

Profile

Pedro _____ Viramontes _____
First Name Middle Initial Last Name

Email Address _____

Street Address _____

Suite or Apt. _____

City _____

State _____

Postal Code _____

Mobile: _____

Business: _____

Primary Phone

Alternate Phone

_____ Staff Attorney & Clinical East
Bay Community Law Center Supervisor _____

Employer

Job Title

Which Boards would you like to apply for?

Housing, Residential Rent and Relocation Board: Submitted

Interests & Experiences

Please tell us how your qualifications and participation will relate to the requested board and/or commission's mission.

I am interested in serving on the Oakland Rent Board as a regular member. My experiences and sense of duty have prepared me to serve the Oakland community in this role and further the Rent Board's mission. My professional experience at the East Bay Community Law Center has highlighted the importance of approaching each dispute with curiosity. In practice, this means devoting time to understanding my client's story and interrogating any assumptions that may come to my mind throughout the representation. I take this extra time to make sure I understand my client's story through their worldview, not mine, and that I do not unwittingly inject facts or values into their story. I believe this is crucial to ensure I effectively advocate and counsel my clients to the best of my abilities. This same practice has prepared me to fairly and equitably resolve each landlord-tenant dispute that comes before the Rent Board. I will review each petition to understand the dispute as best as possible. I will note, interrogate, and set aside any assumptions not reflected in the record. I will take this extra time to accurately understand the dispute so I may correctly apply the law. In addition, I take my obligation to never mislead the court or anyone about the law very seriously. In my practice at EBCLC, I frequently revisit and reread the laws governing

landlord-tenant relationships. I also devote my time researching the history and intent of these laws to give the court and my clients context about why the law is written as it is. I will apply this same sense of duty of candor and care in my service on the Oakland Rent Board. Thank you for your time spent reviewing my application. I really appreciate it.

Please submit your resume or curriculum vitae. You may upload a document. (A Word format is preferred.) Alternatively, you may paste the text of your resume in the field provided below.

Pedro Viramontes

Page 1 of 2

[Rent Board Resume.docx](#)

Upload a Resume

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Service on City of Oakland boards, commissions, and committees may require filings of the FPPC's Statements of Economic Interest (Form 700). Upon appointment and determination of filing status, I will comply with all filing obligations.

I Agree *

Pedro Viramontes

Education

University of California, Berkeley, School of Law

May 2018

Journal: Co-Editor-in-Chief (Vol. 28), Associate Editor (Vol. 27), Berkeley La Raza Law Journal

California State University, Los Angeles (M.A., Philosophy)

May 2015

Publication: *The Normative Critique of Law's Claim to Authority*, Philosophy in Practice (Vol. 8)

California State University, Northridge (B.A., Philosophy)

Dec. 2012

Experience

East Bay Community Law Center, Berkeley, CA

Staff Attorney & Clinical Supervisor, Housing Unit Aug. 2018 – Present *Clinical Law Student, Housing Clinic* Jan. – Apr., Sept. – Dec. 2017

- Provide full-scope representation to low-income tenants in unlawful detainer proceedings by propounding and responding to discovery, taking depositions of party and non-party witnesses, drafting and arguing motions, negotiating settlements, and conducting bench and jury trials
- Supervise law students in the housing clinic, as well as the Tenants' Rights Workshop
- Lecture on case management, substantive rules governing eviction lawsuits, procedural rules governing civil actions, litigation strategy, settlement negotiations, dispositive motions, and client communications
- Advocate policy and rule changes to the Superior Court of Alameda County and Alameda County Board of Supervisors in response to the COVID-19 pandemic
- Research history and impact of the Unlawful Detainer Act on tenants in California to further discussion of evictions and propose rule and legislative changes to courts and legislature

Federal Trade Commission, San Francisco, CA

Summer Law Clerk May – July 2017

- Interviewed consumers to uncover any unfair or deceptive practices, including nationwide student loan debt relief scams and utility scams, and drafted declarations for consumers in support of proposed enforcement actions
- Drafted research memos for supervising attorneys describing the legal basis of enforcement actions and refuting arguments in opposition papers

