



**SOCIAL AND ECONOMIC JUSTICE COMMISSION  
REGULAR MEETING**

**City Hall Council Chambers – 1000 San Pablo Avenue**

**October 1, 2015 – 7:30 PM**

**1. CALL TO ORDER**

**2. APPROVAL OF ACTION MINUTES: September 2015**

**3. PUBLIC COMMENT**

For persons desiring to address the Commission/Committee/Board on an item that is not on the agenda please note that each speaker is limited to three (3) minutes. The Brown Act limits the Committee's ability to take and/or discuss items that are not on the agenda; therefore, such items are normally referred to staff for comment or to a future agenda.

**4. ANNOUNCEMENTS FROM COMMITTEE MEMBERS**

**5. ANNOUNCEMENTS FROM STAFF**

**6. PRESENTATION**

**7. UNFINISHED BUSINESS**

**7-1 Social and Economic Justice Commission 2015 Work Plan:** The Commission will discuss and review the 2015 Work Plan approved by Council September 21, 2015.

*Staff Recommendation: That the Commission review and discuss next steps for work items in the 2015 Work Plan based on comments received by Council.*

*Attachment: 2015 Work Plan*

**7-2 Berkeley Mental Health: Member Grossman will provide an update.**

*Staff Recommendation: Receive information.*

**8. NEW BUSINESS**

**8-1 Soda Tax:** The subcommittee will provide an update

*Staff Recommendation: Receive information and discuss next steps including a timeline for the creation of a report and presentation to Council.*

**8-2 Rent Review:** Chair Marks will share research done to date.

*Staff Recommendation: Receive information and discuss the formation of a subcommittee that will pursue research and create a timeline for the creation of a report and presentation to Council.*

**8-3 ECHO Housing:** Staff will present information on the agency.

*Staff Recommendation: Receive information.*

*Attachment: ECHO Housing FY1415 - 4<sup>th</sup> Quarter Report*

**9. FUTURE AGENDA ITEMS**

(Commission/Committee/Board Member announcement of requests for future agenda items. No public comment will be taken on announcement of future agenda items). **Next Meeting:** Tuesday, November 3, 2015, 7:30pm, City Hall Council Chambers, 1000 San Pablo Ave.

**10. ADJOURNMENT**

*Please note that if you provide your name and address when speaking before the Commission/Committee/Board it will become part of the official public record, which will be posted on the Internet.*



## ALBANY SOCIAL AND ECONOMIC JUSTICE COMMISSION MEETING

Tuesday, September 1, 2015, 7:30 PM

Albany City Hall – Council Chambers, 1000 San Pablo Avenue

### ACTION MINUTES

**1. Call to Order:** 7:50pm. Members Present: Chair Marks, Members Diehl, Grossman and Kaludi. Staff Present: Isabelle Leduc

**2. Approval of Minutes:** Motion to approve minutes from May 5, 2015 was made by Member Marks, seconded by Member Grossman.

AYES: Members Diehl, Grossman, Kaludi, Marks

NOES: None

Abstain: None

Motion carried and so ordered.

### 3. Public Comments

### 4. Announcements from Commission Members

### 5. Announcement from Staff

### 6. Presentation

### 7. Unfinished Business

### 8. New Business

**8-1 Election of Officers:** The Commission selected Commissioner Marks to serve as Chair and Member Grossman to serve as Vice Chair for 2015.

**8-2 Social and Economic Justice Purpose and Charge:** The Commission reviewed and discussed its purpose and charge.

**Motion:** Motion to leave the Social and Economic Justice Commission's Purpose and Charge as it is was made by Member Grossman and seconded by Member Diehl.

AYES: Members Diehl, Grossman, Kaludi, Marks

NOES: None

Abstain: None

Motion carried and so ordered.

**8-3 Social and Economic Justice Commission 2015 Work Plan:** The Commission discussed work items to include in its 2015 Work Plan.

**Motion:** Motion to accept items discussed for the 2015 Work Plan and to present to the City Council on September 21, 2015 was made by Member Diehl and seconded by Member Kaludi.

