Rent Stabilization Board

RENT STABILIZATION BOARD
OUTREACH COMMITTEE MEETING

Wednesday, June 16, 2021

5:30 p.m.

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED EXCLUSIVELY THROUGH VIDEOCONFERENCE AND TELECONFERENCE.
Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, this meeting of the Rent Stabilization Board's **Outreach Committee** (Committee) will be conducted exclusively through teleconference and Zoom videoconference. Please be advised that pursuant to the Executive Order and the Shelter-in-Place Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, **there will not be a physical meeting location available.**

To access this meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device by clicking on this URL: https://zoom.us/j/92432525754?pwd=cEdBbXJVVkMxNnY1MEh0cDRpRmIzdz09. If you do not wish for your name to appear on the screen, then 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 1-669-900-6833, enter Webinar ID: 924 3252 5754 and Passcode: 661672. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Committee Chair.

To submit an e-mail comment to be read aloud during public comment, email mlaw@cityofberkeley.info with the Subject line in this format: "PUBLIC COMMENT ITEM FOR OUTREACH COMMITTEE". Please observe a 150-word limit. Time limits on public comments will apply. Written comments will be entered into the public record. Email comments must be submitted to the email address above **by 3:30 p.m.** on the day of the Committee meeting in order to be included.

Please be mindful that this will be a public meeting and all other rules of procedure and decorum will apply for meetings conducted by teleconference or videoconference.

This meeting will be conducted 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. Questions regarding this matter may be addressed to Matt Brown, Acting Executive Director, at (510) 981-7368 (981-RENT). The Committee may take action related to any subject listed on the Agenda.

Rent Stabilization Board

RENT STABILIZATION BOARD
OUTREACH COMMITTEE MEETING

Wednesday, June 16, 2021 – 5:30 p.m.

AGENDA

1. Roll call (2 min)
2. Approval of the Agenda (2 min)
3. Approval of the Minutes of the May 19, 2021 Meeting (5 min)
4. Public Comment (5 min)
5. Tenant Survey (Staff Updates) (25 min)
    A. Project Timeline
    B. Cal State Fullerton Social Science Research Center
    C. Proposed Questions to add to 2009 Survey Questions
    D. Healthy Black Families Survey
6. Accessibility Issues: Closed Captioning Contract (Staff) (10 min)
7. Measure MM Website/Questions and Discussion (10 min)
8. Staff Report: Recent and Upcoming Webinars, Workshops (5 min)
9. Schedule Next Meeting Date (2 min)
10. Future Agenda Items (5 min)
11. Adjournment (5 min)

STAFF CONTACT: Moni T. Law, Housing Counselor (510) 981-4906, Ext. 704

COMMITTEE: James Chang, Andy Kelley, Paola Laverde (Chair), Mari Mendonca

Rent Stabilization Board

RENT STABILIZATION BOARD
OUTREACH COMMITTEE MEETING

Wednesday, May 19, 2021 – 5:30 p.m.

Minutes (Unapproved)

1. **Roll call** – Committee Chair Laverde called the meeting to order and Moni Law called Roll.
   Members present: Chang, Kelley, Laverde and Mendonca.
   Staff Present: Matt Brown, Moni Law and Aimee Mueller.

2. **Approval of the Agenda**: M/S/C (Kelley/Mendonca) Motion to approve the agenda. Roll call vote. YES: Chang, Kelley, Laverde and Mendonca; NO: None; ABSTAIN: None; ABSENT: None. Carried: 4-0-0-0.

3. **Approval of the Minutes of the April 21, 2021 Meeting**: M/S/C (Mendonca/Kelley) Motion to approve the minutes of the April 21, 2021 meeting. Roll call vote. YES: Chang, Kelley, Laverde and Mendonca; NO: None; ABSTAIN: None; ABSENT: None. Carried: 4-0-0-0.

4. **Public Comment**: No Public Comment

5. **Tenant Survey: Staff updates and Matt Brown**: Acting Executive Director Matt Brown discussed briefly the estimated cost of the survey as proposed by the survey consultant Dr. Stephen Barton ($75,000:00) and an opportunity to review the budget during a mid-year budget review in early 2022. Acting Executive Director Brown in consultation with Dr. Stephen Barton and RSB Staff suggested that the survey be conducted in January or February of 2022 and that Staff Member Law be appointed "Project Manager" for the survey. Commissioner Kelley, Staff members Law and Mueller explained the City of Berkeley's "RFP" process and answered questions from the Committee Members. The Committee Members agreed to prepare and review potential survey questions at the next meeting.

6. **Accessibility Issues: Closed Captioning Contract**: Staff member Mueller gave a brief overview of the RSB's contract with closed caption vendor **Quick Caption**, the ADA act requirements for closed caption on all videos posted on the RSB website and some of the technical issues with the closed captioning of meetings and webinars conducted via Zoom. Staff member Mueller will provide an update to the committee at its next meeting.

7. **Social Media Expansion: "Rent Board News" on Facebook and Ideas to Increase Engagement**: M/S/C (Laverde/Kelley) Motion directing Outreach staff to create a webpage listing recent Rent Board news and information, such as press releases, letters written in support or opposition of specific housing legislation or initiatives, the annual general adjustment (AGA), the annual registration fee, etc. and to link this webpage to the Rent Stabilization Board's Facebook webpage. Roll call vote. YES: Chang, Kelley, Laverde and Mendonca; NO: None; ABSTAIN: None; ABSENT: None. Carried: 4-0-0-0.

8. **Staff Report: Recent and Upcoming Webinars, Workshops (10 minutes)**: Committee Staffer Law discussed briefly the recent and upcoming webinars for landlords and tenants. No action taken.

9. **Schedule Next Meeting Date**: The Committee agreed to meet on the third Wednesday of the month, June 16, 2021 at 5:30 p.m. Commissioner Chang left at 7:03 p.m.

10. **Future Agenda Items**:
    - Update on the list of potential Survey Companies.
    - Further discussion on the Survey questions, timeline and other processes
    - Further discussion on the Survey Budget and RFP Process
    - Expansion of the Rent Boards Social Media Outreach

11. **Adjournment**: M/S/C (Laverde/Mendonca) Motion to Adjourn. Roll call vote. YES: Kelley, Laverde and Mendonca; NO: None; ABSTAIN: None; ABSENT: Chang. Carried:3-0-0-1. Meeting adjourned at 7:06 p.m.

