



Rent Stabilization Board

DATE: June 16, 2022

TO: Honorable Members of the Rent Stabilization Board

FROM: Honorable Members of the Eviction/Section 8/Foreclosure Committee
By: DeSeana Williams, Executive Director

SUBJECT: Recommendation to adopt Resolutions authorizing the Executive Director to execute a contract modification with the Eviction Defense Center in an amount not to exceed \$435,500 and the East Bay Community Law Center in an amount not to exceed \$432,500 for the 2022/23 fiscal year

Recommendation:

That the Board adopt Resolutions 22-14 and 22-15 authorizing the Executive Director to execute a contract modification with the Eviction Defense Center (EDC) in an amount not to exceed \$435,500 and the East Bay Community Law Center (EBCLC) in an amount not to exceed \$432,500 for the 2022/23 fiscal year.

Background and Need for Rent Stabilization Board Action:

The Board has annually awarded contracts to community organizations for the provision of housing-related services to low-income tenants. Historically, the Board has contracted with EDC, EBCLC, and Housing Rights, Inc. (HRI) to provide these services. EDC and EBCLC primarily provide eviction defense services to low-income households. HRI provided counseling on general landlord-tenant issues. The services provided by HRI are now provided by the Board's Public Information Unit.

Costa-Hawkins and the advent of vacancy decontrol significantly increased the financial incentive for an owner to evict a long-term tenant in good standing. In the first few years of vacancy decontrol the Board witnessed hundreds of cases of owners attempting to evict tenants without "good cause," so they could increase the rent paid by a new tenant. This undermines the stated intent as well as the integrity of the Ordinance. The Board responded by increasing outreach and information and ensuring that low-income households had access to eviction defense services from the EDC and EBCLC.

Since 1999 the Board has annually authorized funding for the EDC and the EBCLC. Last year's funding was \$150,000 for each provider. For the current 2022/23 fiscal year both providers have submitted proposals seeking an increase to cover the cost of living increases. The EDC is requesting an increase of \$10,5000 and the EBCLC an increase of \$7,500. Funding increases over the years have been minimal. The last increase for the EDC was in 2019 and for the EBCLC in 2018.

Both providers have committed to providing the same level of services under the Rent Board contract as last year with an understanding that with the continuation of Covid-19, eviction moratoriums, the creation of a Tenant Relief Fund that is currently being administered by both providers and an anticipation of a spike in eviction activity once the courts re-open, that both providers will have the flexibility to adjust their scope of services as needed based on the ongoing crisis.

The proposals from both providers are attached.

The work performed by the EDC and EBCLC is critical to the core purpose of the Ordinance. These organizations help to preserve community diversity and prevent mass displacement of vulnerable tenants. On April 28th, 2022, representatives from the EDC and the EBCLC attended the Eviction/Section 8/Foreclosure Committee and presented their proposals, which were approved by the committee with Commissioner Selawsky abstaining. While the motion made by the committee was to forward the matter to the Budget & Personnel Committee for further review due to an increase in funding, time constraints require that the matter be presented directly to the Board from the Eviction/Section 8/Foreclosure Committee.

City Council Funding

In 2017 it became apparent that the need for services outpaced the Board's ability to adequately respond to the existing housing affordability crisis and the resultant incentive to displace long-term tenants. On July 25, 2017, City Council approved additional funding of \$300,000 for fiscal year 2017/18 and \$300,000 for fiscal year 2018/19 to be added, as amendments, to the Board's contract with the EDC and the EBCLC (\$150,000 per provider, per year). This city funding, which has been administered by the Rent Board, was earmarked to provide additional assistance to extremely low, very low, low or moderate income Berkeley tenants in order to provide counseling and advocacy for tenants facing or threatened with displacement.

That two-year funding cycle allowed the EDC and the EBCLC to expand their scope of services as well as the volume of assistance provided to Berkeley tenants. The added funding allowed the providers to serve the additional clientele of moderate-income tenants and tenants who live in units that are partially exempt from the rent ordinance such as Section Eight tenants or tenants in single-family homes. Further, the additional assistance has allowed the providers to assist tenants with issues pertaining to provisions of the Tenant Protection Ordinance [B.M.C. 13.79 et seq.] and the Relocation Ordinance [B.M.C. 13.84 et seq.].

On July 23, 2019, the City Council adopted a resolution authorizing the transfer of \$550,000 to the Rent Board for fiscal years 2020 and 2021 respectively to amend their contracts with the providers to provide services similar to the initial prior two-year cycle. On June 1, 2021, Council authorized the expenditure of \$275,000 to both the EDC and the EBCLC to continue their anti-displacement efforts. At their May 10, 2022 meeting, City Council approved funding in the amount of \$275,000 for both the EDC and the EBCLC to continue their ongoing Anti-Displacement Programs.

Financial Impact:

The funding request from each agency is \$435,500 for the EDC and \$432,500 for the EBCLC for a total of \$868,000. Based upon the proposed budget included elsewhere in your agenda package, there will be sufficient funds in the Fiscal Year 2022/2023 budget to cover these contract amounts.

Name and Telephone Number of Contact Person:

DéSeana Williams, Executive Director (510) 981-7368

Attachments:

1. Eviction Defense Center Proposal
2. East Bay Community Law Center Proposal

Collective Legal Services
THE EVICTION DEFENSE CENTER
A Nonprofit Law Corporation
350 Frank H. Ogawa Plaza, Suite 703
Oakland, CA 94612
510-452-4541 (voice) 510-452-4875 (fax)

April 14, 2022

Matthew Siegel
Staff Attorney
Berkeley Rent Stabilization Board
2125 Milvia Street
Berkeley, CA 94704

re: 2022/2023 work plan and budget, summary of services

Dear Mr. Siegel:

Enclosed, please find our 2022-2023 work plan and funding request to continue providing services under contract with the Berkeley Rent Board. The work plan assumes funding at the same level from both the Rent Board and City Council, with a small cost of living increase from the Rent Board. Despite a tremendous increase in the number of tenants served and the time spent on Berkeley cases these past two pandemic years, we are not requesting an increase in funding beyond the cost of living increase. We have not had an increase in our Rent Board funding since July of 2019.