**AYES:** Members Diehl, Grossman, Kaludi, Marks

**NOES:** None

**Abstain:** None

Motion carried and so ordered.

**9. Future Agenda Items**

Soda Tax, Work Plan items, Area Wide Minimum Wage

**10. Adjournment:** 9:15 pm

## **Social & Economic Justice Commission-2015 Work Plan**

### **Accomplishments of 2014**

- Completed a Needs Assessment of basic social services available which included services provided by the City, faith based community, non profits and other organizations. Along with this was an assessment of needs that are not being met
- Research on a Rent Control program
- Explored facets of raising the minimum wage and actions taken by other cities in the Bay Area

### **Policy Review and Initiatives for 2015**

- Analyze the “soda tax” to make a recommendation to the City Council
- Intention to further investigate needs for services in housing, senior services and health care. Clarify Albany’s relationship and benefits with Berkeley/Albany Mental Health and determine the best way for Albany to meet the mental health needs of its residents.
- Promote Rent Review and Affordable Housing—This was the number one priority on the needs assessment. The SEJC is aware that other groups in Albany are working in this area. Our intention would be to get a status on action taken and to supplement/complement those actions with recommendations to the City Council.
- Minimum Wage—This area would involve a report to the City Council on research already done on this subject.
- Drop In Center—The Commission would research and recommend a model that would include potential sites, costs, staffing and services to be offered.
- Senior Services—Age in Place—The SEJC would investigate needs seniors have as a follow up to the Needs Assessment. We would review services available in the city and the dispersal of the information about such services.

### **Relation to the City Council Strategic Plan**

The Commission’s 2015 priority projects will help to implement the City Council’s Strategic Plan Objectives of “Engage our Diverse Community”. The activities we purpose would provide support to the City Council in areas of need to the homeless, senior, mentally ill and those of lower economic status to allow them to continue to live and thrive in our City.

ECHO Housing Landlord/Tenant Counselor

**Alameda County**

Report for April-June 2015

**Mary Colbert**

**Landlord/Tenant Counselor**

**Marvel Mills**

**Housing Counselor**

## **ECHO Housing Landlord/Tenant Counseling Services**

### **Alameda County**

### **Report for April- June 2015**

During the fourth quarter of FY 14-15, evictions, repairs and rent increases were the most common inquiries received and addressed by the Landlord/Tenant counseling staff. We handled 69 evictions, 27 deposits, 32 repairs, 54 rent increases, 7 entries, 3 retaliation and 69 other inquiries. Other services include: breaking rental contracts and leases, mold, harassment, noise, rental assistance, and providing general information on tenants' and landlords' rights with referrals to attorneys, small claims court, and eviction defense. We served 232 clients who had 261 inquiries in the fourth quarter.

#### **Cases mediated**

There were a total of 9 cases mediated this quarter. The majority of calls have been regarding evictions and rent increases.

#### **Eviction Mediations**

There were 7 eviction mediations/attempted reconciliations this quarter. The ECHO Counselors had 2 successful eviction mediations.

#### **Example of an eviction mediation**

One case involved a Tenant whose Landlord sent her a 30-day notice to move out by text message. The Tenant informed the Landlord that she did not receive a text message from her. When asked to see the text the Landlord stated "she did not have to show her anything." She was also informed by the Landlord that she needed to move because she has a prospective tenant that wants to move in. The tenant called ECHO to find out her rights. The Counselor called the Landlord and told since the Tenant is on Section 8, proper notice was not given and it should be 90-day notice in writing signed. A dated copy should also be forwarded to the Housing Authority. She stated that she was not aware of the procedure and will correct and reconsider the

notice. This mediation was successful. The Counselor will continue to focus on the education and empowerment of our clients and the prevention of homelessness.

### **Landlord-related inquiries**

Of 232 clients this quarter, 11 were owners, property managers, and/or resident managers requesting information, referral, mediation, and assistance.