Eviction Defense Collaborative, San Francisco, CA

Summer Law Clerk May – Aug. 2016

- Staffed the intake team and conducted client interviews to draft answers for pro per tenants; drafted oppositions to motions for pro per tenants; assisted clients in responding to discovery requests

Other Experience

Lecturer, Causes and Conditions of Poverty (Berkeley Law, 289.001) Nov. 2021 *Presenter, The COVID-19 Pandemic and Unlawful Detainers* (ADR mediator training) Oct. 2020

Guest speaker, Ted Mermin, Consumer Protection Law (Berkeley Law, 285.4) Oct. 2019

Languages

Fluent in Spanish

Pedro Viramontes

Admission & Affiliations

California State Bar, No. 324179

Alameda County Bar Association (Trial Practice Section); San Francisco La Raza Lawyers Association;

California Lawyers Association (Litigation Section); American Bar Association (Litigation Section)

Profile

John R deBoer
First Name Middle Initial Last Name

[Redacted]

Email Address
[Redacted]

Street Address
[Redacted]

City

[Redacted]

Suite or Apt.
[Redacted]

State

[Redacted]

Postal Code

Mobile: [Redacted]
Primary Phone

Mobile: [Redacted]
Alternate Phone

Blackbird Tailoring
Employer

Alterations Tailor
Job Title

Which Boards would you like to apply for?

Housing, Residential Rent and Relocation Board: Submitted

Interests & Experiences

Please tell us how your qualifications and participation will relate to the requested board and/or commission's mission.

Since 2019 I have been a member of the Oakland Tenants Union, helping fellow tenants with their problems and issues and advocating for housing policies in Oakland. From this experience I think I have a pretty decent layman's grasp on Oakland housing law and a sense of the kind of housing issues that people are dealing with here. I want to continue the work of helping people find solutions to their housing problems and make sure everyone is treated fairly under the law. As I have been advising tenants weekly already, I am prepared to show up and diligently carry out the duties of the rent board. I'm looking forward to seeing what it's like!

Please submit your resume or curriculum vitae. You may upload a document. (A Word format is preferred.) Alternatively, you may paste the text of your resume in the field provided below.

[rent_board_resume.rtf](#)

Upload a Resume

John R deBoer

Page 1 of 2

Please paste the text of your resume or curriculum vitae below.

John deBoer [REDACTED] VOLUNTEER EXPERIENCE:
Oakland Tenants Union Member, 2019 – present. Policy Committee, Outreach Committee, member 2021 – present. Education and Counseling Committee Chairperson, 2021 – present. Held biweekly tenant advice sessions by Zoom and in-person at Oakland Library. Chaired monthly Committee Meetings. Counseled individual tenants by phone and e-mail on issues including evictions, repairs, harassment, lease issues, legal rights, rent control, Section 8, etc. contact: Eddie Ytuarte, cochairs@oaklandtenantsunion.org
PROFESSIONAL EXPERIENCE: References available on request
Alterations Tailor, Blackbird Tailoring. 2019 – present. Alterations Tailor, Bloomingdales San Francisco. 2014 - 2019. Production Seamstress, Dollhouse Bettie. 2014. Workshop Manager, Dress Doctor. 20132014. Assistant Costume Shop Manager, Wesleyan University Theater. 2007-2012. EDUCATION: BA in Fine Arts, Bard College.

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I Agree *

John deBoer

VOLUNTEER EXPERIENCE:

Oakland Tenants Union

Member, 2019 – present.

Policy Committee, Outreach Committee, member 2021 – present.

Education and Counseling Committee Chairperson, 2021 – present.

- Held biweekly tenant advice sessions by Zoom and in-person at Oakland Library.
- Chaired monthly Committee Meetings.
- Counseled individual tenants by phone and e-mail on issues including evictions, repairs, harassment, lease issues, legal rights, rent control, Section 8, etc.

contact: Eddie Ytuarte, cochairs@oaklandtenantsunion.org

PROFESSIONAL EXPERIENCE:

References available on request

Alterations Tailor, Blackbird Tailoring. *2019 – present.*

Alterations Tailor, Bloomingdales San Francisco. *2014 - 2019.*

Production Seamstress, Dollhouse Bettie. *2014.*

Workshop Manager, Dress Doctor. *2013-2014.*

Assistant Costume Shop Manager, Wesleyan University Theater. *2007-2012.*

EDUCATION:

BA in Fine Arts, Bard College.