As you know, the Covid-19 pandemic completely changed the nature of services we provided to Berkeley tenants in the past two grant cycles. In response to an increased demand for services, the EDC never closed its doors and has stayed open, in person, for the entire duration of the pandemic. We continue to see clients on site, but we have also invested in more technology to interface with clients remotely and transmit documents. We saw a dramatic shift in services as the demand skyrocketed for legal consultations regarding issues such as: Covid-19 displacement protections for Berkeley tenants; lease terminations; rental assistance issues; housing stabilization plans; roommate replacement issues; and nonpayment of rent. Conversely, in the first year of the pandemic, the need for unlawful detainer defense dwindled as the courts closed in response to the moratoriums. Now in the second year of the pandemic, our unlawful detainer and pre-litigation numbers have

steadily begun to climb as the courts have re-opened for Health and Safety evictions and eviction activity has increased in anticipation of loosening Covid-19 moratorium restrictions.

Every year, the EDC anticipates serving 400 unduplicated Berkeley tenants. In the 2020-2021 grant cycle, we served 998 unduplicated clients. With a little over two months left on our 2021-2022 contract, we have already served over 1026 unduplicated tenants. We are on pace to serve close to 1200 tenants in this grant cycle, which is literally three times the anticipated amount. We have already met our target Direct Representation numbers, and our Limited Scope numbers are on pace to be five times more than what we anticipated. All of these considerable increases have resulted in an overall increase in the amount of time spent on Berkeley cases.

	TARGET NUMBER	CLIENTS SERVED THRU 3/31/22
1) Brief Legal Services	120	104
2) Limited Scope Services	180	776
3) Direct Legal Services	120	124

In the past ten months we have continued to make home visits to Berkeley clients who are too elderly or disabled to make it into our office. Although we put a hold on cleaning hoarder homes during the height of the pandemic, we are back to cleaning and maintaining homes for elderly and disabled clients who have excessive belongings. We handled 17 TPO cases, 4 of which are "graduating" to litigation in this grant cycle. Our BAD (Berkeley Anti-Displacement Funding) has kept 17 tenants in their homes by paying for overdue utility bills and other small items to avoid displacement. (The BAD grant focuses on elderly tenants, disabled tenants, and single-parent households with young children.) We have provided Housing Stabilization Plans to hundreds of tenants impacted financially by Covid-19 who are struggling with past due rental payments.

In summary, although it has been an insanely busy and somewhat overwhelming year, the EDC was able to rise to the occasion and meet the immense rise in demand for anti-displacement services. We would not have been able to do that without our funding from the Rent Board and the City of Berkeley. We truly appreciate this funding as it has allowed us to provide critical anti-displacement services during a time of

crisis for Berkeley tenants.

Attached please find our proposed Work Plan and Scope of Services for the 2022-2023 grant cycle. While it is hard to predict anything in this new pandemic world, we are anticipating a sharp increase in the need for all legal services once the local state of emergency is lifted and Covid-19 moratorium restrictions begin to loosen. We have hired additional staff in anticipation of what we foresee will be a flurry of displacement activity. We hired a new Staff Attorney, Adam Bentley, who has already appeared at two rent board hearings. In addition, we hired a new intake specialist and retained veteran tenant attorney Phil Rapier for additional tenant counseling and Berkeley outreach.

Because the requested level of funding is remaining the same except for a small cost of living increase, our proposal is basically the same with one revision: In mid-2021, the City of Berkeley requested that the EDC draft guidelines for flexible funding to assist tenants facing displacement. As a result, the EDC received a grant from the City of Berkeley to disburse \$250,000 of anti-displacement funds. The EDC modeled the guidelines for this funding on the \$20,000 BAD grant funded by the City Council. The EDC anticipates that this funding may be renewed in the 2022-2023 fiscal year, which would largely replace the need for the current \$20,000 BAD fund. The EDC proposes that this funding instead be used for Housing Stabilization Plans. In this new housing crisis where tenants are struggling more than ever to keep food on the table and a roof over their heads, the EDC has found that Housing Stabilization Planning is a vital and growing area of practice. The need for this type of service has grown rapidly in light of increased financial strain on tenants and the various state, city, and private rental assistance programs. I have included a more in-depth description in our proposed work plan.

Please do not hesitate to contact me if you require any further information.

Yours truly,

Anne Tamiko Omura

Anne Tamiko Omura, Esq.
Executive Director

Work Plan/Scope of Services 2022-2023

Berkeley Rent Board/Berkeley City Council mixed funding \$160,500
Rent Board & \$150,000 City Council (\$310,500 total)

With continued funding from the Berkeley Rent Board and the Berkeley City Council,¹ the Eviction Defense Center will provide eviction prevention/anti-displacement services to a minimum of 400 tenants each year.

Of those 400 tenants, at least 120 will receive in-depth, direct representation in unlawful detainer proceedings or ongoing legal services/representation which requires extensive counseling, negotiation, and "wrap-around" services to resolve issues such as threats of eviction and displacement, ongoing harassment and/or retaliation.

At least 180 of the 400 tenants will receive limited scope services. These services can best be categorized as eviction/anti-displacement advice and counseling on a lesser level than full-on representation. We believe these cases are mostly between one to four visits/interactions between us and the client and would normally not exceed more than fifteen hours of staff time.

Roughly 100 of the proposed 400 tenants served shall receive Brief Legal Services. These are services to be provided via tenants' rights seminars, small group seminars, and one time legal consultations.

At least 300 of the 400 tenants served annually will be "low income" as defined as a household having annual income less than 50% of the median household income for Alameda County.

¹ In 2017, the EDC received the first round of funding from City Council in the amount of \$150,000.00 to provide more "in depth" services to Berkeley tenants under the existing contract with the Rent Board, as well as to extend services to tenants exempt from the Berkeley Rent Ordinance and higher income tenants. In 2019, the EDC submitted a proposal for \$125,000.00 of additional City Council funding to provide new "add-on" services. Because the first City Council funds were given to support existing services provided under the Rent Board contract, and the second City Council funds were given to support expanded and new programs, this grant proposal separates the two rounds of funding.

The remaining 100 clients may be below 80% ami and/or in units exempt from the Berkeley Rent Ordinance, including but not limited to tenants with issues pertaining to:

- *Section 8
- *subsidized housing
- *cooperative housing
- *TPO or Tenant Buy Out issues
- *Tenants being displaced by short term rentals

In addition to the above services, the EDC will continue to maintain a Berkeley Hotline number specifically for Berkeley tenants; will maintain the Berkeley mobile office to do home visits for disabled and elderly clients; and we will continue to hold outreach seminars at different locations in Berkeley.

The EDC is requesting a 7% (\$10,500) cost of living increase from the Berkeley Rent Board. The EDC has not had an increase in funding for three years since July 1, 2019.

