



FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2012 NOV 30 AM 9:50

# AGENDA REPORT

TO: DEANNA J. SANTANA  
CITY ADMINISTRATOR

FROM: Fred Blackwell

SUBJECT: Rent Board Standing Policy Committee

DATE: October 30, 2012

City Administrator  
Approval

*Deanna Santana*

Date

11/29/12

COUNCIL DISTRICT: City-Wide

## RECOMMENDATION

Staff recommends that the City Council adopt:

A Resolution Authorizing The Housing, Residential Rent And Relocation Board To Establish A Standing Policy Committee

## OUTCOME

A Rent Board Standing Policy Committee would be able to review proposed changes or amendments to the Rent Adjustment Ordinance, or to rent and eviction regulations, and to make recommendations to the full Rent Board.

## BACKGROUND/LEGISLATIVE HISTORY

The Housing, Residential Rent and Relocation Board (Rent Board) is charged with hearing appeals from decisions of Hearing Officers. The Board is also charged with developing new Regulations or amending existing Rent Adjustment Regulations subject to City Council approval, and Eviction for Just Cause Regulations, without requiring City Council approval<sup>1</sup>. The Rent Adjustment [Ordinance] [Regulations] provide that subject to prior approval of the Council, the Rent Board can appoint a Standing Committee. The Rent Board seeks Council approval to form a standing committee in order to consider recommendations for changes or amendments to the Rent Ordinance, or to rent and eviction regulations.<sup>2</sup>

In 2011, the Rent Board discussed the appointment of a Standing Committee to address possible changes or amendments to the Regulations. On February 9, 2012, the Rent Board voted 7-0 to ask the Council for approval to appoint a Standing Policy Committee.

<sup>1</sup> O.M.C. 8.22.040

<sup>2</sup> O.M.C. 8.22.040 (D)(2)(a)

Item: \_\_\_\_\_  
CED Committee  
December 11, 2012

## ANALYSIS

A Standing Policy Committee would have the continuing function of reviewing problems with current Regulations or the Ordinance as they arise, thereby, making the appointment of a Standing Committee more expeditious than forming ad hoc committees.

## PUBLIC OUTREACH/INTEREST

Historically, landlord and tenant representatives attend Rent Board meeting when changes or amendments to Regulations are considered. It is the practice of the Rent Adjustment Program to notify interested organizations individually, in addition to posting the subject of all Committee meetings on the City of Oakland's Rent Adjustment Website.

## COORDINATION

The work of the Standing Policy Committee would not require coordination with other agencies or City Departments. However, in an effort to aid the Committee in reaching a fair recommendation, the public, including landlord and tenant organizations, are asked to submit written comments for the Committee's consideration.

## COST SUMMARY/IMPLICATIONS

A Standing Committee would require more staff time to prepare Committee packets and to staff meetings. However, the Rent Adjustment Program is fully staffed, and is able to meet the requirements of preparing for a Standing Policy Committee within current staffing resources.

## SUSTAINABLE OPPORTUNITIES

### *Economic:*

- Preserve the affordable housing inventory for families, seniors, and disabled people in the City of Oakland;
- Protect tenants from exorbitant rent increases while encouraging owners to invest in the housing stock of the City.

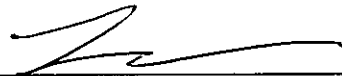
### *Environmental:*

- Mitigate adverse environmental impacts resulting from existing rental housing;
- Encourage cohesion and vested interest of owners and tenants in established neighborhoods.

*Social Equity:*

- Improve the landscape and climate of Oakland's neighborhoods by encouraging long-term tenancies in rental housings.
- Assist low and moderate income families to save money to become homeowners.

Respectfully submitted,



Fred Blackwell  
Assistant City Administrator

Reviewed by:  
Michele Byrd, Director  
Department of Housing and Community Development

Prepared by:  
Connie Taylor, Program Manager  
Rent Adjustment Program

# OAKLAND CITY COUNCIL

  
City Attorney

FILED  
OFFICE OF THE CITY CLERK  
RESOLUTION NO.

C.M.S.

2012 NOV 30 AM 9:50  
**RESOLUTION AUTHORIZING THE RENT BOARD TO APPOINT A  
STANDING POLICY COMMITTEE**

**WHEREAS,** the Rent Adjustment Program Regulations (“Regulations”) provide that the Residential Rent and Relocation Board (“Rent Board”), can appoint a Standing Policy Committee subject to prior approval of the Council (Regulation O.M.C. 8.22.040); and

**WHEREAS,** the Rent Board approved making the request to the City Council for authorization to appoint a Standing Policy Committee on February 9, 2012; and

**WHEREAS,** the Standing Policy Committee would have the continuing function of addressing problems with current rent and eviction Regulations as they arise; and

**WHEREAS,** the Rent Adjustment Program would notify the public of all Standing Policy Committee meetings; and

**WHEREAS,** the Standing Policy Committee would encourage written comments from landlord and tenant organizations to aid in reaching fair policy recommendations; and

**WHEREAS,** the Rent Board hereby requests that the Oakland City Council approve the request for a Standing Policy Committee; now therefore be it

**RESOLVED:** That the City Council hereby approves the request for a Rent Board Standing Policy Committee, and be it

**FURTHER RESOLVED:** That said approval of the appointment of a Standing Policy Committee shall be effective seven (7) days after the date of City Council approval.

IN COUNCIL, OAKLAND, CALIFORNIA, \_\_\_\_\_, 2012

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, BRUNNER, DE LA FUENTE, KAPLAN, KERNIGHAN, NADEL, SCHAAF, AND PRESIDENT REID

NOES -

ABSENT -

ABSTENTION -

ATTEST:

\_\_\_\_\_  
LATONDA SIMMONS  
City Clerk and Clerk of the Council  
of the City of Oakland, California