
Profile

Charles

First Name

A

Middle Initial

Oshinuga

Last Name

 Email Address

 Street Address

 City

 Suite or Apt

 State

 Postal Code
Home: (760) [REDACTED]

Primary Phone

Home: (760) [REDACTED]

Alternate Phone

City of Richmond Rent Program

Employer

Staff Attorney

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 currently legal counsel for the Richmond Rent Board. I am responsible for regulation drafting and presentation of said regulations to the Board during our public session. In addition, I take part in the policy discussions had by the Executive Director and other select staff to ensure not only the legal viability of policies but the desired practical impact. For the last six years I have been involved with either drafting Bay Area Cities' Rent Control Ordinances (i.e San Jose), defending Rent Control Ordinances from constitutional challenges (i.e Richmond Rent Ordinance), and utilizing Rent Control Ordinances in eviction proceedings (San Francisco, Oakland, and Berkeley). I am not only familiar with the legal components of the various Rent Control ordinances, I am also intimately familiar with the Oakland Rent Ordinance as I have utilized it to defend against an eviction (later determined to be wrongful) brought against me back in 2015. The matter went to a 4 day jury trial and the verdict was rendered in my favor. If you want more details of the specific event, I believe the story was featured in an East Bay Express article; a simple google search should yield that article. In any event, as an Oakland resident, who is an attorney for a sister-city Rent Board, and who has experienced first-hand the impact of Oakland's Rent Ordinance provisions in court, I believe I can offer a unique and effective perspective if chosen to sit on the Rent Board.

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.

[Oshinuga Charles Resume.doc](#)

Upload a Resume

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

CHARLES A. OSHINUGA Member of the California Bar: 279889 • [REDACTED] CA 94609 •
(760) [REDACTED] [REDACTED]@gmail.com LEGAL EXPERIENCE

CITY OF RICHMOND RENT BOARD/PROGRAM,
RICHMOND Spring 2018-Present • Head the City of Richmond Rent Board/Program Legal Unit o Set unit goals and supervise legal staff and interns to ensure goals are met in a timely manner o Responsible for reviewing Public Record Act requests and offering qualifying documents for inspection o Responsible for reviewing matters on administrative appeal and providing Rent Board legal recommendations as it relates to affirming or reversing an administrative decision. o Responsible for handling all litigation matters, including, Writs, facial challenges, as applied challenges, etc. • Draft Rent Board Rules and Regulations facilitating the implementation of the Richmond Rent Ordinance and present drafted rules and Regulations to the Rent Board as a whole. o Staff public hearings to ensure compliance with the Brown Act and field Rent Board members' legal questions CITY ATTORNEY'S OFFICE, SAN JOSE, Deputy IV City Attorney Fall 2017-Spring 2018 • Oversaw the drafting and implementation of the Apartment Rent Stabilization Program in San Jose. o Responsible for drafting portions of the San Jose Apartment Rent Ordinance, Tenant Protection Ordinance, and Ellis Act Ordinance and their respective regulations. o Navigated the public process for presentation and adoption of the draft Ordinances and accompanying Regulations by City Council, and advised City Council on legal issues pertaining to the Ordinances. o Worked with Housing Department to ensure legal propriety of all Rent Stabilization forms and notices • Responsible for training Hearing Examiners and reviewing hearing decisions and appeals. BAY AREA LEGAL AID, RICHMOND BRANCH, Housing Attorney Summer 2016-Fall 2017 • Successfully defended California Apartment Association's constitutional facial challenge to Richmond's Rent Ordinance, resulting in the full implementation of the rent control and eviction control program in the City of Richmond. o Drafted Motion in Limines, judgment on the pleadings and successful opposition to Plaintiff's motion to permanently enjoin Richmond's Rent Ordinance. o Experienced in defending against constitutional challenges, bringing a constitutional challenge, and steps to strengthen existing regulations and ordinance to avoid "as-applied" challenges. • Shaped the implementation of HUD's Rental Assistance Demonstration (RAD) program through partnership with local community o Conduct formal meetings with various Public Housing Authorities (PHA) of Contra Costa County to ensure Federal statutory protections are properly transmitted during the PHA's transition under RAD and o Drafted recommendations to be sent to HUD and various Public Housing Authorities, which constructively critiqued the need for extended tenant protection during RAD transition, such as temporary relocation cost and mandatory right of first refusal • Represented tenants as Plaintiffs in affirmative matters and defendants in unlawful detainer matters. EVICTION DEFENSE COLLABORATIVE, Housing Attorney Fall 2014-Summer 2016 • Oversaw high volume case load to prevent homelessness and highlight impacts of gentrification on low income population. o Responsible for all litigation, from filing Answers to conducting jury trials; Successfully conducted 4 jury trials to verdict. o Represented clients in both Rent Board hearings and Superior Court settlement conference. • Gave numerous statewide webinar on Motion in Limine's and its useful application in trial. MENDOCINO COUNTY PUBLIC DEFENDER, Deputy Public Defender Fall 2012-Fall 2014 • Researched, wrote, and argued all pre-trial Constitutional issues including: o Motion to Suppress, evidence, which challenges the inclusion of evidence at trial, obtained in violation of a citizen's Fourth, Fifth, or Sixth Amendment rights. Successfully won on appeal, which established that the court lost jurisdiction to consider the lower court's decision because the prosecution failed to preserve its right to appeal. • Represented over 500 individuals in complex criminal matters including DUI, Drug-related offenses, Domestic Violence, and Sexual Crimes. o Daily court appearance on behalf of clients, which entail engaging in law in motion, cross-examination, and negotiations with judges, prosecution, and probation. Continuous client interaction through one-on-one interviews, jail visits, and phone calls • Conducted 30 jury trials and prepared an additional 60 for trial. o Engaged in voir dire, and presented opening statements to the empanelled jury, cross-examined adverse and hostile witnesses, direct-examined non-hostile witnesses, introduced favorable evidence, and delivered closing arguments. EDUCATION
UNIVERSITY OF CALIFORNIA, DAVIS SCHOOL OF LAW, Received J.D. May 2011 UNIVERSITY OF CALIFORNIA, BERKELEY, B.A. Molecular and Cell Biology, B.A. Legal Studies, December 2007

Please click the acknowledgement below.

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 *