Work Plan/Scope of Services 2021-2022
Berkeley City Council, \$125,000.00

With the \$125,000.00 from the City Council for additional services, the Eviction Defense Center will continue to provide the following services.

- 1) **Outreach \$20,000:** From what our agency has seen over the past 25 years, the number one threat of displacement in Berkeley is the lack of education and knowledge of resources in the most vulnerable tenant communities. Constant community outreach is the best prevention to displacement. Too often we hear stories from our clients about their neighbors who just "got scared" and moved out of their Berkeley homes. Our office would like to continue with the following:

- *300 direct mailings a month to at risk tenants in larger properties, with the ability to send attorneys to speak at properties where there are large scale evictions being threatened.

- *Attorney outreach and onsite counseling at a minimum of

four Food Pantry events every month. (This is an increase from two monthly events)

*Direct outreach at high risk buildings - we have continued to do this type of research with mainly outdoor activities.

*Adding additional outreach at Berkeley Community events. We have been doing outreach at the Ashby Bart Community Health and Housing Fairs.

- 2) **Berkeley Anti-Displacement Fund \$20,000:**
Berkeley Housing Stabilization Plans \$20,000: In a time when tenants are being crushed financially by the Bay Area rental market and the ongoing pandemic, Housing Stabilization Planning has become a critically important tool in the anti-displacement battle. In the 2021-2022 grant cycle, the EDC facilitated rental assistance for over 400 Berkeley tenants through the City of Berkeley and the County of Alameda. Under the Berkeley Rent Board/Berkeley City Council grant, the EDC began providing Housing Stabilization Planning to more than half of these tenants. The primary and most important goal of a Housing Stability Plan [HSP] is to maintain permanent housing for the foreseeable future. The secondary goal is to create a relationship with the tenant and counsel/educate them so that they know to contact our agency immediately should their tenancy be threatened in any way. The tenant meets with a certified paralegal, case manager, or attorney to identify the main barriers to housing. Once barriers are identified, staff works with the tenant to create an action plan with goals and appropriate referrals. HSPs can include assistance with budgeting, financial planning, and employment goals. Frequently, these HSP interviews result in the opening of a legal case if there are other issues affecting the tenancy that are uncovered. The EDC would like to continue this important work going forward.

- 3) **Hoarder Project \$20,000.00:** The EDC would like to continue the Hoarder Anti-Displacement Project. Through this project, our attorneys oversee management, ongoing maintenance, and cleaning of hoarder tenant homes in Berkeley.

Hoarding is an ongoing problem in Berkeley that threatens a very unique and vulnerable subset of at-risk Berkeley tenants. With this project, we hope to merge direct representation and advocacy with actual on-site assistance that makes a difference in keeping these tenants housed and ensuring the maintenance and cleanliness of the unit, thus providing goodwill and a benefit to not just the tenant but the property owner as well.

- 4) **TPO Enforcement \$65,000**: Ongoing harassment by landlords is one of the most effective means of displacement. Tenants either become exhausted by feeling like they are living in a battle zone and give up, or are unaware of legal resources and are intimidated into leaving.

We propose to continue our current TPO project which entails: direct representation for at least twelve cases a year with a least four cases resulting in a lawsuit being filed. As outlined in our TPO presentation, successful outcomes of TPO cases send a very real message to landlords that their harassing behavior is actionable. It further gives the EDC and other legal service providers a credible threat of litigation if letters, phone calls, and rent board petitions don't work to curb harassing behavior. The ultimate goal in enforcement of the TPO is to protect vulnerable communities from displacement through harassment.

Since the inception of the TPO Enforcement Project almost 3 years ago, we have handled 58 TPO cases, with 16 graduating into lawsuits. Of those 16, thus far 6 have settled (One settled for **\$100,000** on April 13, 2022 after the TPO presentation to the Eviction Prevention Committee! That case was for an elderly long term tenant who was being harassed by her landlord with warning notices)

We are very excited about the continued success of our TPO project, and would love to continue to enforce the ordinance.



April 22, 2022

Matthew Siegel
City of Berkeley Rent Stabilization Board
2125 Milvia Street
Berkeley, CA 94704

Dear Mr. Siegel,

The East Bay Community Law Center (EBCLC) would like to express our appreciation to the Rent Board and City Council for their ongoing commitment to ensuring the housing stability, health, and wellbeing of all Berkeley residents. We reaffirm our dedication to providing vital services to low-income community members through the provision of holistic legal and social services designed to create long-term stability for tenants, including families with children, the elderly, people of color, and individuals with health and social service needs. Overall, Berkeley residents, especially people with very low or no income, continue to need access to holistic legal and social services. We deeply value our partnership with the Rent Board and City Council, and look forward to continuing our work with you to create an equitable and inclusive city and community.

EBCLC respectfully requests \$157,500 from the Rent Board and \$275,000 from City Council funds for fiscal year 2022-2023 to support our attorneys and our social worker in delivering urgent services to tenants and communities in Berkeley.

The work of EBCLC's Housing Program employs high-impact strategies to fight displacement, including eviction defense services, rent board petitions, and subsidized housing hearings. In the past two years, we expanded our advocacy to include holistic social work services designed to support tenants receiving direct representation, which built on our decades-long advocacy work aimed at stabilizing communities at high risk of displacement. In our day-to-day work with all clients, as well as our evaluation of the impact of our services over the years, we continue to see the additional services and support that our social workers (including our Masters of Social Work interns) provide as pivotal to long-term housing, health, and community stability for individuals and families.

Context: EBCLC's COVID-19 Response Service Delivery

During the first year of the pandemic, EBCLC's Housing Team focused on successfully advocating for some of the strongest eviction moratoria in the Country, while simultaneously transitioning to exclusively remote direct services and providing essential rental assistance to Berkeley tenants through the Housing Retention Program. In the following year, EBCLC gradually resumed in-person client services on a limited basis. This hybrid model of services has



allowed staff to accommodate community members who struggle to engage with services on a remote basis.

In addition to scaling up in-person legal services, in November 2021, EBCLC partnered with the Alameda County Department of Health to host a Community Health Day at our Adeline office. During this event, EBCLC hosted a mobile COVID-19 vaccination unit on-site, while also providing free legal services for community members to promote wellness and family resilience of women of color in our networks. This event was a huge success and followed up with subsequent vaccination events.