STAFF CONTACT: Moni T. Law, Housing Counselor (510) 981-4906, Ext. 704

COMMITTEE: James Chang, Andy Kelley, Paola Laverde (Chair), Mari Mendonca

Berkeley Rent Board 2022 Tenant Survey

Draft TIMELINE

To: RSB Outreach Committee

Project Manager: Moni T. Law, RSB Staff

May, 2021 Consult with Dr. Steve Barton, prepare contract, $125 per hr, max of 20 hours, $2,500 max

- Research Survey Companies
- Identify Scope of Work, Focus and Expansion from 2009
- Obtain Input from Committee
- Explore quote from Cal State Fullerton Social Science Center

June, 2021 Prepare RFP; Research Minority Contractors

Draft and secure approval of RFP from A.D.

July 2021 Process RFP for $78,000

August 2021 Select Contractor for Survey; Prepare Drafts

September 2021- October 2021	Pull Addresses, Prepare Survey
November- December	Finalize Survey Contents and Advertise
January 20, 2022	First Cover Letter and Survey Released
February 1, 2022	Second Cover Letter, Resend Survey
February 28, 2022	Third and Final Release of Survey
March 2022	Tabulate Results; Contractor Draft Report
April 2022	Executive Summary and Report to Board Of Tenant Survey Results

From: Gil-Trejo, Laura <lgil-trejo@fullerton.edu>
Sent: Monday, June 7, 2021 10:19 AM
To: Law, Moni T.
Cc: Brown, Matthew (Matt); Byrnes, Michele
Subject: RE: Follow-up
Attachments: Cost Estimate_Client Version 6.4.21.xlsx

Hi Moni,
Attached please find SSRC's estimate for the replication of the 2009 Tenant Survey.
Because this survey was done 12 years ago, we don't expect to see the same robust response rate you saw in 2009. For this reason we added an online survey component and a follow-up reminder phone call component (where telephone numbers could be appended to addresses). Also I sent you a message a week or so ago inquiring about how we would be getting access to the addresses for the study, from the City of Berkeley or from our own vendors. I did not hear back from you, so I went ahead and assumed that the City of Berkeley would be providing the addresses since the report did not mention the purchase of residential addresses from an external vendor. If the SSRC were to need to purchase the list of addresses for the study, the cost would go up.

Please let me know if you have any questions.
We would love to receive the RFP when one is ready.
If you can't send it to me directly, can you tell me where I can go to access it when it becomes available?
With thanks,
Laura~

Laura Gil-Trejo, MPH, MA
Director, Social Science Research Center
California State University Fullerton
(657) 278 - 7691

From: Law, Moni T. <MLaw@cityofberkeley.info>
Sent: Wednesday, May 19, 2021 7:31 PM
To: Gil-Trejo, Laura <lgil-trejo@fullerton.edu>
Cc: Brown, Matthew (Matt) <MBrown@cityofberkeley.info>; Byrnes, Michele <MByrnes@cityofberkeley.info>
Subject: [External] RE: Follow-up

External Email Use Caution and Confirm Sender

Thank you Laura for the prompt reply. Yes, the 2009 Tenant Survey is the last survey and we will look at largely replicating that survey, and adding a few new areas of concern: Covid-19 impacts, Displacement by buyouts, Owner Move in evictions, constructive eviction, and Demographic shifts (displacement of Black and Brown residents in Berkeley).

I look forward to your estimate next week. We are researching potential firms, and preparing a formal RFP in the next two weeks. We appreciate your interest, and I'm excited by the fact that you conduct mail surveys with data compilation by computer. You stated that Cal State Sacramento conducts quality work also and that you are not competitive against each other. I will reach out to them for an estimate as well, and invite everyone to submit a RFP when it is posted.

I cc'd my supervisor and our Acting Executive Director for informational purposes only.

Moni

BERKELEY RENT BOARD

Moni T. Law
Housing Counselor
PHONE: 510-981-4906
EMAIL: mlaw@cityofberkeley.info
2125 Milvia Street Berkeley, CA 94704

From: Gil-Trejo, Laura <lgil-trejo@fullerton.edu>
Sent: Wednesday, May 19, 2021 5:12 PM
To: Law, Moni T. <MLaw@cityofberkeley.info>
Subject: Follow-up

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Moni,
It was a pleasure speaking with you this afternoon.
I am writing to confirm that the attached is the report we discussed this afternoon, as there were several on the city's website.
I am also writing to confirm that our center will have an estimate for you by early next week.
I look forward to hearing back from you regarding the status of the attached report.
Warmly,
Laura~

Laura Gil-Trejo, MPH, MA
Director, Social Science Research Center
California State University Fullerton
(657) 278 - 7691

Social Science Research Center
Cost Estimate: Up to 766 Mail and Web-Based Surveys
2021 Tenant Survey
Sponsor: Berkeley Rent Stablization Board
Project Period TBD

DESCRIPTION				COST
1. Personnel		**Salary**	**Fringe**	
Ph.D. Level Staff/Project Director Overall project oversight	$ 50.47 /hour for 20 hours State Fringe Benefits at 64.52%	$ 1,009	$ 651	$ 1,660
Research Operations Coordinator Program and pre-test survey instrument; provide technical support	$ 37.00 /hour for 85 hours Fringe Benefits at 39.40%	$ 3,145	$ 1,239	$ 4,384
Project Manager Sample management, data file management, and validation	$ 35.00 /hour for 140 hours Fringe Benefits at 39.40%	$ 4,900	$ 1,931	$ 6,831
Assistant Project Manager Assist w/sample management, data file management & validation	$ 20.00 /hour for 40 hours Fringe Benefits at 39.40%	$ 800	$ 315	$ 1,115
Telephone Interviewers Reminder calls and mailer preparation	$ 15.00 /hour for 558 hours Payroll Taxes (P/T, N/B) at 10.90%	$ 8,377	$ 913	$ 9,290
Research Assistants Data entry verification	$ 16.00 /hour for 80 hours Payroll Taxes (P/T, N/B) at 10.90%	$ 1,280	$ 140	$ 1,420
Shift Supervisors: Reminder call and mailer prep oversight and quality control	$ 20.00 /hour for 112 hours Payroll Taxes (P/T, N/B) at 10.90%	$ 2,234	$ 244	$ 2,478
Administrative Operations Manager Payroll and budget administration	$ 32.00 /hour for 60 hours Fringe Benefits at 39.40%	$ 1,920	$ 756	$ 2,676
Sub-total Personnel		$ 23,665	$ 6,189	$ 29,854
2. Other Project Costs				
Incentives				$ 3,830
Materials				$ 12,036
Postage				$ 9,461
Translation				$ 1,500
Telephone/ FAX				$ 2,382
License				$ 1,295
TOTAL DIRECT COSTS				**$ 60,358**
INDIRECT COSTS (Base: Total Direct Costs)	30%			**$ 18,107**
TOTAL COSTS				**$ 78,465**

