



INGLEWOOD, CALIFORNIA
Wednesday, September 13, 2023
Open Session – 2:00 p.m.



Web Sites:
www.cityofinglewood.org/1680/Long-Term-Rentals

*****NOTE FROM THE CITY*****

Doors to the Council Chambers on the 9th Floor will open at 1:40 p.m. for Open Session. Please be mindful that seating is limited and available on a first-come, first-served basis.

Submitting Comments Prior to Public Meeting: Members of the public may choose to submit comments electronically for consideration by the Rental Housing Board by sending them to the Rental Housing Board Secretary at rentalhousingboard@cityofinglewood.org. To ensure distribution to the members of the Rental Housing Board prior to consideration of the agenda, please submit comments prior to 8:00 a.m. the day of the meeting, and in the body of the email, please identify the agenda number and/or subject matter. Correspondence should indicate the meeting date and agenda item. Comments received after 8:00 a.m. and prior to the close of the public hearings will be made part of the official public record of the meeting. Contact the Office of the Housing Protection Board at (310) 412-4330 with any questions.

ACCESSIBILITY: If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, or translation services in order to observe and/or offer public comment may request such reasonable modification, accommodation, or service by contacting the Housing Protection Department by telephone at 310-412-4330, FAX at 310-412-4276, One Manchester Boulevard, Suite 602, Inglewood City Hall, Inglewood, CA 90301 or via email to rentalhousingboard@cityofinglewood.org no later than 48 hours prior to the scheduled meeting.

CHAIRPERSON

Maria Heaney, At Large

RENTAL HOUSING BOARD MEMBERS

Edmond Hamilton, Jr., District No. 1

Jacob Fragoso, District No. 2

Wanda Evans, District No. 3

Benice Brown, District No. 4

DEPARTMENT HEAD

Yakema Decatur

DEPARTMENT MANAGER

Qiana Lowe

HEARING OFFICER

Amari Watson

BOARD SECRETARY

NeCosia James

**AGENDA
RENTAL HOUSING BOARD**

OPENING CEREMONIES – 2:00 p.m.

Call to Order

Pledge of Allegiance

Roll Call

PUBLIC COMMENTS REGARDING AGENDA ITEMS

Persons wishing to address the Inglewood Rental Housing Board on any item on the agenda may do so at this time.

MINUTES

M-1. Approval of the Minutes of the Meeting held on August 15, 2023.

Recommendation:

- 1) Approve.

DEPARTMENTAL REPORTS

DR-1. Vote to establish the regular meeting schedule for the Rental Housing Board. *

Recommendation:

- 1) Wednesdays from 2:00 p.m. – 4:00 p.m.; or
- 2) Mondays from 2:00 p.m. – 4:00 p.m.

ADJOURNMENT INGLEWOOD RENTAL HOUSING BOARD

PUBLIC COMMENTS REGARDING OTHER MATTERS

Persons wishing to address the Inglewood Rental Housing Board on any matter connected with the City of Inglewood Housing Protection Regulations not elsewhere considered on the agenda may do so at this time. Persons with complaints regarding departmental operations are requested to submit those complaints first to the Housing Protection Director for resolution.

CHAIRPERSON AND BOARD MEMBER REMARKS

In the event that today’s meeting of the Inglewood Rental Housing Board is not held or is concluded prior to an agenda item being considered, the agenda item will automatically be continued to the next regularly scheduled Rental Housing Board meeting. If you will require special accommodations, due to a disability, or need translation services, please contact the Housing Protection Department at (310) 412-4330 or FAX

(310) 412-4276, One Manchester Boulevard, Suite 602, Inglewood City Hall, Inglewood, CA 90301. All requests for special accommodations must be received 48 hours prior to the day of the scheduled meeting.

*** No Accompanying Staff Report at the Time of Printing**

Inglewood, California
August 15, 2023

The Rental Housing Board of the City of Inglewood, California held a regular meeting on Tuesday, August 15, 2023, in Community Room A located in City Hall of said City.

Following the Pledge of Allegiance to the flag of our Country, Chairperson Heaney called the Rental Housing Board into Session at the hour of 6:04p.m.

The Rental Housing Board Secretary announced the presence of a quorum as follows:

- Present: Chairperson Heaney, Rental Housing Board Members Fragoso, Evans, and Brown; and
- Absent: Rental Housing Board Member Hamilton (arrived at 6:10pm)

City officials and personnel present were as follows:

| | |
|----------------|---|
| Yakema Decatur | Housing Protection Deputy Director |
| Qiana Lowe | Housing Protection Long-Term Rental Manager |
| Amari Watson | Hearing Officer |
| NeCosia James | Rental Housing Board Secretary |
| L'Oréal Threat | Rental Housing Board Assistant |

Chairperson Heaney invited Rental Housing Board Members to give a brief introduction of themselves and their background.