EBCLC's Advocacy in Defense of Local Eviction Moratoria

The City of Berkeley's eviction moratorium, along with other local eviction moratoria, has and continues to save lives, likely preventing thousands of tenants from economic ruin and homelessness. This is particularly true due to the delays in the distribution of vital rental assistance by the state.

As of April 13, 2022, according to data provided by [PolicyLink](#), of the 558,492 Emergency Rental Assistance Program (ERAP) applications received:

- 251,321 (45%) were pending review
- 122,868 (22%) were approved; however, 89,358 (16%) of those reapplied for additional support
- 27,924 (5%) were approved and pending payment
- 67,019 (12%) were denied

While it is clear that eviction protections need to remain in place to allow tenants and landlords to move through the rental assistance process, attacks on eviction moratoria have increased over the past year. EBCLC continues to collaborate with our sister organizations to advocate for sustained protections that allow for the time necessary to obtain financial rental assistance. These advocacy efforts at the state and local level are essential to reducing the disastrous impact of the end of eviction protections, especially in light of the current economic climate.

EBCLC's Housing Team also continues to lead a working group of tenant and landlord attorneys in regular meetings with the head housing judge in Department 511 of the Alameda County Superior Court. These meetings allow advocates to share concerns about the status of unlawful detainer proceedings, provide input in remote and in-person services, and ensure that the court is complying with all relevant eviction moratoria.

While preservation of eviction moratoria is one of EBCLC's highest priorities, the Housing Team is also creating contingency plans to shift our service model once the local eviction moratoria lifts. We anticipate a significant increase in the number of new eviction cases that will



far exceed the capacity of tenants' rights attorneys in Alameda County. As a result, EBCLC will likely shift to focusing on preventing default judgments by launching in-person and remote clinics focused on assisting tenants in filing their initial pleadings in eviction cases.

Litigation Challenges During the Pandemic

While the eviction moratoria have dramatically reduced the number of new eviction cases filed, those cases that proceed are often legally and factually more complex. Frequently, housing attorneys are required to spend five to 10 times the number of hours to prepare and litigate these cases, as compared to pre-pandemic cases. We have also noticed a trend of landlords filing dual legal proceedings, often filing restraining orders and eviction cases concurrently, in an effort to overwhelm and pressure tenants to vacate. As a result, while our eviction caseloads remain lower than pre-pandemic levels, our staff are working harder than ever before to keep up with the increased demands of each case.

Expanded Scope of Full Representation

Unfortunately, due to the strength of the local eviction moratoria, landlord harassment is at an all-time high. Tenants are reporting threats of extra-judicial evictions, discrimination, retaliation, unlawful rent increases, and extensive violations of the warranty of habitability. As a result, EBCLC's Housing Team has expanded the number of full representation cases we take on for tenants in these circumstances. For example, we have increased assistance for tenants in subsidized housing proceedings, rent board hearings, requests for repairs, temporary relocations, and harassment. Due to the incredible hardships faced by so many low-income tenants in our community, these cases have also been incredibly complex—often requiring collaboration with our social workers, other legal divisions within EBCLC, sister organizations, and government officials. The marginalized communities we serve are often on the brink of complete socio-economic collapse, which has required our advocates to think creatively to attempt to address tenant concerns in a time where resources are incredibly sparse.

COVID-19 Pandemic Impact on Social Work Services

For the past two years during the COVID-19 pandemic, EBCLC has been providing critical social work support to some of Berkeley's most vulnerable residents. While we have seen a decrease in demand for certain types of legal services, there has been a significant increase in the need for wrap-around social work services. The COVID-19 pandemic brought on or exacerbated existing issues for tenants related to basic needs such as food insecurity; loss of employment or income; inability to access critical medical or behavioral health services; and threats of displacement. As the pandemic stretches past its second year, there continues to be strains on many of the systems our clients routinely rely upon. These strains are coupled with a higher demand for services and a scarcity of resources. We have also seen low-income Berkeley households continue to struggle for financial security. Severe inequities in the Bay Area have led



to community members in Berkeley, particularly seniors, to become stripped of protective services that help them maintain secure housing. The availability of Section 8 housing and affordable housing stock has also decreased in Berkeley, pushing families out of Berkeley and often out of Alameda County altogether.

This year, our lead social worker provided critical advocacy on behalf of tenants to ensure that they can access vital systems, services and resources, and remain housed in Berkeley. She has regularly assisted clients in applying for and accessing public benefits such as CalWORKS, Medi-Cal, and CalFresh; accompanying clients to doctor's appointments; supporting clients in reengaging with medical and mental health providers; addressing food insecurity; and helping clients access housing and employment opportunities. Our social worker has also been instrumental in helping many of our clients access both the COVID-19 vaccine and booster shots over the course of the last twelve months, providing education around the vaccine, making vaccination appointments, and removing barriers to access.

Recognizing that this work cannot be done alone, the lead social worker has also formed strong working relationships with many of our community partners to ensure that the needs of our clients are met. For example, she has collaborated closely with Berkeley Housing Authority resident services, Berkeley Senior Services, Berkeley Food and Housing, BACS, the Berkeley Unified School District, and Lifelong Medical Care. Our lead social worker, along with other EBCLC staff, has helped connect our clients to critical resources and services from other community-based organizations. Our team members have been fearless advocates in helping our clients nimbly navigate complex safety net systems so that they can stay afloat.

EBCLC has also seen an upward trend over the last year in eviction cases stemming from domestic violence as a "Health and Safety" exception to local eviction moratoria. Not only have many Berkeley families had to shelter in place with their abusers during the COVID-19 pandemic, but more recently, these vulnerable families have been threatened with displacement due to noise complaints or destruction of property caused by domestic violence. Our lead social worker has stepped in to work with these Berkeley families, providing vital support and helping them work towards achieving safety, including obtaining restraining orders, trauma-informed therapeutic services, and safe housing.

As a part of EBCLC's holistic model, our lead social worker worked closely with Housing Program attorneys whose tenants were struggling with non-legal issues. Our lead social worker also supported tenants while they attended virtual hearings, assisted them to prepare for court hearings, and provided emotional support when they felt overwhelmed by the process. By incorporating our lead social worker into our legal work, EBCLC was able to problem-solve more creatively around settlement agreements, view our clients more holistically, and better understand both their legal and non-legal needs as we worked to help them preserve their tenancy and achieve stability. Partnering our lead social worker with attorneys has allowed us to



better engage some of our most marginalized community members in tackling complex barriers to housing stability as they access other non-legal, community-based supportive services.