About the SSRC

The Social Science Research Center was established in 1987 to provide research services to campus and community organizations and research support to CSUF faculty and staff. As a university-based center, the SSRC is fundamentally concerned with providing high-quality research services utilizing state-of-the-art hardware, software and methodology. The Center assists non-profit and tax-supported agencies and organizations to conduct methodologically sound studies to answer policy-relevant research questions. The motto of the Center is, "Applied Research in the Public Interest."

The SSRC supports the preeminence of learning at CSU Fullerton by providing training and instructional opportunities, as well as employment, related to the conduct of applied social research. The Social Science Research Center subscribes to the principles expressed by the American Association for Public Opinion Research, "Code of Professional Ethics and Practices" and is a member of AAPOR's Transparency Initiative, a status that shows a commitment to openness and transparency in research.

A NOTE ON COVID-19

The SSRC remains committed to playing a role in important community and social science research endeavors in spite of the limitations the novel coronavirus and COVID-19 have placed on our communities, nation, and entire world. Fortunately, technology's many benefits that have allowed for a variety of important functions to continue in the face of this pandemic have done the same for survey research. Using highly secure software solutions paired with stringent quality control protocols, SSRC has been able to move our 26-station CATI-Lab to a fully remote or "virtual" solution for the duration of the COVID-19 pandemic. All steps of the research process can be completed without the risk of face-to-face interactions and while adhering to social distancing measures, from survey creation to

telephone survey collection to data cleaning and processing. We look forward to the day when we can work side-by-side, but until then, we remain fully operational virtually.

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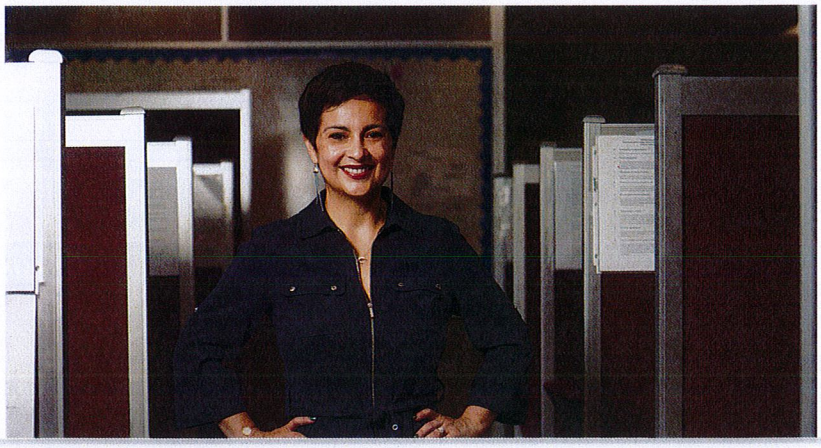
We'll do our best to improve things and get you the information you need.

SSRC Staff

Laura Gil-Trejo, M.P.H., M.A.
Director

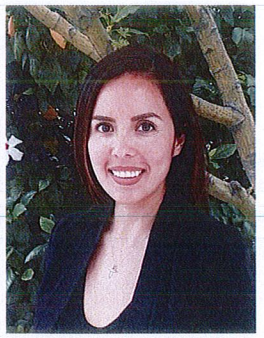


Laura Gil-Trejo, the Director of the Social Science Research Center at California State University, Fullerton, began her career at the Center when she was hired as a Research Associate in 2004. She was promoted to Associate Director in 2007 and to Acting Director in

Frederick Rose, M.P.H.
Research Operations Coordinator

Mr. Rose joined the SSRC in 2012 as a Project Manager and currently serves as Research Operations Coordinator. Frederick holds his Master's degree in Public Health from CSU Fullerton. Prior to completing the program at CSUF, Mr. Rose obtained his Bachelor of Arts in Sociology from Chapman University. Frederick provides support in various steps of the research process, including survey instrument design and refinement, sample preparation and management, technical support with regard to survey programming and data management, as well as report production. Frederick is also involved in training SSRC interns and staff in these diverse aspects of the research process.

Lizette Sanchez, M.P.A.
Administrative Operations Manager



Titan Excellence Award recipient Lizette Sanchez has been with the SSRC since 2001. Ms. Sanchez earned her B.A. degree in Psychology and a Master's degree in Public Administration from California State University, Fullerton. As the Administrative Operations Manager, she provides administrative support and budgetary management. She also produces fiscal reports and projections, prepares payroll, supports fiscal and personnel transactions, and prepares and maintains all center records and reports regarding personnel and project accounts. Ms. Sanchez is also responsible for hiring and quality control of the department's CATI-Lab.

Rachel Parker
Assistant Project Manager

Rachel Parker joined the SSRC in August 2017. She started her journey with the SSRC as an intern and is now an Assistant Project Manager for the center. Rachel has a Bachelor's of Arts in Psychology from California State University, Fullerton. Rachel manages project development, provides data management and research support, and assists with survey instrument design and refinement. Rachel also provides support and project management for evaluation projects. For these evaluations, Rachel is responsible for collecting, processing, and analyzing the data.

CATI LAB STAFF

The SSRC employs one Quality Assurance Supervisor, two Shift Supervisors, and three Assistant Supervisors to manage the center's 26-station telephone interviewing laboratory. Shift supervisors ensure compliance with CATI-Lab policies and procedures and maintain a consistently high standard for data collection.

