



## Addendum to Minutes

### Rental Housing Committee

*Committee Members Honey, Ramos, Pardo de Zela, Vice Chair Grunewald, and Chair Ortiz*

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Monday, November 26, 2018

7:00 PM

Council Chambers - 500 Castro St.

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At its December 10, 2018 meeting, the RHC approved meeting minutes for the November 26, 2018 RHC meeting, subject to a request to provide a more detailed description of the direction the RHC provided regarding agenda item 9.4

The draft minutes for agenda item 9.4, as adopted on December 10, 2018 are copied below.

**9.4 Study Session Regarding Potential Revisions to Regulations**

Justin Bigelow, Special Counsel, Goldfarb and Lipman, presented an oral report and responded to questions.

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

Kristina Pereyra  
Curtis Conroy  
Steven Goldstein  
Edie Keating

The RHC provided direction to staff regarding potential updates of the regulations to allow staff to draft regulation revisions to be reviewed at a future meeting.

**The revised minutes for agenda item 9.4, as proposed for adoption, are provided below.**

**9.4 Study Session Regarding Potential Revisions to Regulations**

Justin Bigelow, Special Counsel, Goldfarb and Lipman, presented an oral report and responded to questions.

**SPEAKING FROM THE FLOOR WITH COMMENTS:**

Kristina Pereyra  
Curtis Conroy  
Steven Goldstein  
Edie Keating

The RHC provided direction to staff to draft regulation revisions modifying existing regulation Chapter 6, Section J. Specifically, the RHC requested regulation revisions provide guidance to hearing officers regarding the allocation of upward adjustments of rent based on relative unit size within a building subject to a petition for upward adjustment, and acknowledging rents charged for recently commenced tenancies should not be increased pursuant to a petition and should be considered "market rate" for purposes of the petition. The RHC further requested notice of potential rental assistance for tenants be provided with notices of rent increases to tenants.