Services to Date

Since the COVID-19 pandemic began, we provided a total of 481 unduplicated tenants with a variety of legal services as follows: 228 tenants received limited scope services, including but not limited to individual tenants' rights appointments and pro per assistance; 67 unduplicated tenants with complex direct representation services; and continued representation of approximately 28 cases filed prior to the pandemic. We have provided 96 tenants with only pre-litigation services, as we usually take on most of those tenants for more in-depth services. Our capacity to provide legal services at the onset of the pandemic through February 2021 was impacted by the high volume of first and second round COVID-19 Housing Retention Program applications we processed for tenants eligible to receive multiple months of rental assistance. EBCLC fielded approximately 800 calls between March and December 2020 from Berkeley tenants interested in this program. By February 2021, our Housing Team processed approximately 170 applications and distributed \$545,540 in rental assistance funds to 100 tenants who received an average of four to six months of rental assistance, which prevented displacement during the height of the pandemic. We are grateful that the Rent Stabilization Board's support allowed us to cover some of the administrative costs to manage this rental assistance program for the City of Berkeley. Additionally, the eviction lawsuits we accepted and continue to accept are far more complex and thus require a great deal of staff time. Our Social Work program continues to thrive, and to date, we have provided 32 unduplicated clients with extensive ongoing social work services and provided 32 unduplicated consultations for legal clients in need of wrap-around services.

A complete scope of services is included below, and proposed budget documents are enclosed.

RENT BOARD and CITY COUNCIL REQUESTS

EBCLC proposes to provide legal services to **at least 406** low-income Berkeley tenants per year and social work services to 38 tenants/clients who have an annual income less than 80% of the median household income for Alameda County.

Section I: Rent Board, Proposal for Fiscal Year 2022-2023

Proposed services include:

Rent Board \$157,500

Legal Services

- 180 Pre-Litigation services*
- 36 Limited Scope/Pro Per Assistance**
- 18 Direct Representation**



EBCLC will complete an intake that establishes the tenant's eligibility for services under this contract prior to providing in-depth legal representation and will keep the intake form in the client file if services are provided. We will maintain a record of all inquiries for advice or assistance that includes the date, address of the tenant's rental unit, the presenting problem, and the service provided.

Per the established schedule, EBCLC will submit a quarterly invoice along with a statistical report indicating the number of tenants served for the quarter with a breakdown of issues presented.

Scope of Services

The Housing Program at EBCLC offers low-income tenants multiple levels of assistance depending on need. These services will be delivered by staff attorneys, a staff social worker, intake coordinators, a housing project manager, and our graduate-level law and social work interns who undergo intensive clinical training in delivering legal and social services. Our services are also linguistically responsive: at each service delivery level, we can serve clients in English, Spanish, Cantonese, and Mandarin. For clients who require language services beyond the capacity of staff and volunteers, EBCLC regularly uses a variety of interpretation services to provide translation and interpretation. At this time, we have resumed in-person services on an as-needed basis in accordance with our established COVID-19 protocols. Once our reopening plan is finalized, we will inform all funders.

Pre-Litigation Services

All Berkeley tenants who contact EBCLC for housing-related services are extensively screened for eligibility and need. The Housing Program has three full-time Intake Coordinators who take housing-related phone calls and meet face-to-face with tenants when safe and appropriate. They provide brief advice, newly created know-your-rights handouts and template letters, information and referrals, as well as triage tenants for the Tenant Rights Workshop appointments, limited scope assistance, and direct representation.

Limited Scope Assistance

Tenants' Rights Workshops

Tenants (who become EBCLC clients) with non-urgent legal questions are generally scheduled for individual Tenants Rights appointments. The Housing Program will continue to provide individual Tenants' Rights appointments remotely until our office fully reopens. Pre-pandemic, we usually offered an evening Tenants Rights Workshop each week for nine months out of the year at EBCLC's Adeline Street office. While our offices are currently closed, the Housing Program still provides information, advice, and counsel on an individual basis via phone to low-

income tenants who seek assistance with a range of housing issues including rent increases, repairs, security deposits, and subsidized housing. Additionally, under the supervision of EBCLC staff attorneys, law students will provide consultation to clients and write demand/dispute/cease and desist/reasonable accommodation letters and make phone calls on behalf of the client, as well as assist with completion of applications and gathering documentation, as needed. If it is determined that a client needs more extensive services, EBCLC may provide other limited scope or direct representation services if there is capacity. Otherwise, referrals are provided to ensure all of the tenant's needs are met.

Limited Scope/Pro Per Appointments

Tenants who have more urgent legal needs, including eviction lawsuits, rent board petitions, public housing authority hearings, and other urgent matters are scheduled for an appointment with an attorney or law student during normal business hours. At these appointments, tenants receive legal services such as responsive pleadings, motions, letters, petitions, and phone calls to landlords or their attorneys. In addition, cases are evaluated for further representation. Tenants who have current litigation or administrative proceedings are referred for direct representation.

Direct Representation and Holistic Social Work Services

EBCLC provides holistic interdisciplinary representation to low-income Berkeley tenants who are defendants in unlawful detainer actions, have legal issues to be resolved before the Berkeley Rent Board or the Berkeley Housing Authority, or who otherwise require further direct legal representation in negotiating a legal issue with their landlord. Tenants are represented by staff attorneys and certified law students supervised by staff attorneys and receive additional assistance, as needed, through our Social Work program and the rental assistance program. In addition, tenants may be referred to another EBCLC program for assistance with legal issues such as immigration, consumer debt, or public benefits.

Social workers at EBCLC provide ongoing case management, crisis intervention, system navigation, and supportive advocacy to clients throughout the agency. For our Housing Program, one social worker will be designated to work with tenants/clients who receive direct representation services. She will assist tenants/clients in accessing public benefits and identify appropriate supportive services for tenants/clients, including mental health, substance use, and medical providers. She will also advocate for tenants/clients around disability-related needs, drafting reasonable accommodation requests, and working to ensure that our disabled tenants are being treated fairly by landlords and local housing authorities. Our social worker will also accompany tenants/clients to court and appointments in the community, enabling tenants/clients to form relationships with key stakeholders such as Section 8 representatives, community-based mental health providers, property managers, and medical professionals whose support has proven beneficial in resolving legal matters. EBCLC's social workers are invaluable to our attorneys as they are equipped to provide other services, such as crisis intervention, evaluation of other needs beyond legal advocacy, and can provide additional referrals; this only strengthens



our legal representation. With both a lawyer and social worker on a team, we are able to problem-solve more creatively around settlement agreements, view our tenants/clients more holistically, and better understand both their legal and non-legal needs as we work together to help them preserve their tenancy and achieve stability.