Emily Melgar
Quality Assurance Supervisor

Emily joined the SSRC in March 2020 as an Assistant Supervisor and has recently been promoted to Quality Assurance Supervisor as of June 2020. She joins the center with vast knowledge and experience in project management, office administration and Information Technology. Her hope is to use her skills and experience to help support the research center and contribute to its continued success. She helps the lab sustain quality and growth

and provides Interviewers and Supervisors with additional operational support.

Carlos Hernandez
Supervisor

Carlos joined the SSRC as a Telephone Interviewer in October 2018. He received his promotion to Supervisor in March 2020. He provides leadership to the interviewers and support to upper management by ensuring the lab runs efficiently while working with the supervisor team to promote a healthy work environment. He is towards the end of his journey in receiving a Bachelor's Degree of Arts in Psychology and plans to work in the research field. He is positive that his time at the SSRC will contribute to his success later in life.

Herllaine Asistio
Supervisor

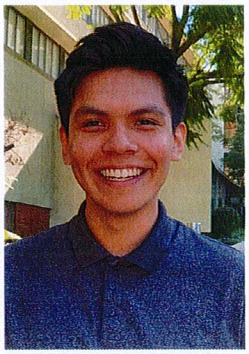
Herllaine Asistio joined the SSRC in March of 2017 as a research assistant/telephone interviewer. As of February 2018, she got promoted to the position of Assistant Shift Supervisor and received another promotion to Shift Supervisor in February 2020. She graduated with a B.S. in Health Science from CSUF in 2017 and is a certified Health Scholar for St. Joseph's of Orange and a Certified Medical Assistant. She supports the research center as the main liaison between interviewers and upper management and operates daily administrative tasks that contribute to the goal, vision, and growth of the Social Science Research Center.

Reanna Kremer
Assistant Supervisor

Reanna joined the SSRC in Spring 2018 as a Telephone Interviewer and is currently an Assistant Supervisor as of Spring 2020. She shares her own experiences and insight of interviewing techniques for the new interviewers who come on board with the SSRC.

Reanna is currently a Child and Adolescent Development Major with an emphasis on Family and Community Settings at California State University, Fullerton. She hopes to continue providing the CATI lab with support and assistance it needs to continue reaching project goals and deadlines.

Michael Suarez
Assistant Supervisor



Michael Suarez joined the SSRC in Spring 2018 as a Telephone Interviewer and is currently Assistant Shift Supervisor as of Fall 2018. As of Spring 2020, Michael earned his B.A. degree in Business Administration with an emphasis in Finance from California State University, Fullerton. He provides support and constructive feedback to new hires to help them adjust to their roles as Telephone Interviewers. His experiences with the SSRC team have helped hone his ability to align with team members to work towards a common goal.

Jeffrey Sithi-Amnuai
Assistant Supervisor

Jeffrey joined the SSRC in Fall 2017 as an SSRC intern. After spending some time as a Telephone Interviewer, he was promoted to the position of Assistant Supervisor in Fall 2018. He provides assitance to the Shift Supervisors, employing the knowledge he has gained during his tenure at the SSRC to maximize lab performance on all projects. Jeffrey graduated from CSUF with his Bachelor's degree in Health Science and a minor in English.

Telephone Interviewers/
Research Assistants

The SSRC's CATI-Lab consists of 80 telephone interviewers/research assistants. Telephone interviewers are hired to collect data in a consistently standardized manner. Telephone interviewers/research assistants may also conduct face-to-face interviews or assist with other research tasks.

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Version_4.8.1

Rent Stabilization Program

Suggestions for New Questions on Tenant Survey (Chair Laverde and Comm. Mendonca)

1. Update Q #16 - Add the terms "Facebook or other Social Media" to response options

2. Clarify Q #17 - Add the term "City" and "County" to response options - "Other East Bay **City,** other Bay Area **County**

3. Update Q #31a - On disabilities - update the question - Is your apartment accessible for people in wheelchairs?

4. After Q32 - might a good place to add a question about LGBTQ+
Do you or any member of the household identify as LGBTQ+
Yes or No or Prefer not to respond
If yes, indicate the number of tenants who identify as:
Lesbian____ Gay___ Bisexual___ Transgender_____ Queer____+_____ Prefer not to respond_____

5. Update Q #33 - We liked the question - Do you use email to send and receive emails at home? We think it should be updated.
#33A - Do you have internet access at home?
#33B - Do you use a computer, tablet or a smartphone?
#33C - Do you know how to use a computer or smartphone?

6. Update Q#35 - What was the approximate total income for your entire household before taxes in ~~2008~~ 2021.
- Would like to ask a question about tenants that are rent burdened - How many tenants in the household are paying more than 30 percent of their monthly net income in rent?

7. Q#34A should be COVID-19 Related - Did COVID-19 financially impact your household?
Yes ____ No___
#34B - How was your household impacted?
laid off from job(s) _____
Reduced hours_____

#34C - During the pandemic, has your landlord threatened to evict you for nonpayment of rent?
Yes___ No_____

#34D - Did you apply for emergency rental assistance from the City of Berkeley or from Alameda County
Yes_____ No_____

#34E if No, how was rent paid?
New job_____
Used savings_____
Borrowed money_____

8. Q#40 - update question - Have you or anyone in your household ever had a disagreement with your current landlord or manager **over any of the following issues?**

Possibly add a second part to Q#40a - We wondered if there should be space to add the name of the community organization that assisted the tenant.

