



Rent Stabilization Board

**COMMUNICATION ACCESS INFORMATION:**

This meeting is being held in a wheelchair-accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact Aimee Mueller at 981-4932 or 981-6903 (TDD) *at least three business days before* the meeting date.



Please refrain from wearing scented products to this meeting.

**RENT STABILIZATION BOARD**  
**EVICITION / SECTION 8 / FORECLOSURE COMMITTEE MEETING**

**Tuesday, September 3, 2019 – 4:30 p.m.**  
**2001 Center Street, Law Library 2<sup>nd</sup> Floor**

**AGENDA**

1. Roll call
2. Approval of the Agenda
3. Approval of Minutes of the June 24, 2019 meeting
4. Public Comment
5. Discussion and possible action regarding Distressed Properties
6. Discussion and possible action regarding proposals by contract providers for services
7. Discussion and possible action regarding presentation to Board by Berkeley Housing Authority
8. Future Agenda Items
9. Confirm next meeting date (Commissioners, please bring calendars to meeting)
10. Adjournment

**STAFF CONTACT: Matthew Siegel (510) 981-4903**

COMMITTEE: Maria Poblet (Chair), John Selawsky, Alejandro Soto-Vigil



Rent Stabilization Board

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**RENT STABILIZATION BOARD**  
**EVICITION / SECTION 8 / FORECLOSURE COMMITTEE MEETING**

**Monday, June 24, 2019 – 5:00 p.m.**  
**2001 Center St., Law Library 2<sup>nd</sup> Floor**

**MINUTES (UnApproved)**

1. Roll call at 5:08 p.m.  
 Members present: Poblet/ Selawsky  
 Absent: Soto-Vigil  
 Staff present: M. Siegel
2. Approval of the Agenda: m/s/c: Selawsky/Poblet: 2-0-0-1
3. Approval of Minutes of May 13, 2019 Meeting: m/s/c: Selawsky/Poblet
4. Public Comment: One member of the public.
5. Discussion and possible action regarding Ellis Bill Report: Report was distributed to committee. No action taken.
6. Discussion and possible action regarding proposals by contract providers for services: Staff provided update of proposals. No action taken.
7. Discussion and possible action regarding July 18, 2019 presentation to Board by William Wilkins, Executive Director, Berkeley Housing Authority: Committee discussed and suggested various items/topics they wished Mr. Wilkins to discuss. Staff to forward items to Executive Director for further guidance.
8. Future Agenda Items: Update on Contract Providers/Distressed Properties Report/ Follow-up to BHA Presentation.
9. Confirm next meeting date: Meeting set for September 3, 2019 @ 4:30 p.m.
10. Adjournment: Meeting adjourned 5:47 p.m.



Rent Stabilization Board  
Legal Department

## MEMORANDUM

**DATE:** September 3, 2019

**TO:** Members of the Eviction/Section 8/Foreclosure Committee

**FROM:** Matthew Siegel, Staff Attorney

**SUBJECT:** Distressed Properties/Foreclosure Report

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Each month, the Rent Board receives a list of properties in the City of Berkeley that are at some stage in foreclosure proceedings. Rent Board staff reviews the list and sends an informational letter to the occupants of each residential unit on any property appearing on the list for the first time.<sup>1</sup> The letter informs the occupants that foreclosure is not a good cause for eviction.

From 2009 through January 2015 the City's Finance Department sent the Board information regarding distressed properties identified by a company named RealQuest. Starting in February 2015, the Board began generating these reports in house." While some of the properties are actually foreclosed or are in the process of foreclosure, the list does not necessarily represent an accurate count of the number of foreclosures in Berkeley. The list includes properties where the owners have received notices of default or other indications of distress.

In the past, there were a number of months when the list was not made available to the Rent Board due to circumstances outside of the Board's control. Generally, numbers for the subsequent months will appear somewhat inflated as these numbers include the month(s) during which the lists were not delivered. Staff believes that the yearly totals more or less accurately reflect the number of properties with any foreclosure activity.

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<sup>1</sup> Rental units often appear on the list during successive months, but Board staff does not send letters to units where a letter was previously sent.

At the Commissioners' request, staff has also attached a sheet that provides information regarding the designation of properties to which the Board sends letters (e.g. how many letters are sent to single family homes, duplexes, triplexes, etc.). The attachment includes information going back to April 2012.