Section II: City Council, Proposal for Fiscal Year 2022-2023

EBCLC's Scope of Work for the City Council and Rent Board are the same, with the following exceptions:

1. City Council funding will support the following deliverable outputs (see below for description); and
2. EBCLC is proposing that the City Council continue to fund a portion of the time of one staff social worker to provide supportive and holistic services to tenants, as outlined in more detail below. Our Housing Program is currently planning for the inevitable increase in demand for tenant legal and advocacy services once the local moratoria are lifted.

City Council \$275,000

Legal Services

- 20 Pre-Litigation services*
- 120 Limited Scope/Pro Per Assistance**
- 32 Direct Representation**

*Note: These tenants will only receive pre-litigation services.

**Note: These tenants will also receive pre-litigation services but will only be counted in these categories if their situation escalates to a higher level of service.

Social Work Services

- 20 Social work consultations
- 18 Holistic social work services to clients receiving direct representation

Social Work Consultations

An EBCLC social worker will provide consultation to staff attorneys and intake coordinators as they work with Berkeley tenants. This will include, but is not limited to, conducting brief tenant needs assessments, providing referrals and resources for tenants to access community-based services, and working with staff around engagement with tenants, particularly those that have a mental health diagnosis.

Impact: Client Stories

The client stories below illustrate how our services have a significant impact on improving the quality of life for Berkeley residents, many of whom deal with difficult circumstances.

Ms. Z is a survivor of domestic violence, and single mother of two, who fell behind in rent after her abuser left her. When Ms. Z contacted our office, she had already lost her eviction case, and had a Sheriff's Notice to Vacate on her door threatening to have her removed from her home immediately. EBCLC staff attorneys immediately took on her case, were able to reverse the judgment, and eventually had the matter dismissed after thoroughly litigating the matter and filing a dispositive motion against her landlord. Ms. Z was not only able to save her long-term rent-controlled home, but our legal team also got her landlord to make long-needed repairs, and assist her in applying for much needed rental assistance. Ms. Z and her children remain in their home to this day.

Mr. A was referred to EBCLC by the Berkeley Rent Stabilization Board after he learned his landlord sought to raise his rent in his life-long home by thousands of dollars. EBCLC advocates filed Rent Board petitions on behalf of Mr. A and represented him in his case for months, which ultimately settled with a six-figure relocation payment after extensive negotiations. Mr. A received full payment under the agreement and was able to secure alternate housing, assisted by the settlement funds.

Ms. Q contacted our office the day before the Sheriff was set to evict her from her family home she has lived in for many years. EBCLC's intake team leapt into action, and not only ensured that Ms. Q received legal assistance to file the necessary paperwork to delay the Sheriff, but also connected assisted the tenant with obtaining \$6,000 in rental assistance necessary to delay the eviction for 30 days. Remarkably, our intake team was able to secure legal assistance and funding in one day, which bought Ms. Q and her family the essential time needed to seek additional legal advice and counsel.

Mr. R, an elderly Berkeley Section 8 Shelter Care Plus tenant with Alzheimer's, was illegally displaced by his landlord after a fire in his apartment building. Following the fire, Mr. R's landlord moved him into an illegal rental unit, which subsequently jeopardized his Section 8 voucher. Shortly before the holidays, Mr. R's Section 8 voucher was terminated, and he was at risk of homelessness. For Mr. R, whose disabilities make it such that he requires daily assistance to live independently, homelessness would have put his health and overall wellbeing at risk.

Recognizing this, Mr. R's interdisciplinary legal and social work team at EBCLC jumped into action and helped him obtain funding for an emergency hotel stay through our partner organization, the Eviction Defense Center. The EBCLC social worker helped Mr. R apply for and access CalFresh, and in collaboration with Mr. R's EBCLC attorney, successfully advocated with Berkeley Housing Authority to reinstate his Section 8 voucher. Once his voucher was restored, the EBCLC social worker and attorney advocated for a live-in aide to assist him. The



team also advocated for an expanded two-bedroom voucher so he could live independently and receive In-Home-Health-Support (IHSS). Just recently, Mr. R was able to move into permanent housing once again with in-home support in place, and has begun to connect back to the community providers he had before the disaster.

Ms. C is a survivor of domestic violence and the mother to two young children residing in Berkeley in federally subsidized housing. She and her family were facing eviction due to the actions of her perpetrator who repeatedly broke into the family home to inflict harm upon Ms. C despite a restraining order having been put in place to protect the family. When Ms. C reached out to EBCLC for help, she and her children were sleeping in their car to avoid the violence in their home. The EBCLC attorney and social worker helped Ms. C request a safety transfer under the Violence Against Women Act (VAWA) and the social worker connected Ms. C to a domestic violence case manager at the Family Justice Center and supportive services, including rental assistance and housing navigation, at Ruby's Place. The social worker also advocated for Ms. C's children to receive support under BUSD's McKinney Vento program. Most recently, due to the advocacy of the interdisciplinary EBCLC team, Ms. C is awaiting the issuance of an Emergency Section 8 Voucher which will enable her to safely relocate with her children to a home outside of Alameda County and away from her perpetrator.

We are so very grateful for the ongoing support of the Berkeley Rent Board and City Council in meeting the needs of Berkeley's low-income community members. We look forward to continuing to strengthen our partnership and working on creative solutions to achieve long-term housing stability for Berkeley tenants.

If you have any questions or would like more information, please do not hesitate to contact Cristiana Baik, our Director of Development and Communications, at cbaik@ebclc.org.