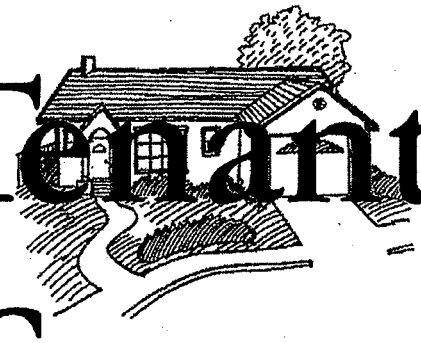
9. Q#42 - on incentive - should be raised to at least $10 per coupon for coffee shop or bookstore -

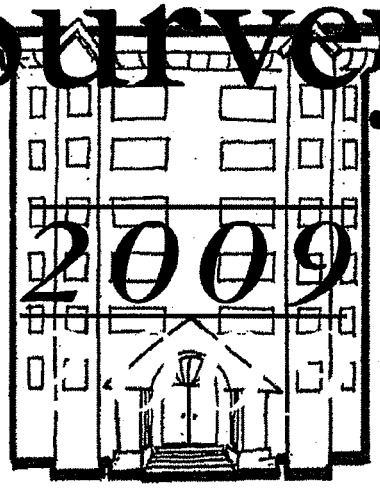
Comments re Content of the Cover Letter re Survey: Translation Issues

Regarding the letters that were sent - Letter #1 sent on April 6th, the Spanish translation is not accurate - survey should be "encuesta" not "cuestionario" (questionnaire) which means something different. Letter #2 sent on April 10th, the Spanish translation does not reflect what is written in English, it puts text in bold that is not in bold in the English version and omits information about filling out the survey online (see the P.S. section of the letter). The "last week a survey about your experience being a tenant" letter was not translated. The May 11th letter also has different information in both English and Spanish - so different messages were sent to tenants who speak English and Spanish.

Can tenants request to have the survey translated into Spanish, Chinese or other Asian language?

Berkeley Tenants Survey





2009

Berkeley Rent Stabilization Board 2125 Milvia Street, Berkeley, CA 94704 510-981-7368

Many tenants in Berkeley live in an apartment, house or room that is rent controlled, which means that the City limits how much the landlord can raise rents each year.

1. Is the place where you live rent controlled? ***(circle one answer)***

A. YES
B. NO
C. I DON'T KNOW
D. I/WE DON'T PAY RENT

(If no rent is paid for your residence, this survey does not apply to you. Please send back the survey so that we can take you off our survey mailing list.)

We want to learn about the physical condition of rental housing units in Berkeley and how well they are maintained.

2. How would you rate the overall condition of your housing unit? ***(circle one)***

A. EXCELLENT B. GOOD C. FAIR D. POOR

3. Since you moved in, is the condition of the building ***(circle one)***

A. BETTER B. THE SAME C. WORSE

4. In the last year, have the smoke detectors been checked to make sure they work? ***(circle one)***

A. CHECKED B. NOT CHECKED C. DON'T KNOW D. NO SMOKE DETECTORS

5. Does your building have recycling containers that are accessible to the tenants? ***(circle one)***

A. YES B. NO C. DON'T KNOW

5a. If YES, are they big enough or do they often get filled to overflowing? ***(circle one)***

A. BIG ENOUGH B. NOT BIG ENOUGH

6. In the last year, has the landlord or manager inspected your rental unit to see if there are any problems that need fixing? *(circle one)*

A. YES B. NO C. DON'T KNOW

7. In the last year, has the landlord or manager given you a safety checklist and certified that your rental unit is in good condition with no safety problems? *(circle one)*

A. YES B. NO C. DON'T KNOW

8. Are there problems within your building with any of the following?
(circle yes or no for each item)

A.	HEAT	YES	NO
B.	PLUMBING	YES	NO
C.	DOORS/WINDOWS	YES	NO
D.	ROOF	YES	NO
E.	STAIRS/PORCH	YES	NO
F.	ELEVATOR	YES	NO
G.	SECURITY/EXTERIOR LIGHTING	YES	NO
H.	SECURE MAILBOXES	YES	NO
I.	PAINT	YES	NO
J.	APPLIANCES	YES	NO
K.	MOLD	YES	NO
L.	INSECTS/RODENTS	YES	NO
M.	NOISE/OTHER TENANTS	YES	NO

N. OTHER (please name) _____

We also want to know whether you have had contact with government agencies that work to help tenants.

9. Do you receive monthly rental assistance through the Berkeley Housing Authority or the City of Berkeley? *(circle one)*

A. YES B. NO

10. Have you received mailings from the Berkeley Rent Stabilization Program, also known as the Berkeley Rent Board? *(circle one)*

A. YES B. NO C. DON'T KNOW

11. Have you or anyone in your household ever contacted the Berkeley Rent Board for information or assistance? *(circle one)*

A. YES B. NO C. DON'T KNOW

11a. If YES, what was the subject of the contact with the Rent Board? *(circle all that apply)*

A. THE LEGAL RENT OR A RENT INCREASE
B. GETTING SOMETHING FIXED IN THE BUILDING
C. GETTING BACK A SECURITY DEPOSIT OR INTEREST ON A SECURITY DEPOSIT
D. LOSS OF SERVICE SUCH AS PARKING OR STORAGE
E. LANDLORD ASKED THAT I/WE MOVE OUT
F. OTHER (please specify) _____

11b. If YES, was the Rent Board staff *(circle one)*

A. VERY HELPFUL
B. SOMEWHAT HELPFUL
C. NOT HELPFUL
D. DON'T KNOW

12. Have you or anyone in your household ever contacted the City of Berkeley's housing inspection program for information or assistance with a building problem? *(circle one)*

A. YES B. NO C. DON'T KNOW

12a. If YES, was the staff *(circle one)*

A. VERY HELPFUL
B. SOMEWHAT HELPFUL
C. NOT HELPFUL
D. DON'T KNOW

13. Have you or anyone in your household ever contacted the Berkeley Housing Authority for information or assistance? *(circle one)*

A. YES B. NO C. DON'T KNOW

13a. If YES, was the staff *(circle one)*

A. VERY HELPFUL
B. SOMEWHAT HELPFUL
C. NOT HELPFUL
D. DON'T KNOW

We would like to ask some questions about how you found the place you live and the choices open to you as a renter in Berkeley.