City of Oakland Boards & Commissions

Submit Date: Jan 12, 2018

Profile

Kathleen

Sims

First Name

Middle Initial

Last Name

Email Address

Street Address

City

Suite or Apt

State

Postal Code

Business: [REDACTED]

Home: [REDACTED]

Primary Phone

Alternate Phone

Self-Employed

Licensed Real Estate Broker

Employer

Job Title

Which Boards would you like to apply for?

Housing, Residential Rent and Relocation Board: Appointed

Interests & Experiences

Please tell us how your qualifications and participation will relate to the requested board and/or commission's mission.

My experience working and managing the largest public housing department for 17 years at the Oakland Housing Authority provides a wealth of knowledge in housing challenges, city, state and federal rules and statutes. My career experience as a real estate broker provides additional experience and education in ongoing tenant/landlord conflicts. I hope that this experience will help mitigate inherent differences between landlords and tenants and provide the City with fair and respected resolutions. Kathleen Sims

Please submit your resume or curriculum vitae. You may upload a document. (A Word format is preferred.) Alternatively, you may paste the text of your resume in the field provided below.

[Kathleen Williams Sims RRES Professional Expertise.pdf](#)

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Please paste the text of your resume or curriculum vitae below.

Kathleen Sims

Page 1 of 2

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Professional Expertise

Kathleen Sims is the Broker/Owner of Rosewood Properties in Oakland CA. Previous experience includes expertise in the management of the Housing Choice Voucher (HCV) also known as Section 8, with 20 plus years of experience in public housing management, including broad-based expertise in the application of HUD regulations.

Management of the HCV program including oversight of the moderate rehabilitation; project-based vouchers; family self-sufficiency, and homeownership programs.

Extensive experience at providing program management to city, state and federal public agencies and private property owners:

- Management of HCV Program, including the development, implementation, review and evaluation of policies and procedures to ensure compliance with federal regulations
- Coordination of HCV activities among inter-departments, public agencies and private sector organizations; financial institutions
- Department point person for proprietary software development, implementation and conversion
- Development of audit processes and responses to HUD reviews for the HCV program, including home ownership, project based vouchers, moderate rehabilitation contracts
- Project management, including expiring HUD opt-out contracts, performance compliance, and community education
- Extensive experience Interfacing effectively with legal counsel, government agencies, city counsel members, and community organizations.

Consulting Experience

Consulting Projects

- Management of HCV contract administration, including development, implementation, review and monitoring of policies and procedures to ensure compliance with federal regulations
- Coordination of HCV or public housing activities with other departments, public agencies and private sector organizations, including financial institutions

- Development of audit processes and responses to HUD audits for the HCV program, including project-based vouchers and moderate rehabilitation contracts
- Project management, including expiring opt-out contracts, preservation voucher conversions, public housing conversions, performance compliance and community education
- Property owner consulting and training
- Coordination with legal counsel, as required

***Project Manager, Disposition of Low Income Public Housing Program
Berkeley Housing Authority***

Managed the disposition and conversion of the Berkeley Housing Authority's low income public housing to privately owned affordable housing. Upon the selection of a new affordable housing provider, the public housing program received Section 8 Project-Based Vouchers. Rosewood's primary responsibilities included the coordination of the consulting team, facilitation of the feasibility and advisory planning committees; and the management of resident engagement. Rosewood participated in meeting with the Berkeley City Council; the Berkeley Rent Stabilization Board; HUD local field, D.C. and Chicago staff.

Policy and Procedure Development

Berkeley Housing Authority

Developed HUD-compliant procedures to improve the administration and operation of the HCV and Low-Income Public Housing Programs.

