

## KRISTINA ROSALES

- Developed relationships with local organizations, tenants' unions, and LA County Supervisors and their staff to advocate for tenants.
- Developed the first organization-wide Unlawful Detainer and Housing Law training including developing training materials and presentations for all housing advocates.
- Conducted numerous Know Your Rights trainings to local organizations, tenants, and housing advocates
- Participate in state-wide and regional housing policy meetings for advocates in the Antelope and San Fernando Valley.

### **Legal Aid Foundation of Los Angeles, Los Angeles, CA**

*Bridge Fellow*, October 2017 – March 2018

- Litigated unlawful detainer cases for indigent clients by conducting discovery, negotiating settlements, and providing counsel and advice to clients facing evictions.
- Prepared clients for eviction defense by conducting legal research, drafting legal documents including motions and briefs, and drafting settlement agreements.
- Represented a client in Section 8 benefits termination administrative hearing with the Housing Authority of Los Angeles.

### **Community Economic Development Clinic**

*Law Clerk*, January 2017 – May 2017

- Advised community groups and San Francisco Supervisor's staff on implementing housing and tax policy for vacant units.
- Engaged in comprehensive research and analysis on local and state housing and tax laws.
- Composed legal memorandum on local government authority for implementing housing law changes based on the tax code.

### **National Housing Law Project – Civil Government Division, San Francisco, CA**

*Legal Intern*, May 2016 – August 2016

- Developed Expertise on Federal VAWA 2013, Subsidized housing, and FHA federal housing legislation.
- Researched, analyzed, and composed legal memorandum on VAWA and FHA federal housing policies
- Peer edited the HUD housing Programs: Tenants Rights 2016 Supplement and Domestic Violence Compendium that was used nationally by housing advocates.
- Presented on federal, state, and, local housing laws to various housing advocates coalitions.

### **San Francisco City Attorney's Office – Civil Government Division**

*Legal Intern*, January 2016 – March 2016

- Researched, analyzed and prepared legal memorandum on use of force policies for the San Francisco Sheriff's Office and update policies for the San Francisco Fire Department.
- Engaged in statutory interpretation to determine preemption of local ordinances by the Government Code.
- Participated in meetings regarding the City Attorney's role in engaging in affirmative litigation.
- Participated in meetings to provide litigation advice to various government departments.

### **San Francisco Bar Association – Justice and Diversity Center/Homeless Advocacy Project, San Francisco, CA**

*Legal Intern*, September 2016–December 2016 and June 2015 – August 2015

- Assisted in trauma-informed representation of low income clients on all aspects of unlawful detainers in San Francisco Housing Court.
- Drafted discovery materials, trial briefs, legal memos, and motions to vacate, and other pre and post trial motions.
- Facilitated weekly client intakes and interviews as well as home visits for clients with mental and physical disabilities.

### SELECTED PUBLICATIONS:

- Novasky, M. & Rosales, K., Mental Health & Homelessness in the Wake of COVID-19: The Path to Supportive and Affordable Housing, *Discourse*, 68, UCLA L. Rev 4 (2020), <https://www.uclalawreview.org/mental-health-and-homelessness-in-the-wake-of-covid-19-the-path-to-supportive-and-affordable-housing/>
- Rosales, K. U.S. and California History Directly Impacts Housing Instability During COVID-19, *Western Center on Law and Poverty Blog* (Feb 22, 20210, <https://wclp.org/u-s-and-california-history-directly-impacts-housing-instability-during-covid-19/>

# KRISTINA ROSALES

## ADMISSIONS

State Bar of California, 318936

## EDUCATION

**University of California, Hastings College of the Law**, San Francisco, CA

*J.D.*, 2017

- U.C. Hastings Moot Court, *Board Member*, 2016-2017; *Best Oral Advocate*- Honorable Mention, Spring 2015
- Judge John R. Brown Admiralty Law, *7th Best Oral Advocate*, Spring 2016
- U.C. Hastings Race and Poverty Law Journal, *Staff Editor*, 2015-2016
- U.C. Hastings La Raza Board Member 2016-2017

**California State University, Sacramento**, Sacramento, CA

*B.S., cum laude, in Criminal Justice; Minor in History*, 2013

- General Education Honors Program
- Phi Beta Kappa, Departmental Honors
- Teaching Assistant, Honors program
- Research Assistant, Criminal Justice

**Leeds Metropolitan University**, Yorkshire, United Kingdom

*International Exchange Scholar in Criminology and History*, Fall 2011-Spring 2012

- Community Action Leeds Met (CALM) Events Coordinator
- Volunteering Gold Award

## EXPERIENCE

**Western Center on Law and Poverty**, Sacramento, CA

*Policy Advocate*, January 2020 – current

- Drafted legislation to advocate for and protect the tenant rights of low-income Californians in the areas of landlord/tenant law, fair housing and justice involved housing, anti-discrimination and anti-gentrification policies, and affordable housing and land-use law.
- Negotiated on behalf of low-income tenants for the extension of statewide COVID-19 eviction protections and the first state-wide emergency rental assistance program.
- Advocated on behalf of low-income California tenants with various state organizations include Housing and Community Development, the Business and Consumer Agency, Judicial Council, and CDSS.
- Engage with grassroots and local organizations to advance rights of low-income tenants in the State Capitol.
- Provided technical support in landlord-tenant, mobile homes, homelessness, fair housing and other areas of housing law to advocates across California
- Participated in trainings for California attorneys and advocates in areas of the CA budget process, landlord tenant law, homelessness, and fair housing law.