14. What month and year did you move into this rental unit?

MONTH _____ YEAR _____

15. If someone else in your household moved in earlier than you, what year did they move in?

YEAR _____

16. How did you find this rental? *(circle one)*

A. FROM A FORMER TENANT IN THIS BUILDING
B. KNOWING THE LANDLORD
C. OTHER WORD OF MOUTH
D. CRAIGSLIST OR OTHER WEB SITE
E. UNIVERSITY HOUSING SERVICES
F. NEWSPAPER AD
G. VISITED A RENTAL AGENCY
H. OTHER (please explain) _____

17. Where did you live just before moving into this rental unit? *(circle one)*

A. BERKELEY
B. OTHER EAST BAY
C. OTHER BAY AREA
D. OUTSIDE BAY AREA

18. What kind of housing unit do you rent? *(circle one)*

A. HOUSE
B. APARTMENT OR FLAT
C. ROOM (in Boarding House or Residential Hotel)
D. OTHER (please describe) _____

19. How many units are in your building?

_____ UNITS

20. How many bedrooms are in your rental unit? *(A studio or room has 0 bedrooms.)*

_____ BEDROOMS

21. How many bathrooms are in your rental unit?

_____ BATHROOMS

22. How many other separate rooms are in your rental unit?

_____ OTHER ROOMS

23. What is the total monthly rent for your housing unit? *(Total rent is all rent paid by all residents combined, but not including any additional charges such as parking.)*

$ _____

24. On average, about how much does your household pay every month for the following utility services? *(If you do not pay for this item, please put a 0 on the line.)*

A. GAS AND ELECTRICITY $ _____
B. WATER AND SEWER $ _____

25. Compared with the current market rent on similar rentals in this neighborhood, the rent I am paying is *(circle one)*

A. MUCH LOWER
B. SOMEWHAT LOWER
C. ABOUT THE SAME
D. HIGHER
E. DON'T KNOW

26. Do you expect to stay where you are or move in the next few years? *(circle one)*

A. MOVE IN ONE OR TWO YEARS
B. MOVE WITHIN FIVE YEARS
C. STAY MORE THAN FIVE YEARS
D. DON'T KNOW

27. Do you expect to own your own home within the next ten years? *(circle one)*

A. OWN B. RENT C. DON'T KNOW

28. If the landlord told you that you had to move out in 60 days, which would you be most likely to do first? *(circle one)*

A. I WOULD START LOOKING FOR ANOTHER PLACE TO LIVE
B. I WOULD LOOK INTO WHETHER I HAVE A RIGHT TO STAY HERE

One of the main reasons for doing this study is to get information on people who are renters in Berkeley and what their housing needs are. This next group of questions asks about you and your household.

29. Including yourself, how many people live in this unit?

_____ PEOPLE

30. What type of household are you? *(circle one)*

A. PERSON LIVING ALONE
B. COUPLE WITHOUT CHILDREN
C. COUPLE WITH CHILDREN
D. SINGLE PARENT WITH CHILDREN
E. RELATED ADULTS OTHER THAN PARENTS AND CHILDREN
F. UNRELATED ADULTS OTHER THAN COUPLES
G. OTHER (please explain) _____

31. Including yourself, does a person with a chronic illness or disability live in your household? *(circle one)*

A. YES B. NO

31a. If YES, does this disability substantially limit walking or climbing stairs? *(circle one)*

A. YES B. NO

32. Including yourself, how many people in your household are in each of the following age categories?
(write the number of people in each category on the line; if none, write 0)

_____ Under 5 years old
_____ 5 to 17
_____ 18 to 24
_____ 25 to 34
_____ 35 to 54
_____ 55 to 64
_____ 65 and over

33. Do you use e-mail to send and receive messages at home?

A. YES B. NO

34. Are you or anyone you know involved with a neighborhood disaster preparedness or neighborhood crime watch group? *(circle all that apply)*

A. NO
B. YES, DISASTER PREPAREDNESS
C. YES, CRIME WATCH

35. What was the approximate total income for your <u>entire</u> household before taxes in 2008? *(circle one)*

A. Less than $10,000
B. $10,000 to $19,999
C. $20,000 to $29,999
D. $30,000 to $39,999
E. $40,000 to $49,999
F. $50,000 to $59,999
G. $60,000 to $69,999
H. $70,000 to $79,999
I. $80,000 to $99,999
J. $100,000 to $149,999
K. $150,000 or more

36. Including yourself, how many members of your household have the following ethnic background or heritage? (One person may have more than one ethnic background.)
(write the number of people in each category on the line next to it; if none, write 0)

_____ ASIAN
_____ BLACK/AFRICAN-AMERICAN
_____ HISPANIC
_____ NATIVE AMERICAN
_____ WHITE
_____ OTHER (specify) _____

37. Including yourself, how many adults in your household are currently doing each of the following? *(more than one category may apply for each person)*

_____ WORKING FULL TIME
_____ WORKING PART TIME
_____ FULL-TIME STUDENT
_____ PART-TIME STUDENT
_____ UNEMPLOYED, LOOKING FOR WORK
_____ RETIRED
_____ HOMEMAKER
_____ OTHER (please specify) _____

38. If any adult in your household is a student, where do they attend school?
(write the number of students at each school on the line)

_____ UNIVERSITY OF CALIFORNIA, BERKELEY
_____ BERKELEY CITY COLLEGE
_____ ANOTHER SCHOOL IN BERKELEY
_____ A SCHOOL OUTSIDE OF BERKELEY

Finally, we want to ask some questions about your landlord or building manager.

39. In the last year, have you or anyone in your household complained to the landlord or building manager about any problems in your building? ***(circle one)***

A. YES B. NO C. DON'T KNOW

39a. If YES, someone complained, how soon did the landlord or manager respond? ***(circle all that apply)***

A. RESPONDED QUICKLY
B. RESPONDED AFTER REPEATED COMPLAINTS
C. DID NOT RESPOND

39b. If YES, someone complained, what did the landlord or manager do?
(circle all that apply)

A. FIXED THE PROBLEM IN LESS THAN 30 DAYS
B. FIXED THE PROBLEM IN MORE THAN 30 DAYS
C. FIXED PART OF THE PROBLEM
D. DID NOT FIX THE PROBLEM

40. Have you or anyone in your household ever had a disagreement with your current landlord or manager? *(circle all that apply)*

A. NO DISAGREEMENTS
B. MAINTENANCE/REPAIRS
C. RENT
D. SECURITY OR SAFETY
E. PARKING
F. BEING TOLD TO MOVE
G. ANOTHER TENANT
H. SOMETHING ELSE (please describe) _____

40a. If YES, you had a disagreement with your landlord, did you contact any of the following for advice or assistance? *(circle all that apply)*

A. FAMILY MEMBER OR FRIEND
B. OTHER TENANTS
C. LAWYER/LEGAL ASSISTANCE
D. BERKELEY RENT BOARD
E. CITY INSPECTOR
F. HOUSING AUTHORITY
G. STUDENT GROUP
H. COMMUNITY GROUP
I. CHURCH/RELIGIOUS GROUP
J. NO-ONE
K. OTHER (please specify) _____

41. Thank you very much for contributing to our study. Would you like to receive a summary of the results? *(circle one)*

A. YES B. NO

42. The first 400 people to return their completed survey will receive a gift card for one of the following Berkeley businesses. *(circle the business you prefer)*

A. PEET'S COFFEE & TEA B. PEGASUS BOOKS

Is there anything more you would like to tell us about your experience renting a place to live in Berkeley?