Rental Housing Board Member Fragoso mentioned that he has lived in the Inglewood area for approximately 35 years. He further stated that he has been retired for 10 years and that he is a property owner.

Rental Housing Board Member Evans mentioned that she has lived in Inglewood for over 14 years. She commented that she worked as an Advisor in the Department of Social Services and has been retired for almost 2 years.

Rental Housing Board Member Brown mentioned that she has lived in Inglewood for over 40 years. She commented that she managed dental offices and worked as a Treatment Coordinator/Administrative Assistant at USC Dental School, but is now retired.

Chairperson Heaney mentioned that she has been with the City of Inglewood Finance Department for 35 years. Chairperson Heaney acknowledged the Housing Protection Deputy Director to provide a brief overview on how the Rental Housing Board meetings are to be conducted.

Yakema Decatur, Housing Protection Deputy Director Decatur, provided an overview on how the Rental Housing Board meetings are to be procedurally ran.

M-1

August 15, 2023

PUBLIC COMMENTS – AGENDA ITEMS. Chairperson Heaney inquired if there were any persons present who wished to address the Rental Housing Board on any item on the Agendas.

There was no response.

INTRODUCTION OF HOUSING PROTECTION STAFF PROVIDED – HP DEPUTY DIRECTOR. Yakema Decatur, Housing Protection Deputy Director, introduced herself and the following Housing Protection Staff assigned to the Rental Housing Board:

1. Qiana Lowe – Housing Protection Long Term Rental Division Manager
2. Amari Watson – Sr. Program Specialist/Hearing Officer
3. NeCosia James – Sr. Management Assistant/Rental Housing Board Secretary
4. L'Oréal Threat – Program Assistant/Rental Housing Board Assistant

FUNCTIONS OF RENTAL HOUSING BOARD OUTLINED – HP DEPUTY DIRECTOR AND HPLTR MANAGER. Housing Protection Deputy Director Decatur provided a brief history on the establishment of statewide rent control and just-cause eviction protection laws in California, (AB 1482 – Tenant Protection Act) established in September 2019, and the City of Inglewood Housing Protection laws (Ordinance No. 21-09) established in December 2019. She further commented on the creation of the City of Inglewood's Housing Protection Department, and the rationale behind the structuring of the Rental Housing Board, which consists of two (2) property owners, two (2) tenants, and one (1) City of Inglewood employee. Ms. Decatur further described the expected flow of the Rental Housing Board and introduced Qiana Lowe, the Housing Protection Long-Term Rental Division Manager Lowe.

Ms. Lowe outlined the various functions of the Rental Housing Board. She described both the importance of having a strong commitment to the Rent Board and the contents of the binders disseminated to each member.

PREPARATION TIMELINE OF RENTAL HOUSING BOARD PROVIDED – HEARING OFFICER. Chairperson Heaney acknowledged Amari Watson, Hearing Officer who spoke concerning Board procedural trainings. Ms. Watson commented that various trainings will be held for the Board Members to discuss responsibilities, processes, and the Housing Protection Ordinance. Lastly, Ms. Watson announced that in January 2023, the Rental Housing Board will start to take cases.

PUBLIC COMMENTS REGARDING OTHER MATTERS. Chairperson Heaney inquired if there were any persons present who wished to address the Rental Housing Board.

Henry Brown addressed the Rental Housing Board, expressing congratulations on the Board's appointment and establishment.

August 15, 2023

CHAIRPERSON AND BOARD MEMBER REMARKS. Chairperson Heaney inquired if there were any persons present who wished to address the Rental Housing Board on any item on the Agendas.

Rental Housing Board Member Hamilton mentioned that he has been an Inglewood resident for 60 years and that he was thankful for the creation of the Rental Housing Board.

Rental Housing Board Member Fragoso expressed an inquiry concerning the purpose of the Rent Board and the availability of diverse opinions when the Board interprets the Inglewood Rent Ordinance. Chairperson Heaney responded that the Inglewood Rent Ordinance should be followed as it is written. Chairperson Heaney then acknowledged Housing Protection Deputy Director Decatur for further commentary. Ms. Decatur explained that the Board will provide input on certain matters pertaining to Housing Protection. She further indicated that during those discussions, diverse perspectives will be encouraged. Housing Protection Deputy Director Decatur mentioned that it is important to uphold the current Inglewood Ordinance as it is written, and that she is always available for clarification. Rental Housing Board Member Fragoso responded that he had the inquiry because in his previous capacities as a board member with different organizations, there were misunderstandings about law interpretations.

Rental Housing Board Member Brown commented that she was excited about the Inglewood Rent Housing Board and its future.

There being no further business to be presented, Chairperson Heaney declared the meeting adjourned at the hour of 6:25 p.m.

Approved this _____ day of _____, 2023.

NeCosia James, RHB Secretary

Maria Heaney, Chairperson