least three business days before the meeting.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City of San Jose, City Hall, Housing Department, 200 E. Santa Clara Street, 12th Floor, San Jose, CA 95113-1905, at the same time that the public records are distributed or made available to the legislative body.

Entrance to City Hall after 5:00pm: 1) from the City's underground parking garage to the shuttle elevators to the main lobby to the tower elevators or 2) from the 6th Street (East entrance). Please ask for assistance from City Hall Security.

Rental Rights & Referrals Program Budget

Description	2011-2012 Actual Breakdown				2012-2013 Estimated Breakdown				2013-2014 Estimated Breakdown			
	Rent Control Apartments	Mobilehomes	Non-rent Control Apartments	Total	Rent Control Apartments	Mobilehomes	Non-rent Control Apartments	Total	Rent Control Apartments	Mobilehomes	Non-rent Control Apartments	Total
Beginning Fund Balance	338,059	34,579	14,680	387,318	286,395	49,893	177	336,465	180,727	11,831	26,083	218,642
Fee Revenue*	214,382	146,340	31,872	392,594	271,899	166,256	41,125	479,280	313,635	176,647	41,125	531,407
Rate Per Unit	5.00	13.82	1.00		6.50	16.00	1.00		7.50	17.00	1.00	
# of Units	43,979	10,681	38,367		41,818	10,391	41,125		41,818	10,391	41,125	
Program Expenditures												
Personal Services	224,215	128,165	46,375	398,755	245,890	151,272	13,431	410,592	232,125	138,594	13,431	384,150
Operating Expenses	15,190	2,786	0	17,976	51,550	29,476	1,788	82,814	52,717	29,476	2,288	84,481
Contractural	26,640	75	0	26,715	80,127	23,570		103,697	115,500	30,000	10,500	145,500
Expenditure Total	266,045	131,026	46,375	443,446	377,567	204,318	15,219	597,103	400,342	198,070	26,219	614,131
Surplus/Deficit	(51,663)	15,314	(14,503)	(50,852)	(105,668)	(38,062)	25,906	(117,823)	(86,707)	(21,423)	14,906	(82,724)
Ending Fund Balance	286,396	49,893	177	336,466	180,727	11,831	26,083	218,642	94,021	(9,592)	40,989	135,918
Cost Recovery	81%	112%	69%	89%	72%	81%	270%	80%	78%	89%	157%	87%

* includes penalties

2013/2014 FEE ANALYSIS

Item (c)(2)

Option	Description	Rent Control Apartments	Mobilehomes	Non-rent Control Apartments
A	Current Rate	6.50	16.00	1.00
	Revenue	271,817	166,256	41,125
	Expenditure	400,342	198,070	26,219
	Surplus/Deficit	(128,525)	(31,814)	14,906
	Ending Fund Balance	52,203	(19,983)	40,989
	Cost Recovery	68%	84%	157%
B	Alternate Rate	7.50	17.00	0.90
	Revenue	313,635	176,647	37,013
	Expenditure	400,342	198,070	26,219
	Surplus/Deficit	(86,707)	(21,423)	10,793
	Ending Fund Balance	94,021	(9,592)	36,876
	Cost Recovery	78%	89%	141%
C	Alternate Rate	8.50	18.00	0.80
	Revenue	355,453	187,038	32,900
	Expenditure	400,342	198,070	26,219
	Surplus/Deficit	(44,889)	(11,032)	6,681
	Ending Fund Balance	135,839	799	32,764
	Cost Recovery	89%	94%	125%
D	Alternate Rate	9.50	19.00	0.70
	Revenue	397,271	197,429	28,788
	Expenditure	400,342	198,070	26,219
	Surplus/Deficit	(3,071)	(641)	2,568
	Ending Fund Balance	177,657	11,190	28,651
	Cost Recovery	99%	100%	110%
E	Alternate Rate	10.50	20.00	0.60
	Revenue	439,089	207,820	24,675
	Expenditure	400,342	198,070	26,219
	Surplus/Deficit	38,747	9,750	(1,544)
	Ending Fund Balance	219,475	21,581	24,539
	Cost Recovery	110%	105%	94%

City of San José, Housing Department

Rental Rights and Referrals Program Fee History			
Fiscal Year	Apartment Fee	Mobilehome Fee	Non-Rent Control Fee
79-80	$3.75	$3.75	
80-81	$2.00	$2.00	
81-82	$3.50	$3.50	
82-83	$4.25	$4.25	
83-84	$4.25	$4.25	
84-85	$6.00	$6.00	
85-86	$6.00	$6.00	
86-87	$7.00	$10.75	
87-88	$7.00	$10.75	
88-89	$6.00	$7.50	
89-90	$5.00	$5.00	
90-91	$6.25	$6.25	
91-92	$5.75	$5.75	
92-93	$5.25	$5.25	
93-94	$5.25	$5.25	
94-95	$5.75	$5.75	
95-96	$5.75	$5.75	
96-97	$4.30	$4.30	
97-98	$4.70	$4.70	
98-99	$5.00	$5.00	
99-00	$5.20	$5.20	
00-01	$5.70	$5.70	$.50
01-02	$5.70	$5.70	$.50
02-03	$9.09	$6.26	$.50
03-04	$9.09	$6.26	$.50
04-05	$9.09	$6.26	$.50
05-06	$9.09	$6.26	$.50
06-07	$9.09	$6.26	$.50
07-08	Deferred	$6.26	$.50
08-09	$7.26	$13.82	$.80
09-10	$7.26	$13.82	$.80
10-11	$5.00	$13.82	$1.00
11-12	$5.00	$13.82	$1.00
12-13	$6.50	$16.00	$1.00
13-14 (proposed)	$7.50	$17.00	$1.00