Are there any additional services you wish that the City of Berkeley or the Berkeley Rent Board would provide to tenants?

Is there anything else you would like to add?

Rent Stabilization Board

April 6, 2009

TENANT
«StNo» «StName» #«UnitNo»
BERKELEY, CA «ZipCode»

Dear Berkeley Tenant:

In a few days you will receive a request to complete a brief survey. We are mailing it to you in an effort to learn how Berkeley's rental housing market is working for tenants like you.

Your address was randomly selected from a list of Berkeley rentals. Sharing your experience with us will help Berkeley improve its services to tenants. We would greatly appreciate your taking the few minutes necessary to complete and return your survey when it arrives. As a small thank you for completing the survey, the first 400 households that return the completed survey will receive a $5 gift card for Peet's Coffee & Tea or Pegasus Books.

Para Usted que Hablan Español:

En unos días usted recibirá una petición para que conteste a un breve cuestionario. Estamos enviándoselo con la esperanza de saber como el mercado de vivienda de rentar esta funcionando en Berkeley para inquilinos como usted. Su domicilio fue seleccionado al azar de una lista de unidades de renta en Berkeley. El compartir su experiencia con nosotros nos ayuda a mejorar los servicios a inquilinos en Berkeley. Como un pequeño agradecimiento por contestar al cuestionario los primeros 400 inquilinos que respondan al cuestionario y lo regresen recibirán una tarjeta de regalo de $5 de Peet's Coffee & Tea o de Pegasus Books.

Muchas gracias de antemano por su ayuda.

Thank you in advance for your help.

Sincerely,

Stephen Barton, Ph.D.
Research Coordinator

2125 Milvia Street, Berkeley, California 94704
TEL: (510)981-7368 (981-RENT) • TDD: (510)981-6903 • FAX: (510)981-4910
E-MAIL: rent@ci.berkeley.ca.us • INTERNET: www.ci.berkeley.ca.us/rent

Rent Stabilization Board

April 10, 2009

TENANT
«StNo» «StName» #«UnitNo»
BERKELEY, CA «ZipCode»

Dear Berkeley Tenant:

The City of Berkeley has laws intended to make sure that tenants are fairly treated and rental housing is taken care of. How well are these laws working for tenants like you? Please help us answer this question by taking a few minutes to complete and return the enclosed survey in the stamped envelope provided.

As a small thank you for completing the survey, the first 400 households that return the completed survey will receive a $5 gift card for Peet's Coffee & Tea or Pegasus Books. Yours is one of a small number of addresses that were randomly selected from a list of rental units in Berkeley. Your answers will be kept strictly confidential and once the gift cards are mailed out the address list will be erased.

We would be happy to answer any questions you may have about this survey. You can e-mail me at sbarton@ci.berkeley.ca.us or call me at 981-4926, or call Aimee Mueller at 981-4932.

Para Usted que Habla Español:
Que tan bien las leyes locales protegen a los inquilinos? Estamos pidiendo a un pequeño numero de inquilinos seleccionado al azar para que nos ayuden a contestar al cuestionario incluido. Favor de mandarnos el cuestionario en el sobre sellado incluido en esta carta. Si Usted prefiere, puede llamar a Angelina Toscano al (510) 981-4902 para responder por teléfono. Como un pequeño agradecimiento por contestar al cuestionario, los primeros 400 inquilinos que respondan al cuestionario y lo regresen recibirán una tarjeta de regalo de $5 de Peet's Coffee & Tea o de Pegasus Books. ***Sus respuestas serán mantenidas estrictamente confidenciales y una vez las tarjetas de regalo sean enviadas a los inquilinos la lista de domicilios será eliminada.*** *Muchas gracias por su apoyo.*

Thank you for taking the time to share your experience with us and help Berkeley improve its services.

Sincerely,

Stephen Barton, Ph.D.
Research Coordinator

P.S. If you would prefer, you can respond to this survey on the web at:
http://www.ci.berkeley.ca.us/ContentDisplay.aspx?id=37214

2125 Milvia Street, Berkeley, California 94704
TEL: (510)981-7368 (981-RENT) • TDD: (510)981-6903 • FAX: (510)981-4910
E-MAIL: rent@ci.berkeley.ca.us • INTERNET: www.ci.berkeley.ca.us/rent

Dear Berkeley Tenant:
Last week, a survey about your experience as a tenant in Berkeley was mailed to you. Your address was drawn randomly from a list of Berkeley rentals.

If you have already completed and returned the survey to us, please accept our sincere thanks. If not, please do so today. We are grateful for your help.

If you did not receive a survey, or if it was misplaced, please call me at 981-4926 or Aimee Mueller at 981-4932 and we will get another one in the mail to you right away. As a small thank you for completing the survey, the first 400 households that return the completed survey will receive a $5 gift card for a local Berkeley business.

Sincerely,
Stephen Barton, Ph.D.
Research Coordinator

Rent Stabilization Board

May 11, 2009

Dear Berkeley Tenant:

About three weeks ago we wrote to you seeking your opinions about the rental housing market in Berkeley. As of today, we have not received your completed survey and we would genuinely appreciate hearing from you.

The survey is being conducted so that residents like you can affect the housing policies of the City of Berkeley. Your address was drawn through a scientific sampling process in which every rental unit had an equal chance of being selected. Your answers are important in order to make the information from the survey truly representative.