### **Outreach**

ECHO Housing distributed 1,030 flyers to 103 Alameda County community-based organizations. The Counselor participated in the Oakland Housing Authority Rental Property Owner Appreciation Day and distributed flyers to property owners who provide affordable housing in unincorporated and urban County.

### **Trends**

While there is the perception of economic growth, many of our clients are forced to work part time jobs and/or have been forced to receive public assistance, forcing them to move out of their homes due to the increases of rent. We have noted that several rent increases for the quarter have risen above the Alameda County Rent Review Ordinance threshold. Please see the **Rent Increase Inquiries Summary** on the following page.

Respectfully submitted,

*Mary Colbert*

Mary Colbert  
Tenant/Landlord Counselor

*Marvel Mills*

Marvel Mills  
Housing Counselor



**Alameda County Rent Mediation Program**  
**Fourth Quarter 2014-15**  
**Rent Increase Inquiries**

**SUMMARY**

In this fourth quarter, staff handled a total of 54 rent increase inquiries. Six of these increases were from North County, which is not under the Alameda County Rent Review Ordinance. Of the other 48 inquiries were from tenants who had questions about rent increases, 36 were given proper information about the County Ordinance and the amount of time to pay the increase according to state law.

In addition to the state law and ordinance information, every tenant is also offered mediation. Of the 26 cases that reached the Rent Review threshold, 2 Landlords agreed to reduce the rent, 10 Landlords would not agree to lower the rent or mediate, and in the remaining cases, the tenants did not wish mediation due to the non-binding nature of the mediation.

**Quarterly Report  
Landlord/Tenant Counseling & Mediation**

<b>ALBANY</b>			
Reporting Period April through June 2015	Current	Last Period	YTD
<b>1. Female</b>	6	12	18
<b>2. Disabled</b>	1	2	3
<b>3. Family Size</b>			
1 - 4	11	17	28
5+	0	2	2
<b>4. Age of Head of Household</b>			
<18	0	0	0
<62	8	15	23
62+	3	4	7
<b>5a. Ethnicity of Clients</b>			
Hispanic	0	2	2
Not Hispanic	11	17	28
Chose not to respond	0	0	0
<b>5b. Race of Clients</b>			
American Indian/Alaska Native	0	0	0
Asian	1	1	2
Black or African American	1	2	3
Native Hawaiian or Pacific Islander	0	0	0
White	9	14	23
<b>Multi-Race</b>			
American Indian/Alaska Native & White	0	0	0
Asian & White	0	0	0
Black or African American & White	0	0	0
American Indian/Alaska Native & Black or African American	0	0	0
Other Multiple Race	0	2	2
Chose not to respond	0	0	0
<b>6. Income Levels</b>			
0 - 30% of Area Median Income (AMI)	3	10	13
31 - 50% of AMI	6	6	12
49 - 80% of AMI	2	3	5
81 - 100% of AMI	0	0	0
>100% of AMI	0	0	0
Chose not to respond	0	0	0
<b>7. Number of Clients Counseled by Purpose of Contact and Results</b>			
1. Received housing search assistance	0	0	0
2. Obtained temporary rental relief	0	0	0
3. Counseled & referred to agency with rental assistance program	0	0	0
4. Advised on recertification for HUD/other subsidy program	0	0	0
5. Counseled & referred to other social service program	1	0	1
6. Counseled & referred to legal aid agency for fair housing assistance	1	0	1
7. Counseled & referred to legal aid agency for eviction assistance	1	2	3
8. Found alternative rental housing	0	0	0
9. Decided to remain in current housing situation	0	0	0
10. Resolved issue in current tenancy	8	9	17
11. Entered debt management/repayment plan	0	0	0
12. Counseled & utilities brought current	0	0	0
13. Resolved security deposit dispute	0	2	2
14. Currently receiving counseling	0	0	0
15. Withdrew from counseling	0	0	0
16. Other	0	6	6
<b>TOTAL</b>	<b>11</b>	<b>19</b>	<b>30</b>