On March 4, 2014, the Committee made recommendations to revise the letter the Board sends to units that appear on the list. When the Board first started sending letters to distressed properties, the Committee had requested that Board staff send the letter only to units that appeared to be tenant-occupied. At the March 4, 2014 meeting, however, the Committee requested that the letter also be sent to units that appeared to be owner-occupied, and the Commissioners suggested language to add to the letter regarding referrals for property owners.<sup>2</sup> As of April 2014 these changes have been incorporated by staff.

The number of distressed properties this year is again down considerably compared to when the region was at the height of the foreclosure crisis. A majority of the letters sent have been directed to properties where at least one unit is owner-occupied with most being Costa-Hawkins Single Family homes. While a majority of our contacts is with property owners, we think it important to continue to notify tenants of their rent control rights in these situations since many banks are still unaware of the rent control protections that remain in the event of foreclosure (e.g. the tenant household's right to remain unless the landlord has good cause to evict).

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Beginning in March 2009, letters have been mailed to the following number of units on properties for which the Board receives information:

**2009 Calendar Year**

March	301
April	18
May	53
June	23
July	16
September	55
October	33
November	51
December	21
Yearly total:	571

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<sup>2</sup> The Committee suggested that property owners contact Housing and Economic Rights Advocates (HERA) and asked staff to contact the organization to make sure it was willing to accept the referrals. Staff did so and HERA agreed to allow the Board to put its information in the letters.

**2010 Calendar Year**

January	43
February	(list not available)
March	(list not available)
April	71
May	19
June	43
July	23
August	14
September	77
October	17
November	12
December	56
Yearly total:	375

**2011 Calendar Year**

January	15
February	21
March	(list not available)
April	45
May	22
June	18
July	65
August	22
September	(list not available)
October	(list not available)
November	(list not available)
December	95
Yearly total:	303

**2012 Calendar Year**

January	23
February	54
March	(list not available)
April	23
May	11
June	(list not available)
July	(list not available)
August	58
September	(list not available)
October	15
November	23
December	27
Yearly total:	234

**2013 Calendar Year**

January	3
February	14
March	0
April	5
May	(list not available)
June	19
July	16
August	23
September	13
October	16
November	4
December	2
Yearly total:	115

**2014 Calendar Year**

January	1	
February	16	
March	9	
April	46	(10 to owner-occupied units)
May	19	(3 to owner-occupied units)
June	17	(7 to owner-occupied units)
July		(list not available)
August		(list not available)
September		(list not available)
October	44	(14 to owner-occupied units)
November		(list not available)
December	37	(11 to owner-occupied units)
Yearly total:	189	

**2015 Calendar Year**

January	23	(6 to owner-occupied units)
February	18	(11 to owner-occupied units)
March	6	(4 to owner-occupied units)
April	8	(3 to owner-occupied units)
May	13	(3 to owner-occupied units)
June	57	(7 to owner-occupied units)
July	7	(5 to owner-occupied units)
August	10	(5 to owner-occupied units)
September	8	(2 to owner-occupied units)
October	14	(7 to owner-occupied units)
November	4	(3 to owner-occupied units)
December	31	(4 to owner-occupied units)
Yearly total:	199	(60 to owner-occupied units)

**2016 Calendar Year**

January	9	(6 to owner-occupied units)
February	13	(7 to owner-occupied units)
March	18	(8 to owner-occupied units)
April	6	(3 to owner-occupied units)
May	8	(2 to owner-occupied units)
June	7	(4 to owner-occupied units)
July	5	(4 to owner-occupied units)
August	8	(6 to owner-occupied units)
September	19	(5 to owner-occupied units)
October	18	(5 to owner-occupied units)
November	7	(4 to owner-occupied units)
December	7	(5 to owner-occupied units)

Yearly total (to date): 125 (59 to owner-occupied units)

**2017 Calendar Year**

January	11	(4 to owner-occupied units)
February	9	(4 to owner-occupied units)
March	22	(6 to owner-occupied units)
April	5	(4 to owner-occupied units)
May	5	(4 to owner-occupied units)
June	4	(2 to owner-occupied units)
July	6	(2 to owner-occupied units)
August	3	(1 to owner-occupied units)
September	3	(2 to owner-occupied units)
October	14	(4 to owner-occupied units)
November	3	(2 to owner-occupied units)
December	10	(5 to owner-occupied units)