**Loyola Law School**, Los Angeles, CA

*Adjunct Professor*, Fall 2020 –Spring 2021

- Develop course curriculum and taught clinical law students in landlord tenant law.

**Neighborhood Legal Services of Los Angeles County**, Pacoima, CA

*Staff Attorney*, March 2018 – current

- Engaged in affirmative litigation on behalf of tenants facing unlawful discrimination, rent increase, retaliation, and unlawful detainers by preparing pleadings, conducting discovery, negotiating settlements, and providing representation in state court for low-income clients.
- Represented hundreds of low-income tenants in unlawful detainer actions from intake, through discovery to pre-trial motions.
- Participated in Homeless Advocacy and Outreach days to provide mobile legal services to tenants throughout L.A. County.
- Analyzed, reviewed, and provided written organizational guidance on local, state, and federal housing legislation.
- Analyzed, researched, and drafted comments on state and local policy changes and comment on changes for the local housing authorities.

## KRISTINA ROSALES

- Governor: Don't stigmatize California's Homeless, *Capitol Weekly*, (June 07, 2021), <https://capitolweekly.net/governor-dont-stigmatize-californias-homeless/>

### SELECTED PRESENTATIONS

- SF Bar Association: The Diversity and Inclusion Committee of the Barristers Club, *An Inequitable Pandemic: Exploring Disproportionate Impacts of COVID and Pandemic Policies on Communities of Color*, (January 2022)
- CA Budget Process, Explained, <https://www.youtube.com/watch?v=W44SwBBBiq8&list=UUUbc1L-BkypwZPFb9qHFsDw&index=5>, (November 23, 2021)
- Practicing Law Institute, *Advocates Guide for Protecting Tenants' Rights During a Global Pandemic: Advanced Unlawful Detainer Defense 2021* (March 2021)
- Tenants Together, Tenant Lawyer Network Annual Conference, *This is How We Do 1482* (January 2019)

### PROFESSIONAL AFFILIATIONS

- Racial Justice Institute fellow – Shriver Center on Law and Poverty, 2020
- California Bar Association, Volunteer of the Year Award 2017
- Latina Lawyer Bar Association, *Bar Stipend Recipient*, Summer 2017
- Equal Justice Works fellow, 2015

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## Profile

KRISTINA

First Name

ROSALES

Last Name

Middle Initial

 Email Address

 Street Address

 City

 Suite or Apt

 State

 Postal Code

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 Primary Phone

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 Alternate Phone

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 The Western Center on Law and Poverty

Employer

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 Policy Advocate

Job Title

### Which Boards would you like to apply for?

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 Housing, Residential Rent and Relocation Board: Submitted
 

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## Interests & Experiences

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

I am a tenant's rights and equitable housing advocate with over 8 years of experience in the housing legal field. I have been entrenched in housing law and policy since my first summer clerkship in 2014 with the San Francisco Bar Association, Justice and Diversity Center - Homeless Advocacy Project. Since my time with HAP I have represented tenants in unlawful detainers in San Francisco and Los Angeles County. I have also represented tenants in affirmative litigation for violations against tenant's rights and discriminatory actions. I have represented low income people in administrative hearings as well. Currently, I am a housing rights advocate with the Western Center on Law and Poverty where I drafted legislation and contributed to passing the multiple extensions of statewide emergency rental assistance program and tenant protections. I am currently advocating for low income tenants at the State Capitol in the area of tenant's rights, DV survivor rights, fair housing, land-use, consumer issue, and equitable development. Aside from my years of experience in landlord/tenant and housing law, I am tenant in Oakland, CA. I am originally from the Mission District of San Francisco where I saw gentrification and displacement change the makeup of the neighborhood I loved. I witnessed the pricing out of many of my neighbors. I went to law school with the intention of helping people obtain the right to safe, stable, and affordable housing. After moving to several places in California, I realized my desire to come to the Bay Area with the hope of becoming a homeowner. That dream is a far off reality as I cannot afford to own a home in the Bay Area due to the high cost of living. As a tenant, I can still live in place I grew up and help people. Not only do I have lived experience as a tenant, but also advocating for tenants which makes me uniquely qualified to sit on this commission. I can bring my experience to represent the needs of tenants in Oakland.

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***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.***

KRISTINA ROSALES

[KRosalesResume.OaklandCommissionApp.6.9.2022.docx](#)

Upload a Resume

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

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**Please click the acknowledgement below.**

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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.**

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I Agree \*

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## Profile

John R deBoer  
First Name Middle Initial Last Name

[Redacted]

Email Address [Redacted]

Street Address [Redacted]

City [Redacted]

[Redacted]

Suite or Apt. [Redacted]

State [Redacted]

[Redacted]

Postal Code [Redacted]

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

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## Interests & Experiences

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

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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!

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*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.*

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Upload a Resume

John R deBoer

Page 1 of 2

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

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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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Please click the acknowledgement below.

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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.**

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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

[Redacted]

Email Address

[Redacted]

Street Address

[Redacted]

City

[Redacted]

Suite or Apt

[Redacted]

State

[Redacted]

Postal Code