



RENT STABILIZATION BOARD

Regular Meeting

Thursday, October 16, 2025 – 7:00 p.m.

School District Board Room – 1231 Addison Street, Berkeley, CA

Public participation

This meeting will be conducted in a hybrid model with both in-person and remote participation, and in accordance with Government Code Section 54953 and all current state and local requirements allowing public participation in meetings of legislative bodies. Any member of the public may attend this meeting at the posted location(s). Questions regarding this matter may be addressed to DéSeana Williams, Executive Director of the Rent Board, at 510-981-7368 (981-RENT). The Board may take action related to any subject listed on the Agenda.

To access this meeting by Zoom

[Join the meeting from a PC, Mac, iPad, iPhone, or Android device](#). If you do not want your name to appear on the screen, use the drop-down menu and click on "Rename" to rename yourself to be anonymous. To request to speak, use the "Raise Hand" icon by rolling over the bottom of the screen.

To join by phone

Dial 1-669-444-9171, enter Webinar ID: 827 7067 9817 and Passcode: 949233. To comment during the public comment part of the agenda, Press *9 and wait to be recognized by the Chair.

Email comments

Email comments must be submitted to doliver@berkeleyca.gov by **4:00 p.m.** on the day of the meeting in order to be considered by the Board and included in the public record. Format your subject line: "RENT BOARD MEETING PUBLIC COMMENT ITEM." Please observe a 150-word limit. Time limits on public comments will apply.

Decorum

All rules of procedure and decorum apply for both in-person attendees and those participating remotely. Attendees at public meetings are reminded that other attendees may be sensitive to various scents. Please help the City respect these needs.

Communications access information

This meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services Specialist at (510) 981-6418 (voice) or (510) 981-6347 (TDD) at least three (3) business days before the meeting date.

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Minutes – *Unapproved*

1. **Roll call** – Chair Alpert called the meeting to order at 7:05 p.m.
Desireé Oliver called roll.
Commissioners present: Elgstrand, Johnson, Kelley, Marrero, Martinac, Twu, Walker, Alpert
Commissioners absent: Mizell
Staff present: Brown, Bursell, Ginsburg, Oliver, Williams
2. **Approval of Agenda** – M/S/C (Johnson/Elgstrand) APPROVE AGENDA AS WRITTEN. Voice vote. Carried: 8-0-0-1.
3. **Land Acknowledgment Statement**: The Berkeley Rent Stabilization Board recognizes that the rental housing units we regulate are built on the territory of xučyun (Huchiun-(Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley’s landlords and tenants have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley’s incorporation in 1878 and since the Rent Stabilization Board’s creation in 1980. As stewards of the laws regulating rental housing, it is not only vital that we recognize the history of this land but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today.

The Land Acknowledgment Statement was played aloud.

4. **Introduction of new Rent Board Staff** – Executive Director Williams introduced Andrew Chang, Principal Program Manager.
5. **Public Comment for Unions representing Rent Board staff** – There were no speakers.
6. **Public Comment** – There were no speakers.
7. **CONSENT ITEMS** – 1 min.*
 - a. Approval of the September 18, 2025 Regular Meeting minutes
 - b. Approval of the October 10, 2025 Special Meeting minutes – To Be Delivered

c. Proposal to approve staff recommendations on requests for waivers of late registration penalties (Executive Director/Registration Unit Manager) – **Please see attachment 7.c for a list of all addresses with discretionary waivers that will be considered by the Board.**

M/S/C (Kelley/Two) APPROVE ALL CONSENT ITEMS AS WRITTEN. Voice vote. Carried: 8-0-0-1.

