1. **Roll call** – Chair Selawsky called the meeting to order at 7:19 p.m. Aimee Mueller called roll.


Commissioners Absent: Murphy and Townley.

Staff present: Brown, Kelekian, Mueller, and Shoquist.

2. **Approval of Agenda** – M/S/C (Tregub/Soto-Vigil) MOTION TO APPROVE AGENDA AS WRITTEN. Voice vote. Carried: 7-0-0-2. ABSENT: Murphy, Townley.

3. **Public Forum** – There were two speakers. Richard Fox spoke about his experience as a small property owner. W.J. Lutkenhouse asked a question about LLCs as landlords, and was referred to staff.

4. **CONSENT ITEMS**

   a. Approval of the August 14th meeting minutes

   b. Resolution 17-21 Opposing the Rescission of the Deferred Action for Childhood Arrivals (DACA) Program and Calling for a Path to Citizenship for Undocumented Immigrants (Commissioners Tregub, Chang, Soto-Vigil, and Vice Chair Laverde-Levine)

   M/S/C (Tregub/Soto-Vigil) MOTION TO APPROVE ITEM 4.a. AS WRITTEN AND APPROVE ITEM 4.b. WITH THE FOLLOWING CHANGE: ON PAGE 1, CHANGE “…AND RELUCTANCE TO REPORT CRIMES WHEN LABOR OR HOUSING RIGHTS ARE VIOLATED.” TO “…AND RELUCTANCE TO REPORT CRIMES, OR REPORT VIOLATIONS OF LABOR OR HOUSING RIGHTS.” Voice vote. Carried: 7-0-0-2. ABSENT: Murphy, Townley.

   M/S/C (Tregub/Laverde-Levine) MOTION TO DIRECT STAFF TO WORK WITH THE OUTREACH COMMITTEE TO DRAFT A LETTER REGARDING
RESOLUTION 17-21 AND DISCUSS TO WHOM TO SEND IT AS SOON AS POSSIBLE. Friendly amendment by Soto-Vigil (accepted): CONSIDER SENDING THE LETTER TO THE POLICY MAKERS WITHIN WHOSE PURVIEW THIS FALLS. Voice vote. Carried: 7-0-0-2. ABSENT: Murphy, Townley.

5. APPEAL – Case No. RWN-1590 (1340 Haskell Street)


APPEAL WITHDRAWN BY APPELLANT. THE BOARD DID NOT CONSIDER THIS MATTER AS THERE WERE NO FURTHER ISSUES OF LAW OR FACT TO DECIDE.

6. ACTION ITEMS

a. From Board Members, Executive Director and Committees

   (1) Recommendation that the Board adopt Resolution 17-20 to invoke Regulation 1017 to allow landlords to temporarily rent to people displaced by Hurricane Harvey and Hurricane Irma at reduced rents (Executive Director)

   M/S/C (Chang/Tregub) MOTION TO APPROVE ITEM 6.a.(1) AS WRITTEN. Voice vote. Carried: 6-0-1-2. ABSTAIN: Simon-Weisberg; ABSENT: Murphy, Townley.

   (2) Recommendation regarding Mandatory Mental Health Training Front Line City Staff (Commissioners Soto-Vigil, Chang & Murphy)

   M/S/C (Soto-Vigil/Chang) MOTION TO REFER ITEM 6.a.(2) TO THE BUDGET & PERSONNEL COMMITTEE TO EXAMINE THE FEASIBILITY OF PROVIDING A MANDATORY MENTAL HEALTH TRAINING, OR, IF NOT FEASIBLE, TO DETERMINE OPTIONS FOR PROVIDING THIS TRAINING TO FRONT LINE RENT STABILIZATION BOARD STAFF. Voice vote. Carried: 7-0-0-2. ABSENT: Murphy, Townley.

   (3) Recommendation regarding a Voluntary Confidential Survey for Former Rent Board Employees (Commissioners Soto-Vigil, Chang & Murphy); Staff Recommendation Concerning Agenda Item 6.a.(3) – Voluntary Confidential Survey for Former Rent Board Employees (Executive Director) (Distributed at the meeting)

   M/S/C (Simon-Weisberg/Tregub) MOTION TO TABLE ITEM 6.a.(3) AND LEAVE IT TO THE DISCRETION OF THE CHAIR OF THE BUDGET & PERSONNEL COMMITTEE TO ADD THIS ITEM TO THE COMMITTEE’S AGENDA. Voice vote. Carried: 6-1-0-2. NO: Soto-Vigil; ABSENT: Murphy, Townley.
7. INFORMATION, ANNOUNCEMENTS AND NEWS ARTICLES

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

ALL ITEMS BELOW WERE MENTIONED AND/OR BRIEFLY DISCUSSED. UNDERLINED ITEMS HAVE ADDITIONAL COMMENTS AND/OR INFORMATION.

a. Reports from Board Members/Staff

(1) Update on staffing changes – Verbal (Executive Director)

(2) Update on Short-term Rental Ordinance implementation – Verbal (Executive Director) – Staff will post Short-term Rental Ordinance FAQ sheet on the Rent Board’s website as soon as the FAQ sheet is finalized by the City.