Administrative Plan Review

Contra Costa County Housing Authority

Audit of HACCC Administrative Plan policies, procedures, and processes for compliance with regulatory requirements.

Multifamily Income Certification

Page Holloway Affordable Housing Apartments

Managed the income certification process including the scheduling, interview and income verification for PBV program participants. Responsible for the development of HUD compliant policies, procedures, and processes; counsel property owner on HUD policies and regulations, and CA landlord/tenant requirements.

Income certification interview and verification

Satellite Housing Organization

Provided temporary support to Satellite Housing to achieve compliance with an income certification backlog at Harrison Towers and Adel Ct.

Employment Experience

Assistant/Acting Director of Leased Housing 2004-2007
Oakland Housing Authority

Directed staff of six managers with oversight of 101-150 staff, 12,000 HCV participants, and 7,000 property owners. Responsible for department operations and services delivery; oversight of department reorganization; participation in the development of the annual department budget; contract conversion/opt-out management; participation in city and community meetings; community outreach and education; coordination with public agencies and private sector organizations; and collaboration with OIG and legal counsel on program issues and legal challenges.

Housing Assistant Manager 2000-2004
Oakland Housing Authority

Directed, supervised, and evaluated a team of 20 employees, responsible for 3,500 annual housing quality inspections, and income certifications.

Major Accomplishments:

- With no existing employee performance expectations in place, created and implemented a clear and measurable set of performance standards for the team. Results: Employees demonstrated greater self-confidence in their job knowledge, efficiency, and effectiveness.
- Developed and implemented Homeownership Program at OHA.
- Created ongoing weekly staff training. Results: improved understanding of complex Federal, State and Local statutes and regulations.
- Developed peer review process. Results: improved staff performance and audit skills.

Housing Assistance Representative 1990-2000
Oakland Housing Authority

Performed 500-700 certifications and housing quality inspection; enforced housing quality standards. Negotiated rental housing contracts and leases; counseled and mediated conflicts between property owners/managers and tenants. Collaborated with city/owner attorneys, tenants, and advocates; represented

Kathleen Williams Sims, Broker / Rosewood Properties

the agency in local and federal court. Interacted with city departments and inspectors; coordinated relocation projects. Supervised a small staff; field trained new hires.

Extraordinary Service Award, 2002, 2003, 2004, and 2005; Outstanding Performance Award, 2006.

Education & Certifications

Bachelor of Arts, Politics, University of San Francisco
State of California Real Estate Broker License, CalBRE#00815462, 1985-present
Housing Specialist Certification - Advanced Rent Calculations
Housing Specialist Certification - Housing Quality Standards
(Property Inspection)
Public Housing Specialist Certification
Executive Management Certification Section 8
Certified Professional of Occupancy (CPO)
Notary Public

Profile

Evelyn _____ Torres _____

First Name Middle Initial Last Name

Email Address

Street Address

Suite or Apt

City

State

Postal Code

Mobile: _____

Mobile: _____

Primary Phone

Alternate Phone

House of Representatives

Congressional Aide

Employer

Job Title

Which Boards would you like to apply for?

Housing, Residential Rent and Relocation Board: Appointed

Interests & Experiences

Please tell us how your qualifications and participation will relate to the requested board and/or commission's mission.

I've been a resident of Oakland for over a decade. Within that time, I have been an advocate in various issues, including Housing, Healthcare for all, and Early Care and Education. I love this city and want to continue to be involved and support in areas most needed. In addition, I have over a decade of experience in local, state, and federal government, including external partnerships with local and state leaders. I would be honored to join this dynamic group of Oakland volunteers.

Please submit your resume or curriculum vitae. You may upload a document. (A Word format is preferred.) Alternatively, you may paste the text of your resume in the field provided below.

[Resume - Evelyn Torres .pdf](#)

Upload a Resume

Please paste the text of your resume or curriculum vitae below.

