



MINUTES

SPECIAL MEETING OF THE TENANT PROTECTIONS TASK FORCE

Tuesday, October 27, 2020 at 5:00 P.M.

VIA TELECONFERENCE

Staff Liaison

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5:00 P.M. CONVENE SPECIAL MEETING Aissia Ashoori called the meeting to order at 5:16 P.M.

1. **ROLL CALL – Present:** Facilitator: Gina Bartlett, Senior Mediator, Consensus Building Institute (CBI); Members: Buddy Akacic (*tardy: 5:30 P.M.*), Isis Bastet, Richard Bell, George Gager, Norman LaForce, Peter Pan, Elizabeth “BJ” Thornses (*tardy: 5:42 P.M.*) and Tyra Wright (*tardy: 5:56 P.M.*); Others: Aissia Ashoori, Housing Analyst, Holly Charley, City Clerk and Melanie Mintz, Community Development Director.
2. **ORAL COMMUNICATIONS FROM THE PUBLIC**
Holly confirmed that there were no oral communications from the public.
3. **APPROVAL OF MINUTES**
There was a motion by Bell to adopt the minutes of the Special Meeting held on September 22, 2020. However, Bastet stated that Section 4 did not fully include her comments. Ashoori referred Bastet to the 9/22/2020 meeting packet that contains her written comments.
There was a subsequent motion by LaForce to defer the adoption of the minutes of the Special Meeting held on September 22, 2020 until the November meeting.
Moved/Second: LaForce/Bastet **Action:** Passed a motion to defer the adoption of the September 22, 2020 minutes until November. **Ayes:** Bell, Gager, Pan, Thornses **Absentions:** None
4. **DISCUSSION OF RENT REGISTRY DATA**
Continue discussion of the rent registry data presented at the September 22, 2020 special meeting for the reporting period July 1, 2017 – June 30, 2019. Task Force members shared further observations, including average rents in smaller property types and length of occupancy. Some members felt that the data was insufficient due to the inability of tenants being able to report and validate. Both tenants and property owners discussed the ability to gather information from various sources to ensure accuracy. Many felt the data could be refined over time once more properties are reported and to consider reporting by price range and medians. There was discussion around property owners without a business license and the need to get all rentals compliant. Some members pointed out that the City’s budget

puts a burden on staffing, capacity, and resources. Property owners would like to see some level of distinction between large corporate owners vs. small property owners who like to have long term tenants without gouging. A few members feel that this is a systemic issue, not a data issue. Overall, the members felt the rent registry program is off to a good start but no matter how much data you have or how perfect it is, it can all be slanted depending on focus points.

Public Comment:

Sherry Drobner: Heard interesting comments from members and agrees the data is incomplete as it seems that half of rental units are not part of the report. In terms of statistics, people use it to interpret differently. In her experience canvassing neighborhoods, believes that lower rents are in exchange for landlords who defer necessary maintenance and repairs. Also, it is important to look at large property companies purchasing and removing people to make quick money vs. small owners to determine who is a responsible housing provider. Thanked Buddy for bringing up creative social housing approaches and to support renters who want to purchase buildings if their property goes on the market and would like to see this in our toolbox and believes housing is a right.

5. DISCUSS AND DEVELOP POLICY RECOMMENDATIONS

The facilitator went around to each task force member to solicit their policy considerations/recommendations, as detailed in the *Tenant Protections Task Force Recommendations* (attached). Most members seem to be in support of continuing the rent registry. Others favored mediation and free legal services to tenants and small property owners. Some property owners suggest adhering to AB 1482 given COVID-19 and the eviction protections associated with it. There was also mention of additional education and outreach to make tenants aware of their rights and property owners aware of the laws.

Public Comment:

Sherry: AB 1482 was mentioned yet there is no implementation plan unless the City has a rent board. The City needs a real education program so that tenants know their rights about the law as well as landlords. The CAA did a good job educating landlords about AB 3088 and has shared their info with tenants. Tenants have no voice and need more besides posting on the City's website. Free legal advice is a good idea for tenants except the focus should be to prevent people from ending up in court. In December 2018, staff proposed rent mediation which had no teeth without eviction protections and rent caps, but since that has change this would be a good idea. There also needs to be enforcement actions taken against owners not registered with the City, otherwise it will not be taken seriously.

6. NEXT STEPS AND WRAP UP

There was discuss regarding the process for developing final policy recommendations at the next meeting. The next meeting is tentatively scheduled for November 18, 2020 at 5 pm.

7. ADJOURNMENT The meeting adjourned at 7:27 P.M.
Isis left the meeting prior to adjournment at 6:55 P.M.

Norman left the meeting prior to adjournment at 7:20 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 27, 2020 as approved by the Tenant Protections Task Force.



Aissia Ashoori, Staff Liaison