(3) Legislative update – (Executive Director) – The Executive Director distributed at the meeting a written legislative update from the Board’s legislative advocates, Brian Augusta & Associates and updated the Board on recently passed housing legislation.

(4) August 28, 2017 letter sent to California legislators conveying the Board’s position on Senate Bill 35 (Wiener) – Planning and zoning: affordable housing: streamlined approval process (Executive Director)

(5) Quarterly update on legislation and/or new rent control or eviction protections in other cities, if any – Verbal (Executive Director & Commissioner Simon-Weisberg)


(7) August 29, 2017 South Alameda County Young Democrats (SACYD) press release titled, “Local Progressive Organizations Host Forum on Rent Control and Housing in Fremont” (Commissioner Tregub)

(8) Flyer for the September 9th “SACYD Talks HOUSING IN FREMONT” community forum (Commissioner Tregub)

(9) Flyer for Alameda County Immigration Legal and Education Partnership’s (ACILEP) DACA Community Forum on September 9th (Executive Director)

(10) Flyer for Centro Legal de la Raza’s DACA Renewal Workshop on September 15th (Executive Director)

(11) August 1, 2017 Berkeleyside article by Carlo David titled, “For many UC Berkeley students, affordable housing in elusive” (Commissioner Tregub)
http://www.berkeleyside.com/2017/08/01/many-uc-berkeley-students-affordable-housing-elusive/
(12) August 3, 2017 48hills.org article by Rob Waters titled, “Homeless – because the rent is too damn high” (Executive Director) http://48hills.org/2017/08/03/homeless-rent-damn-high/


(21) September 6, 2017 East Bay Citizen article by Steven Tavares titled, “In a surprise, Alameda repeals its just cause ordinance at the behest of local renters group” (Commissioner Tregub) http://www.ebcitizen.com/2017/09/in-surprise-alameda-repeals-its-just.html

(22) September 10, 2017 East Bay Express article by Darwin BondGraham titled, “Bay Area Legislators Call for Prop 13 Tax Reform to Address Commercial Property ‘Loophole’” (Commissioner Tregub)
8. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

a. Budget and Personnel – Committee Chair Tregub mentioned that the Committee’s next meeting is scheduled for the following day.

b. Eviction/Section 8/Foreclosure – Committee Chair Simon-Weisberg mentioned that the Committee would meet next on September 27.

c. Habitable & Sustainable Housing (HASH) – Committee Chair Laverde-Levine announced that the Committee is meeting on September 21.

d. IRA, AGA and Registration – Lead Staff Attorney Matt Brown reported that the Committee is working on a regulation about determining incidents of harassment, and that the next meeting is October 5.

(1) September 7th agenda

e. Outreach – Committee Chair Chang thanked the Commissioners and Rent Board staff who were at the Solano Stroll event on September 10. He said the Committee’s next meeting is in two weeks and they’ll have many new items.

f. 4 x 4 Joint Committee on Housing: City Council/Rent Board – Chair Selawsky announced that the 4x4 Committee meeting is scheduled for September 21 at 10:00 a.m.

(1) September 15th agenda packet

g. 4 x 4 Ad Hoc Committee on Safety, Occupancy and Affordability of Converted Artist Warehouses and Workspaces

h. Ad Hoc Committee on the Effects of Costa-Hawkins – Commissioner Laverde-Levine reported that the committee is waiting for the current legislative session to end before convening.

i. Ad Hoc Committee on Technology Issues – Board Secretary Aimee Mueller announced that a survey had been sent to commissioners to assess issues with iPad use, and she is still awaiting responses from about half of the Board.

j. 2 x 2 x 2 Committee on Housing: Council / Rent Board / BUSD – Chair Selawsky reported that he had a conversation with a few School Board members, but interest in participating is still tepid.
k. Updates and Announcements regarding future Special Meetings

l. Discussion of items for possible placement on future agenda – Commissioner Soto-Vigil announced that he would be submitting an item on Commissioner Murphy’s behalf because she is out on leave.

9. **ADJOURNMENT** – Chair Selawsky adjourned the meeting at 8:55 p.m. in honor and memory of Calvin Fong, a long time City employee who supported several members of City Council.