Evelyn Torres

Page 1 of 2

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Evelyn Torres

EXPERIENCE

Barbara Lee for Congress, Oakland — *Campaign Manager*

JAN 2020 - MAY 2021

- Developed and implemented a strategy to expand the volunteer base to increase voter turnout to 50% in partnership with the Democratic Campaign Congressional Committee and the California Democratic Party.
- Managed outreach efforts with the Congressional Progressive Caucus and the Democratic National Committee to grow leadership support amongst caucus members for the presidential race. Evaluate and recommend nationwide regions for increased visibility for the Joe Biden Presidential race.
- Worked with local partners such as Oakland Rising, APEN, and Causa Justa in voter education and mobilization efforts. Including providing resources for vote by mail deadlines, voter registration information, and expanding ballot drop box locations.
- Lead statewide volunteer training in partnership with the California Democratic Party; community outreach calls for seniors in response to COVID-19, election campaign phone banking, and virtual house parties.

House of Representatives 13th Congressional District, Oakland — *Congressional Aide*

JAN 2020 - MAY 2021

- Work closely with the Federal Grants department to connect and support the application process and recommendation letter amongst our district CBO's and philanthropic partners.
- Organize and lead monthly calls with city mayors to develop systems for collaboration between governmental agencies and community resources.
- Spearhead quarterly roundtables with local LGBTQIA+ and Latinx community leaders to provide district reports, and collect and respond to stakeholder input.
- Manage relationships with the LGBTQAI+ and Latinx nonprofits, local leadership, and community, and support legislative initiatives.

Síntesis Strategies, Oakland — *CEO*

MAY 2016 - JAN 2020

- Lead the California Coalition for Equity in Early Care and Education to reform ECE and create a statewide coalition for a state ballot measure.
- Advanced legislative proposal for Health4all to expand health care to all Californians regardless of their immigrant status.
- Developed and managed a Northern California Domestic Workers Coalition made up of 15 organizations to reform legislation that allows the exposure of hazardous chemicals while working.
- Developed fundraising strategy for candidates and PACs to expand and develop their donor base at the city and state levels.
- Assembled training for youth and young professionals to create policy priorities for their communities and coordinated state capital day trips to present policy priorities to state legislators.
- Built strong partnerships with leading foundations, non-profits, community-based organizations, government agencies, and educational partners to expand funding for programs.

- Lead the Resilient Fruitvale Project created to develop and implement disaster preparedness plans made up of government agencies, community organizations, and community members.

Mission Neighborhood Centers, Inc., San Francisco — *Early Care and Education Coalition Coordinator*

MARCH 2018 - JUNE 2018

- Directed and assisted coalitions to develop legislative action that promotes the coalition's mission, position statements, and recommended endorsement for state policies.
- Advocated for policy priorities during the state budget cycle and with the County of San Francisco.
- Managed expenditures of the coalition budget to seek future grants to obtain additional funding.
- Collaborated and worked closely with state legislators, statewide organizations, foundations, and local elected officials.

Annie Eagan Consulting, Oakland — *Fundraising Associate*

OCTOBER 2015 - MARCH 2016

- Secured over 500 thousand dollars in local and state elections and over 1 million dollars in state propositions through significant gift solicitation, creative sponsorship opportunities, and influential donor cultivation events.
- Created online mailers and marketing campaigns for political elections.
- Designed and developed strategies for mutually beneficial relationships with sponsorships of unions, local businesses, and individual donors.

Artos Consulting, Oakland — *Managing Partner*

MAY 2014 - OCTOBER 2015

- Managed campaign elections for city council, school board, and state elected officials.
- Coordinated hiring and training for campaign staff and volunteers.
- Oversaw external relationships with local and regional partners.

Bryan Parker for Oakland Mayor, Oakland — *Field Director*

SEPTEMBER 2014 - NOVEMBER 2014

- Coordinated and implemented detailed campaign strategies to reach a population of 425 thousand.
- Recruited and managed volunteers to be trained in phone banking and canvassing.
- Implemented and managed tracking database for field outreach and infrastructure of staff and volunteers
- Drafted campaign field plan and organized field events in all 7 districts of the city
- Represented campaign political events in various communities including, Chinese, Latino and African American communities

EDUCATION

San Francisco State University, San Francisco — *B.A. in Latino/a Studies*