



Rent Stabilization Board

RENT STABILIZATION BOARD
Special Meeting Minutes
(Approved)

Maudelle Shirek Building
2134 Martin Luther King Jr. Way
Council Chambers, Second Floor
Broadcast Live on KPFB – 89.3 and BTV Cable Channel 33
Live Webcasting at www.cityofberkeley.info/rent

Monday, June 9, 2014
7:00 p.m.

1. **Roll call** – Chair Stephens called the meeting to order at 7:10 p.m.
Aimee Mueller called roll.
Commissioners present: Blake, Dodsworth, Harr, Hunt, Shelton, Soto-Vigil, Townley,
Webster (arrived 7:17), Stephens
Commissioners absent: None
Staff present: Brown, Kelekian, Mueller
2. **Approval of Agenda** M/S/C (Townley/Harr) APPROVE AGENDA. Voice vote.
Carried: 8-0-0-1. ABSENT: Webster.
3. **Public Forum** – There were no speakers.

Prior to Item 4.a.(1), the Board agreed by unanimous consent to refer to the Budget & Personnel Committee the issue of how best to formally acknowledge the years of service given to the Rent Board by former employees.

4. **Action Items**

a. **From Board Members, Executive Director and Committees**

- (1) **Recommendation to adopt Resolution 14-05 approving the Line-item Budget and Staffing Model for the 2014-2015 fiscal year** (Budget & Personnel Committee and Executive Director)

M/S/C (Townley/Blake) ADOPT RESOLUTION 14-05 AS WRITTEN. Roll call vote. YES: Blake, Dodsworth, Harr, Hunt, Shelton, Soto-Vigil, Townley, Webster, Stephens; NO: None; ABSTAIN/ABSENT: None. Carried: 9-0-0-0.

- (2) Recommendation to adopt Resolution 14-06 authorizing the Executive Director to modify the contract with Theresa B. Darrenougue by extending the term through June 30, 2015 (Budget & Personnel Committee and Executive Director)

M/S/C (Townley/Harr) ADOPT RESOLUTION 14-06 AS WRITTEN. Voice vote. Carried: 9-0-0-0.

- (3) Recommendation to adopt Resolution 14-07 authorizing the Executive Director to modify the contract with Berkeley Community Media (BCM) by extending the term through June 30, 2015 and increasing the contract by an amount not to exceed \$20,000 (Budget & Personnel Committee and Executive Director)

M/S/C (Soto-Vigil/Blake) ADOPT RESOLUTION 14-07 AS WRITTEN. Voice vote. Carried: 9-0-0-0.

- (4) Recommendation to adopt Resolution 14-08 authorizing the Executive Director to execute a new contract with Brian Augusta & Associates for legislative advocacy in an amount not to exceed \$46,000 (Budget & Personnel Committee and Executive Director)

M/S/C (Dodsworth/Harr) ADOPT RESOLUTION 14-08 AS WRITTEN. Roll call vote. YES: Blake, Dodsworth, Harr, Shelton, Soto-Vigil, Townley, Webster, Stephens; NO: Hunt; ABSTAIN/ABSENT: None. Carried: 8-1-0-0.

- (5) Recommendation to adopt Resolution 14-09 authorizing the Executive Director to modify the contract with the Eviction Defense Center (EDC) by extending the term through June 30, 2015 and increasing the contract by an amount not to exceed \$120,000 (Budget & Personnel Committee and Executive Director)

M/S/C (Townley/Harr) ADOPT RESOLUTION 14-09 AS WRITTEN. Roll call vote. YES: Blake, Dodsworth, Harr, Shelton, Soto-Vigil, Townley, Webster, Stephens; NO: Hunt; ABSTAIN/ABSENT: None. Carried: 8-1-0-0.

- (6) Recommendation to adopt Resolution 14-10 authorizing the Executive Director to modify the contract with the East Bay Community Law Center (EBCLC) by extending the term through June 30, 2015 and increasing the contract by an amount not to exceed \$123,320 (Budget & Personnel Committee and Executive Director)

M/S/C (Blake/Townley) ADOPT RESOLUTION 14-10 AS WRITTEN. Roll call vote. YES: Blake, Dodsworth, Harr, Shelton, Soto-Vigil, Townley, Webster, Stephens; NO: Hunt; ABSTAIN/ABSENT: None. Carried: 8-1-0-0.

5. Information and Announcements

Please Note: The Board may move Information Items to the Action Calendar.

a. Reports from Board Members/Staff

- (1) Badawi & Associates' Financial Statements and Independent Auditors' Report for the Berkeley Rent Stabilization Board for the fiscal year ended June 30, 2013 (Executive Director) Commissioner Townley noted for the record that this outside auditing firm has never issued a negative report in all the years they have reviewed the Rent Board's financial records and accounting practices.
- (2) Staffing update – Verbal (Executive Director) This item was discussed earlier as part of Item 4.a.(1).
- (3) Announcement of a Resources for Community Development event on June 24, 2014 from 12:30 to 2:30 p.m. to celebrate the re-opening of U.A. Homes in Berkeley (Executive Director) In packet and self-explanatory.

b. Updates and Announcements regarding Committee/Board Meetings

- (1) Budget and Personnel – Committee Chair Stephens said that the majority of the Committee's work was on tonight's agenda!
 - a. May 13th agenda
 - b. May 27th agenda
 - c. June 3rd agenda
- (2) Outreach – Committee Chair Webster reviewed the agenda items for the Committee's May 16th meeting and updated the Board on the status of some of these projects.
 - a. May 16th agenda
- (3) IRA/AGA and Habitability – Committee Chair Stephens said the Committee has not met.
- (4) Eviction/Section 8/Foreclosure – Committee Chair Harr said the Committee met this month and that some of their work has resulted in a change to the foreclosure letter that the Rent Program sends to tenants – it's been revised to be more helpful to owners in foreclosure situations as well (this letter will accompany the Distressed/Foreclosed Properties report that will be included in the June 16th Board packet). She also discussed the Committee's efforts to periodically meet with the Berkeley Housing Authority (BHA) to get an update on the Section 8 Program – the BHA has been invited to attend the Committee's next meeting on July 11th at 1:00 p.m. Commissioners Townley and Blake had questions related to the Section 8 program in Berkeley; Committee Chair Harr agreed to look into their questions and get back to them.

- (5) a. June 6th agenda
- (6) Safe & Sustainable Housing – Committee Chair Townley said that he and Commissioner Dodsworth attended the Disaster and Fire Safety Commission’s last meeting and presented the Board’s Multi-Unit Housing Emergency Preparedness Program memo. Townley said the memo was well received and that the Commission unanimously agreed to support the general outline of what the Rent Board proposed and they are looking forward to working with us on this issue.
- (7) Waivers Committee – Committee Chair Dodsworth said the Committee is ready to review waivers when they are provided; they’ll also be looking at how the implementation of the new Rent Tracking System will impact the waiver process.
- (8) 4 x 4 City Council/RSB Housing Committee – Commissioner Soto-Vigil asked how the scheduling for this Committee works. There was discussion about various options for meeting even when the Mayor or other Council Members were not present.
- (9) Future Special Meetings

c. Discussion of items for possible placement on future agenda

6. **Adjournment** M/S/C (Hunt/Stephens) ADJOURN TONIGHT’S MEETING IN HONOR OF DARCY JOJOLA WHO RECENTLY RETIRED AFTER 24 YEARS OF SERVICE TO THE CITY OF BERKELEY. Voice vote. Carried: 9-0-0-0. Meeting adjourned at 9:33 p.m.