

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.

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**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.

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**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.

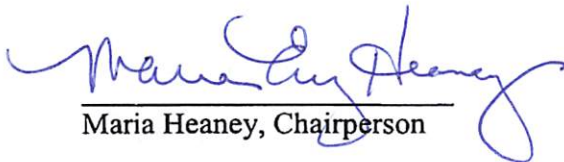
Rental Housing Board Member Hamilton mentioned that he has been an Inglewood resident for 60 years and that he was thankful for the creation of the Rental Housing Board.

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 was 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 13<sup>th</sup> day of Sep., 2023.

  
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Maria Heaney, Chairperson

  
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NeCosia James, RHB Secretary