Kind regards,

Zoë Polk

Zoë Melissa Polk
Executive Director
East Bay Community Law Center
zpolk@ebclc.org

East Bay Community Law Center
 FY22-23 BUDGET: July 1, 2022 - June 30, 2023
 Eviction Defense and Housing Legal Services, Berkeley Rent Board

Personnel Expense	Annual Salary (100% FTE)	\$/hr	Total Program Budget % FTE	Salary
Program co-Director	105,000	57.69	10%	10,500
Program Deputy Director	91,000	50.00	5%	4,550
Staff Attorney 1	106,000	58.24	10%	10,600
Staff Attorney 2	84,000	46.15	30%	25,200
Staff Attorney 3	76,000	41.76	30%	22,800
Intake Coordinator	63,000	34.62	30%	18,900
Contracts Officer	96,000	52.75	3%	2,880
Subtotal Salaries			118%	95,430
Payroll Taxes @ 7.65%				7,300
Fringe Benefits @ 15%				14,315
Subtotal Taxes & Benefits				21,615
Total Personnel Expense				117,045
Direct Operating Expenses				
Litigation Expenses				10,368
Shared Operating Expenses	10% of direct salaries			9,543
Total Direct Operating Exp				19,911
Indirect Expenses @ 15%				20,544
Total Expense				157,500

East Bay Community Law Center
 FY22-23 BUDGET: July 1, 2022 - June 30, 2023
 Eviction Defense and Housing-Related Services, Berkeley City Council Funds

Personnel Expense	Annual Salary (100%		Total Program Budget	
Position	FTE)	\$/hr	% FTE	Salary
Program co-Director (Housing)	101,000	55.49	10%	10,100
Program Director (Social Work)	99,000	54.40	10%	9,900
Program Dep Director (Housing)	92,000	50.55	5%	4,600
Staff Attorney 1	86,000	47.25	35%	30,100
Staff Attorney 2	76,000	41.76	35%	26,600
Staff Attorney 3	94,000	51.65	35%	32,900
Staff Attorney 4	106,000	58.24	10%	10,600
Social Worker	78,000	42.86	40%	31,200
Intake Coordinator 1	65,000	35.71	25%	16,250
Contracts Officer	96,000	52.75	3%	2,880
Subtotal Salaries			208%	175,130
Payroll Taxes @ 7.65%				13,397
Fringe Benefits @ 15%				26,270
Subtotal Taxes & Benefits				39,667
Total Personnel Expense				214,797
 Direct Operating Expenses				
Litigation Expenses				6,820
Shared Operating Expenses	10% of direct salaries			17,513
Total Direct Operating Exp				24,333
Indirect Expenses @ 15%				35,870
Total Expense				275,000

RESOLUTION 22-14

AUTHORIZING THE EXECUTIVE DIRECTOR TO MODIFY THE CONTRACT WITH THE EVICTION DEFENSE CENTER (EDC) BY EXTENDING THE TERM THROUGH JUNE 30, 2023 AND INCREASING THE CONTRACT IN AN AMOUNT NOT TO EXCEED \$435,500 FOR FISCAL YEAR 2022/23

BE IT RESOLVED BY the Rent Stabilization Board of the City of Berkeley as follows:

WHEREAS, the primary intent of the Rent Stabilization Board and the Rent Stabilization and Eviction for Good Cause Ordinance is to preserve affordable housing so as to continue the diversity our community has embraced for decades; and

WHEREAS, effective administration of the Rent Stabilization and Eviction for Good Cause Ordinance and advocacy surrounding the eviction protections listed therein have proven the most effective way to preserve affordable housing and prevent displacement that often leads to homelessness; and

WHEREAS, the Board first contracted with the Eviction Defense Center (EDC) in 2001 to provide services to lower-income Berkeley tenants, and the Board has extended the contract with amendments each fiscal year thereafter; and

WHEREAS, the Board's contract with the EDC is scheduled to expire on June 30, 2022, and a need continues to exist for providing services to lower-income Berkeley tenants on matters dealing with their tenancies; and

WHEREAS, the Board has been extremely pleased with the excellent services provided by the EDC since 2001; and

WHEREAS, the Berkeley City Council, in recognition of the need for additional anti-displacement counseling and eviction defense services to be provided to Berkeley tenants, allocated \$300,000 per year to these services in the 2017-2018 and 2018-2019 Biannual Budgets; and

WHEREAS the Berkeley City Council authorized the transfer of \$550,000 for fiscal years 2020 and 2021, respectively, to the Berkeley Rent Board to amend its existing contracts with the EDC and EBCLC for additional anti-displacement counseling and eviction defense services to be provided to Berkeley tenants; and

RESOLUTION 22-14

AUTHORIZING THE EXECUTIVE DIRECTOR TO MODIFY THE CONTRACT WITH THE EVICTION DEFENSE CENTER (EDC) BY EXTENDING THE TERM THROUGH JUNE 30, 2023 AND INCREASING THE CONTRACT IN AN AMOUNT NOT TO EXCEED \$435,500 FOR FISCAL YEAR 2022/23 (Page 2)

WHEREAS, the Berkeley City Council authorized the transfer of \$550,000 for fiscal year 2021/22 respectively to the Berkeley Rent Board to amend its existing contracts with the EDC and EBCLC for additional anti-displacement counseling and eviction defense services to be provided to Berkeley tenants; and

WHEREAS, the need for these additional services is urgent due to the ongoing housing crisis; and

WHEREAS, per Council's request, the Board agreed that the most expeditious way to ensure prompt delivery of these additional services was via an amendment to the existing Rent Board contracts with East Bay Community Law Center and Eviction Defense Center; and

WHEREAS, through Resolutions 17-17, 18-10, 19-14, 20-08, and 21-14, the Board authorized the Executive Director to amend the EDC contract for Fiscal Year 2017/18, 2018/19, 2019/20, 2020/21, 2021/22; and

WHEREAS, because the need for these services continues to increase, the Board issued a request for proposal to continue these essential services for an additional year; and

WHEREAS, the EDC responded to the RFP and has requested a continuance of funding to provide services in Fiscal Year 2022/23; and

WHEREAS, testimony was presented to the Eviction Committee about the ongoing vulnerability of low-income tenants in today's unbalanced housing market; and

WHEREAS, the members of the Eviction Committee and the Executive Director recommended that the Board approve funding for this organization; and

WHEREAS, the Board has long understood that the work this organization performs significantly contributes to the preservation of affordable rental housing and has encouraged Council to allocate resources to support it; and

RESOLUTION 22-14

AUTHORIZING THE EXECUTIVE DIRECTOR TO MODIFY THE CONTRACT WITH THE EVICTION DEFENSE CENTER (EDC) BY EXTENDING THE TERM THROUGH JUNE 30, 2023 AND INCREASING THE CONTRACT IN AN AMOUNT NOT TO EXCEED \$435,500 FOR FISCAL YEAR 2022/23 (Page 3)

WHEREAS, at the request of City Council, the scope of services under the contract with EDC was expanded, utilizing the additional funding provided by Council; and

WHEREAS, the proposed City Council and Rent Board budgets allocated \$275,000 (General Fund) and \$160,500 (Rent Board Fund) respectively to continue funding the services provided by this contract;

NOW, THEREFORE BE IT RESOLVED that the Rent Stabilization Board authorizes the Board's Executive Director to modify the contract with the EDC to extend its term through June 30, 2023, and increase the contract in an amount not to exceed \$435,500 (275,000 from City Council General Fund) for services provided under this contract in FY 2022/23. The total amount payable under this contract shall not exceed \$2,449,750.