8. **ACTION ITEMS**

from Board Members, Committees, Executive Director or Staff

Public comment will also be heard prior to the Board's vote on each action item listed below – 1 min. per speaker*

a. Chair Update: Title 21 / ADU Subdivision Proposal (Chair Alpert) – The Chair presented to the Board. No action was taken.

b. Chair Update: Algorithmic Rent-Setting Legislation (Chair Alpert) – The Chair presented to the Board. No action was taken.

c. Special Presentation: Fall Legislative Update (Brian Augusta) – Legislative Advocate Brian Augusta presented and took questions from the Board.

d. Discussion and possible action for the Board to take a position on state legislative bills discussed in the meeting (Chair Alpert) – The Board discussed but took no action.

e. Recommendation to adopt Resolution 25-27 confirming the 2026 Annual General Adjustment (AGA) of 1.0 percent and order that the 2026 AGA be published as Regulation 1148 (General Counsel)

M/S/C (Two/Kelley) ADOPT RESOLUTION 25-27 AS WRITTEN. Roll call vote. YES: Elstrand, Johnson, Kelley, Marrero, Martinac, Two, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: Mizell. Carried: 8-0-0-1.

f. Recommendation to adopt Resolution 25-28 confirming that the 2026 relocation assistance payments for Owner Move-In and Ellis Act evictions shall increase by 1.5 percent effective January 1, 2026, and publishing the 2026 relocation payment amounts (General Counsel)

M/S/C (Johnson/Martinac) ADOPT RESOLUTION 25-28 AS WRITTEN. Roll call vote. YES: Elstrand, Johnson, Kelley, Marrero, Martinac, Two, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: Mizell. Carried: 8-0-0-1.

g. Discussion and possible action on the update to Rent Board Social Media Policy (Executive Director and Digital Media Coordinator) – Digital Education & Media Coordinator Kayla Ginsburg presented and took questions from the Board. Commissioner Marrero requested to track changes within this policy.

9. INFORMATION, ANNOUNCEMENTS AND ARTICLES/MEDIA
from Board Members, Committees, Executive Director or Staff

ALL ITEMS BELOW WERE MENTIONED OR BRIEFLY DISCUSSED. UNDERLINED ITEMS HAVE ADDITIONAL COMMENTS.

- a. Special Presentation: Web content accessibility: Upcoming Changes to Federal Requirements (Jen Fabish) – Jen Fabish presented and took questions from the Board.
- b. Deadline to submit agenda items/topics for the **November** regular Rent Board meeting: **Monday, November 14th by 12:00 p.m.** – *Verbal* (Board Secretary)

10. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

- a. Ad Hoc Committee to Consider Rent Ordinance Amendments at the November 2026 Election (Chair to be elected) – Committee has not yet met.
- b. Budget & Personnel Committee (Vice-Chair Walker, Chair) – Committee to meet later this month.
- c. Climate Resilience & Habitability Committee (Commissioner Martinac, Chair) – Committee attempted to meet but did not have quorum.
- d. Eviction/Section 8/Foreclosure Committee (Commissioner Elgstrand, Chair) – No updates.
- e. Legislation, IRA/AGA & Registration Committee (LIRA Committee) (Chair Alpert, Chair) – Committee is considering updates to regulations regarding Section 8's ability to increase rents. These updates are not yet finalized.
- f. Outreach Committee (Commissioner Kelley, Chair) – Commissioner Kelley encouraged social media engagement.
- g. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Commissioner Marrero, Chair) – Committee is working on writing a support letter for Title 3. The Legal Unit presented information about Measure BB.
- h. 4 x 4 Joint Task Force Committee on Housing: City Council/Rent (Councilmember Lunaparra & Chair Alpert, Co-Chairs) Board – The Committee is attempting to schedule for late October or early November.
- i. Updates and Announcements – Commissioner Elgstrand presented an update from State Attorney General's Office. The Office is seeking statements from tenants that have been harmed by landlords. Commissioner Elgstrand encouraged submissions. Commissioner Marrero announced a meeting regarding federal level threats.

j. Discussion of items for possible placement on future agenda – Chair Alpert encouraged possible discussion items be emailed for consideration.

11. Adjournment - M/S/C (Kelley/Walker) ADJOURN THE MEETING. Voice vote. Carried: 8-0-0-1.

The meeting adjourned at 8:31 p.m.