Albany	Race	National Origin	Disability	Familial Status	Marital Status	Religion	Sex	Arbitrary	Other	TOTAL
Complaints/Inquiries/Audits									1	1
Properties Tested/Audited										0
Referrals to Atty/DFEH/HUD										0
Insufficient Evidence										0
Cases Dropped										0
Resolved by ECHO									1	1
Pending										0
Successful Conciliation										0

Dublin	Race	National Origin	Disability	Familial Status	Marital Status	Religion	Sex	Arbitrary	Other	TOTAL
Complaints/Inquiries/Audits			1						1	2
Properties Tested/Audited										0
Referrals to Atty/DFEH/HUD										0
Insufficient Evidence										0
Cases Dropped										0
Resolved by ECHO									1	1
Pending			1							1
Successful Conciliation										0

Emeryville	Race	National Origin	Disability	Familial Status	Marital Status	Religion	Sex	Arbitrary	Other	TOTAL
Complaints/Inquiries/Audits	5		1						1	7
Properties Tested/Audited	4									4
Referrals to Atty/DFEH/HUD										0
Insufficient Evidence	4									4
Cases Dropped										0
Resolved by ECHO									1	1
Pending	1									1
Successful Conciliation			1							1

Newark	Race	National Origin	Disability	Familial Status	Marital Status	Religion	Sex	Arbitrary	Other	TOTAL
Complaints/Inquiries/Audits	1	1								2
Properties Tested/Audited										0
Referrals to Atty/DFEH/HUD										0
Insufficient Evidence										0
Cases Dropped										0
Resolved by ECHO										0
Pending	1	1								2
Successful Conciliation										0

Piedmont	Race	National Origin	Disability	Familial Status	Marital Status	Religion	Sex	Arbitrary	Other	TOTAL
Complaints/Inquiries/Audits										0
Properties Tested/Audited										0
Referrals to Atty/DFEH/HUD										0
Insufficient Evidence										0
Cases Dropped										0
Resolved by ECHO										0
Pending										0
Successful Conciliation										0

Unincorporated Alameda County	Race	National Origin	Disability	Familial Status	Marital Status	Religion	Sex	Arbitrary	Other	TOTAL
Complaints/Inquiries/Audits	6			1					3	10
Properties Tested/Audited	6									6
Referrals to Atty/DFEH/HUD										0
Insufficient Evidence	6			1					1	8
Cases Dropped										0
Resolved by ECHO									1	1
Pending										0
Successful Conciliation									1	1

Note: In some instances, there will be more units of service for fair housing than actual clients. This is because some clients allege discrimination based on more than one protected class.

Note: These numbers represent complaint data only (not inquiries or audits).

RESIDENCY	MEDIAN HOUSEHOLD INCOME				SIZE OF HSEHOLD		HEAD OF HSEHOLD		AGE OF HSEHOLD HEAD		ETHNICITY											LST QTR YTD	QTR. TOTAL	YEAR TO DATE			
	1	2	3	DTS	<5	5+	F	D	<62	62+	1	2	3	4	5	6	7	8	9	10	*						
Albany	1				1				1					1									0	1	1		
Dublin		1		1	2			2	2					2									1	2	3		
Emeryville			2	1	3			2	3				3										2	3	5		
Newark	1				1			1	1					1									2	1	3		
Piedmont																							0	0	0		
Uninc. AC	1	3	1		4	1		4	2	5			2								3	2	15	5	20		
<b>TOTAL</b>	<b>3</b>	<b>4</b>	<b>3</b>	<b>2</b>	<b>11</b>	<b>1</b>		<b>7</b>	<b>4</b>	<b>12</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>13</b>	<b>12</b>	<b>32</b>
	INCOME CODE: 1) Below 30% of Median 2) 30-50% of Median 3) 50-80% of Median						HEAD OF HSEHOLD CODE: F) Female D) Disabled				ETHNICITY CODE: 1) American Indian or Alaska Native 2) Asian 3) Black or African America 4) Native Hawaiian or Other Pacific Islander 5) White 6) American Indian or Alaska Native and White 7) Asian and White 8) Black or African American and White 9) American Indian or Alaska Native and Black or African American 10) Balance/Other *Also Hispanic																