Dated: June 16, 2022

Adopted by the Rent Stabilization Board by the following vote:

YES:

NO:

ABSTAIN:

ABSENT:

RECUSED:

Leah-Simon-Weisberg, Chair
Rent Stabilization Board

Attest: _____
DéSeana Williams, Executive Director

RESOLUTION 22-15

AUTHORIZING THE EXECUTIVE DIRECTOR TO MODIFY THE CONTRACT WITH EAST BAY COMMUNITY LAW CENTER (EBCLC) BY EXTENDING THE TERM THROUGH JUNE 30, 2023 AND INCREASING THE CONTRACT IN AN AMOUNT NOT TO EXCEED \$432,500 FOR FISCAL YEAR 2022/23

BE IT RESOLVED BY the Rent Stabilization Board of the City of Berkeley as follows:

WHEREAS, the primary intent of the Rent Stabilization Board and the Rent Stabilization and Eviction for Good Cause Ordinance is to preserve affordable housing so as to continue the diversity our community has embraced for decades; and

WHEREAS, effective administration of the Rent Stabilization and Eviction for Good Cause Ordinance and advocacy surrounding the eviction protections listed therein have proven the most effective way to preserve affordable housing and prevent displacement that often leads to homelessness; and

WHEREAS, the Board first contracted with East Bay Community Law Center (EBCLC) in 1996 after the passage of Costa Hawkins necessitated provision of services to lower-income Berkeley tenants, and the Board has extended the contract with amendments each fiscal year thereafter; and

WHEREAS, the Board's contract with East Bay Community Law Center (EBCLC) is scheduled to expire on June 30, 2022 and a need continues to exist for providing services to lower-income Berkeley tenants on matters dealing with their tenancies; and

WHEREAS, the Board has been extremely pleased with the excellent services provided by the EBCLC since 1996; and

WHEREAS, the Berkeley City Council, in recognition of the need for additional anti-displacement counseling and eviction defense services to be provided to Berkeley tenants, allocated \$300,000 per year to these services in the 2017-2018 and 2018-2019 Biannual Budgets; and

AUTHORIZING THE EXECUTIVE DIRECTOR TO MODIFY THE CONTRACT WITH EAST BAY COMMUNITY LAW CENTER (EBCLC) BY EXTENDING THE TERM THROUGH JUNE 30, 2023 AND INCREASING THE CONTRACT IN AN AMOUNT NOT TO EXCEED \$432,500 FOR FISCAL YEAR 2022/23 (Page 2)

WHEREAS the Berkeley City Council authorized the transfer of \$550,000 for fiscal years 2020 and 2021 respectively to the Berkeley Rent Board to amend its existing contracts with the EDC and EBCLC for additional anti-displacement counseling and eviction defense services to be provided to Berkeley tenants; and

WHEREAS, the Berkeley City Council authorized the transfer of \$550,000 for fiscal year 2021/22 respectively to the Berkeley Rent Board to amend its existing contracts with the EDC and EBCLC for additional anti-displacement counseling and eviction defense services to be provided to Berkeley tenants; and

WHEREAS, the need for these additional services is urgent due to the ongoing housing crisis; and

WHEREAS, per Council's request, the Board agreed that the most expeditious way to ensure prompt delivery of these additional services was via an amendment to the existing Rent Board contracts with East Bay Community Law Center and Eviction Defense Center; and

WHEREAS, through Resolution 17-17, 18-11, 19-14, 20-09 and 21-15, the Board authorized the Executive Director to amend the EBCLC contract for Fiscal Years 2017/18, 2018/19, 2019/20, 2020/21 and 2021/22; and

WHEREAS, because the need for these services continues to increase, the Board issued a request for proposal to continue these essential services for an additional year; and

WHEREAS, EBCLC responded to the RFP and has requested a continuance of funding to provide services in Fiscal Year 2022/23; and

RESOLUTION 22-15

AUTHORIZING THE EXECUTIVE DIRECTOR TO MODIFY THE CONTRACT WITH

EAST BAY COMMUNITY LAW CENTER (EBCLC) BY EXTENDING THE TERM THROUGH JUNE 30, 2023 AND INCREASING THE CONTRACT IN AN AMOUNT NOT TO EXCEED \$432,500 FOR FISCAL YEAR 2022/23 (Page 3)

WHEREAS, testimony was presented to the Eviction Committee about the ongoing vulnerability of low-income tenants in today's unbalanced housing market; and

WHEREAS, the members of the Eviction Committee and the Executive Director recommended that the Board approve funding for this organization; and

WHEREAS, the Board has long understood that the work this organization performs significantly contributes to the preservation of affordable rental housing and has encouraged Council to allocate resources to support it; and

WHEREAS, at the request of City Council, the scope of services under the contract with EBCLC was expanded, utilizing the additional funding provided by Council; and

WHEREAS, the proposed City Council and Rent Board budgets allocated \$275,000 (General Fund) and \$157,500 (Rent Board Fund) respectively to continue funding the services provided by this contract;

NOW, THEREFORE BE IT RESOLVED, that the Rent Stabilization Board authorizes the Board's Executive Director to modify the contract with the EBCLC to extend its term through June 30, 2023 and increase the contract in an amount not to exceed \$432,500 (\$275,000 from City Council General Fund) for services provided under this contract in FY 2022/23. The total amount payable under this contract shall not exceed \$2,417,000.

RESOLUTION 22-15

AUTHORIZING THE EXECUTIVE DIRECTOR TO MODIFY THE CONTRACT WITH EAST BAY COMMUNITY LAW CENTER (EBCLC) BY EXTENDING THE TERM THROUGH JUNE 30, 2023 AND INCREASING THE CONTRACT IN AN AMOUNT NOT TO

EXCEED \$432,500 FOR FISCAL YEAR 2022/23 (Page 4)

Dated: June 16, 2022

Adopted by the Rent Stabilization Board by the following vote:

YES:

NO:

ABSTAIN:

ABSENT:

RECUSED:

Leah Simon-Weisberg, Chair
Rent Stabilization Board

Attest: _____
DéSeana Williams, Executive Director