Yearly Total: 95 (40 to owner-occupied units)

**2018 Calendar Year**

January	8	(2 to owner-occupied units)
February	13	(10 to owner-occupied units)
March	6	(4 to owner-occupied units)
April	10	(7 to owner-occupied units)
May	7	(5 to owner-occupied units)



June	4	(4 to owner-occupied units)
July	10	(7 to owner-occupied units)
August	7	(4 to owner-occupied units)
September	2	(1 to owner-occupied units)
October	none	
November	20	(7 to owner-occupied units)
December	3	(3 to owner-occupied units)
Yearly Total:	90	

**2019 Calendar Year To Date**

January	1	(1 to owner-occupied units)
February	5	(5 to owner-occupied units)
March	6	(4 to owner-occupied units)
April	5	(3 to owner-occupied units)
May	4	(2 to owner-occupied units)
June	4	(2 to owner-occupied units)
July	3	(1 to owner-occupied units)

Year to date: 28

**Siegel, Matthew**

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**From:** Kelekian, Jay  
**Sent:** Tuesday, August 20, 2019 5:43 PM  
**To:** Siegel, Matthew; Paola  
**Subject:** Fwd: William Wilkins, BHA Executive Director's Memorial Service  
**Attachments:** image001.jpg

Fyi.

Sent from my iPhone

Begin forwarded message:

**From:** "Aguilar-Vasquez, Celinda" <[CAguilar-Vasquez@cityofberkeley.info](mailto:CAguilar-Vasquez@cityofberkeley.info)>  
**Date:** August 20, 2019 at 5:40:41 PM PDT  
**To:** "Aguilar-Vasquez, Celinda" <[CAguilar-Vasquez@cityofberkeley.info](mailto:CAguilar-Vasquez@cityofberkeley.info)>  
**Subject:** **William Wilkins, BHA Executive Director's Memorial Service**

A memorial for Bill Wilkins, Executive Director for the Berkeley Housing Authority will be held on Thursday, August 29, 2019 at 11 a.m. at Easter Hill United Methodist Church located at 3911 Cutting Boulevard, Richmond, CA 94804. Please R.S.V.P. by responding to this email if you will be attending. On behalf of Bill's family and his staff, we would like to thank everyone who has offered their condolences through this difficult time. Bill will be greatly missed.



### WILKINS, William Edward (Bill)

William Edward Wilkins, devoted husband, father, and public servant, died on August 7th, 2019. Born February 11th, 1945 in Greenville, North Carolina to Poppy Wilkins and Willie Wilkins, Bill was raised in a loving home in Pittsburgh, Pennsylvania with his younger sister and brother.

Bill was drafted to the United States Army to serve during the Vietnam War. He returned to the states and pursued his BA and MPA from California State University, Dominguez Hills.

A few years after moving to Los Angeles, Bill met and married Gertrude Jones Wilkins, the love of his life, whom he was married to for 45 years. They raised three beautiful children, Adrienne Michelle Cobb (Andrew), Brandon Chase Wilkins, and Samantha Ashley

Wilkins. A proud father, Bill was the backbone of his family and a constant source of comfort and compassion.

Dedicated to his work, Bill was the Executive Director for the Berkeley Housing Authority, HUD Public Housing Director, Chicago Hub, and the Housing Director of the City of Oxnard, amongst other posts.

Following his passion for public service, Bill was a volunteer with the First Tee Program in Ventura County, a golf program mentoring youth. An avid golfer, Bill was also a member of the Pro Duffers. An intellectually bent man, Bill loved reading, photography, and traveling with his family.

One could fill a page with accolades befitting of Bill – generous, handsome, loving, thoughtful, and onward – he was the most reliable and honorable man to those blessed to know him and love him.

Bill is survived by his wife, Gertrude; his children, Adrienne, Brandon, and Samantha; his grandchildren, Jadin, Javanni, Ahbree Ann, AJ, Chase, and Nevaeh; his sister Bobby Pearl Foote-Wilkins; and his brother Michael Wilkins; and a host of cousins and close friends.

Memorial services will be conducted at 3911 Cutting Boulevard, Richmond, CA 94804 [on Thursday, August 29 at 11 AM](#). In lieu of flowers, donations to Gall Bladder Cancer Research are encouraged.

**Celinda Aguilar-Vasquez, Administrative Assistant/Family Self Sufficiency Coordinator**

Berkeley Housing Authority

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