



## MINUTES

### SPECIAL MEETING OF THE TENANT PROTECTIONS TASK FORCE

Tuesday, October 29, 2019 at 6:30 p.m.

City Hall, Creekside Room  
10890 San Pablo Avenue

**Staff Liaison**

Aissia Ashoori | 510-215-4361

[AAshoori@ci.el-cerrito.ca.us](mailto:AAshoori@ci.el-cerrito.ca.us)

**This Meeting Place is Wheelchair Accessible**

---

**6:30 P.M. CONVENE SPECIAL MEETING** Aissia Ashoori called the meeting to order at 6:32 P.M.

1. **ROLL CALL** – Facilitator: Gina Bartlett, Senior Mediator, Consensus Building Institute (CBI); Members: Buddy Akacic, Isis Bastet, Richard Bell, George Gager, Norman LaForce, Peter Pan, Elizabeth “BJ” Thornses and Tyra Wright; Others: Aissia Ashoori, Housing Analyst and Jordyn Bishop, Assistant City Attorney.

2. **ORAL COMMUNICATIONS FROM THE PUBLIC**

Sherry Drobner: El Cerrito resident

Contacted Buffy Wicks office regarding AB 1482 and the rollout of it. Wicks team confirmed that the requirements should be covered by the rent board (for cities with such body), otherwise tenants/landlords would need to go to court. She wants to ensure that as a city AB 1482 is implemented well. Also, reminded all that there is a webinar on October 30, 2019 regarding AB 1482 and will send to the group.

Howdy Goudy: El Cerrito resident

Just because we have AB 1482, that does not mean we can relax and not do anything. We need a strategy for implementing it and making sure it protects tenants. We should also consider complimentary policies considered by the City Council such as minimum lease terms and various other proposals including non-binding mediation to help make it successful.

Rhovy Lyn Antonio: California Apartment Association

CAA is working night and day to ensure that property owners are aware of AB 1482. They have begun hosting numerous webinars, seminars, etc. to educate owners/housing providers about the new laws/requirements including a new dedicated website and standardize lease forms to ensure compliance.

3. **APPROVAL OF MINUTES**

**Moved/Second:** Bell/Thornses **Action:** Passed a motion to adopt the September 23, 2019 minutes. **Ayes:** Akacic, Gager, LaForce, Pan, Wright **Noes:** None **Absentions:** Bastet

**4. REVIEW AGENDA AND MEETING PURPOSE**

Gina reviewed the agenda and meeting purpose.

**5. REIVEW TASK FORCE FRAMEWORK**

Gina presented the draft Framework for Task Force to consider and formally adopt based on revisions (underlined in the meeting packet) provided by the Task Force on September 23, 2019.

Isis required the Framework, page 4 *Decision Making Guidelines*, to be edited to allow for dissenting range of opinions. When striving for consensus there needs to be some acknowledge of decent. Would like this document revised to include dissent as part of range of opinions.

BJ provided comments on the Framework regarding AB 1482. It should reference a link to the legislation only given that it contains the full legal requirements.

Norman stated that the *Purpose* should also capture policies that are fair to landlords. Aissia explained that this section is extracted from the Resolution adopted by the City Council. Also, suggested that the *Decision Making Guidelines* should include decent.

Framework will be revised and reconsidered at the next meeting for approval.

**6. PRESENTATION OF ASSEMBLY BILL 1482: TENANT PROTECTION ACT OF 2019**

Jordyn Bishop provided an analysis of AB 1482. Task Force members asked clarifying questions regarding property type exemptions, such as single-family and duplexes properties in certain circumstances. Members expressed concern about how to protect single-family renters in consideration with Costa Hawkins. Discussed that tenants/property owners would need to seek legal advice regarding disputes and legal rights given that the City is not be responsible for enforcing/monitoring state law. Some members felt that a mediation board, for both tenants and property owners, could assist with disputes prior to legal proceedings. New programs require education, outreach, funding and given the City's financial position that could pose challenges. City staff will explore costs associated with mediation and alternate funding options that may be available. It was also highlighted that AB 1482 sunsets in January 2030.

**7. COMPARISION OF AB 1482 AND LOCAL TENANT PROTECTION POLICIES**

Aissia Ashoori provided a comparison of AB 1482 in consideration with the policies assigned to the Task Force, as defined in the City Council Resolution.

**8. QUESTIONS, DISCUSSIONS, CONSIDERATIONS FOR EL CERRITO**

Members expressed the need to review the rent registry data to inform their policy recommendations.

**9. REVIEW PROCESS FOR DEVELOPING POLICY RECCOMDENATIONS**

Once the Task Force develops recommendations, Gina will work with members to prepare a report for City Council. Some members felt that financial and legal

analyses need to be considered with any policies.

**10. NEXT STEPS AND WRAP UP**

Will convene next meeting once the rent registry data is available. Aissia mentioned that most rent registry submissions were completed by paper and that staff is working to enter it those into the system.

**11. ADJOURNMENT** The meeting adjourned at 9:00 P.M.



---

Gina Bartlett, Facilitator/Mediator

This is to certify that the foregoing is a true and correct copy of the minutes of the special Tenant Protections Task Force meeting of October 29, 2019 as approved by the Tenant Protections Task Force.



---

Aissia Ashoori, Staff Liaison