



Rent Stabilization Board

Public

April 11, 2022

Hon. Cecilia M. Aguiar-Curry, Chair  
Committee on Local Government  
California State Assembly  
Sacramento, CA 95814

**Re: Assembly Bill 2386 (Bloom) Planning and zoning: tenancy in common subject to an exclusive occupancy agreement. SUPPORT**

Dear Chair Aguiar-Curry,

The City of Berkeley's Rent Stabilization Board (Board) supports Assembly Bill (AB) 2386 Planning and zoning: tenancy in common subject to an exclusive occupancy agreement. AB 2386 would allow local governments to establish regulations for the proper management of TICs, which have the same characteristics as common interest developments, but unlike common interest developments, are developed without any local regulatory oversight. Such oversight is important to ensure consistency with local jurisdictions' existing land use authority. AB 2386 protects local control without infringing on landlords or prospective homeowners' rights to enter into TICs.

AB 2386 would also enable local governments to create regulations for the protection of prospective buyers who, without proper disclosures and knowledge of existing law could inadvertently violate the Ellis Act as it relates to the rights of displaced former tenants. AB 2386 is a reasonable proposal that deserves serious consideration.

The Board appreciates your leadership and work on behalf of all Californians and urges the members of the Committee to pass the bill.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah Simon-Weisberg".

Leah Simon-Weisberg, Chairperson  
City of Berkeley Rent Stabilization Board

C: Hon. Richard Bloom, AD-50