We enclose a replacement copy of the survey and ask that you please take a few minutes to fill it out and return it to us. As a small thank you for completing the survey, all households that return the completed survey **by May 22nd** will receive a $5 gift card for Peet's Coffee & Tea or Pegasus Books. We would be happy to answer any questions you may have about this survey. You can e-mail me at sbarton@ci.berkeley.ca.us or call me at 981-4926, or you can call Aimee Mueller at 981-4932.

Para Usted que Habla Español:
Hace aproximadamente tres semanas le escribimos pidiendo sus opiniones sobre el mercado de vivienda de rentar en Berkeley. Hasta ahora no ha regresado su cuestionario completo o expresado su opinión por teléfono y nos gustaría mucho escuchar de usted. Por favor tome unos minutos para responder y regresar su cuestionario. Si usted prefiere, puede llamar a Angelina Toscano al (510) 981-4902 para contestar por teléfono. Como un pequeño agradecimiento por contestar el cuestionario, cada inquilino que responda al cuestionario y lo regrese para el 22 de mayo recibirá una tarjeta de regalo de $5 de Peet's Coffee & Tea o Pegasus Books. Gracias por tomarse el tiempo de compartir sus experiencias con nosotros y ayudar a Berkeley a mejorar sus servicios.

Thank you for taking the time to share your experience with us and help Berkeley improve its services.

Sincerely,

Stephen Barton, Ph.D.
Research Coordinator

P.S. If you would prefer, you can respond to this survey on the web at:
http://www.ci.berkeley.ca.us/ContentDisplay.aspx?id=37214

2125 Milvia Street, Berkeley, California 94704
TEL: (510)981-7368 (981-RENT) • TDD: (510)981-6903 • FAX: (510)981-4910
E-MAIL: rent@ci.berkeley.ca.us • INTERNET: www.ci.berkeley.ca.us/rent

Right to Stay, Right to Return Survey

Right to Stay, Right to Return Survey,

The City of Berkeley is developing an affordable housing preference policy to ensure people and families with ties to Berkeley will receive priority for new local affordable housing units (Over 1,800 units are in planning to be built over the next three years). The City wants community input to shape an inclusive policy that reflects our community's values. With the unprecedented mass displacement of Black people from Berkeley, the voice of the Black and BIPOC community must be heard, and our input included in the policy planning, and final policy. The peoples 'Right to Stay, Right to Return and Right to Own' must be placed first on the agenda for preference. Your voice is so important right now. You can make sure it is included by taking this survey created by community leaders and advocates, so that what our community needs and the important issues and information will be considered, advocated for and incorporated into the Affordable Housing Preference Policy that is being developed.

What does an affordable housing preference policy do?

This policy would establish certain priorities or "preferences," such as being homeless, displaced, living or working in Berkeley, for local affordable housing created through the Below Market-Rate (BMR) and Housing Trust Fund (HTF) programs. Once a policy is adopted by the City Council, anyone who applies and meets the criteria for these preferences would receive priority in accessing new affordable housing units in Berkeley.* Cities may use more than one preference and these preferences create a ranking system for applicants.

Who is an affordable housing preference policy for?

This policy is intended to stop and repair the harm that mass displacement has done to the City of Berkeley. In particular, African-Americans have been disproportionately impacted by displacement in Berkeley. A preference policy can prioritize new housing for local community members and families who need access to stable, affordable housing. It can also be an opportunity to assist displaced community members to return to Berkeley.

Your input can help shape this policy. This policy can impact the quality of life for thousands of people for generations to come. Spread the word! Please take the survey and share it with your family, friends and other community members who live, used to live, have been displaced, or are unhoused (homeless) in Berkeley to ensure that the Black Community's voice for the Right To Stay/Right To Return (and Right to Own) is included in the policy. Share, post, text and email the survey everywhere. Thank you.

Name of Survey Taker/Reference (Please put the name of the person who referred you to take the survey or is assisting you below):

Your answer

How did you hear about this survey?

- [ ] Healthy Black Families Email
- [ ] Survey Team Member (If survey team member please add their name above)
- [ ] Social media
- [ ] Community Organization Email
- [ ] Friend, family or community member
- [ ] Other:

If other, please explain:

Your answer

Your First and Last Name

Your answer

Email Address:

Your answer

Phone Number:

Your answer

Race

- ◯ Black
- ◯ Black Hispanic/LatinX
- ◯ Black African
- ◯ LatinX
- ◯ Native American/Alaskan
- ◯ Asian/Indian
- ◯ South Pacific Islander
- ◯ White
- ◯ Other (Please specify)
- ◯ Decline to State

Has the COVID-19 pandemic impacted your housing situation?

- ◯ Yes - it has made my housing situation worse.
- ◯ Yes - it has improved my housing situation.
- ◯ No – it has not impacted my housing situation.

What do you think will happen to your housing situation once COVID-19 is under control?

- ○ Worsen
- ○ Improve
- ○ Stay the same

Has your current housing impacted your access to fresh, healthy food?

- ☐ Yes. I no longer have close access to shopping for fresh, healthy food and beverages.
- ☐ No. I live near by to places to shop for fresh, healthy food and beverages.
- ☐ Yes. I have to travel further to access fresh, healthy food and beverages.

Have changes in your housing situation affected your well being?

- ○ Yes, it has created heathier eating and drinking habits for me and my family.
- ○ Yes. My eating and drinking habits have become worse.
- ○ No. There has been no change in my well being with the change in my housing.

Do you rent or own a home?

- ○ Rent
- ○ Own
- ○ None of the Above
- ○ Other:

If you rent/own, do you live in:

- ○ A room
- ○ Garage
- ○ Basement
- ○ Apartment
- ○ Home

Are you living in:

- ○ Vehicle
- ○ Tent
- ○ Shelter
- ○ Living on the Street

Are you receiving Section 8?

- ○ Yes
- ○ No
- ○ Maybe/Prefer Not to Say

Are you living in an affordable housing unit?

- ○ Yes
- ○ No
- ○ Maybe/Prefer Not to Say

Are you currently living in Berkeley?

- ○ Yes
- ○ No

Next

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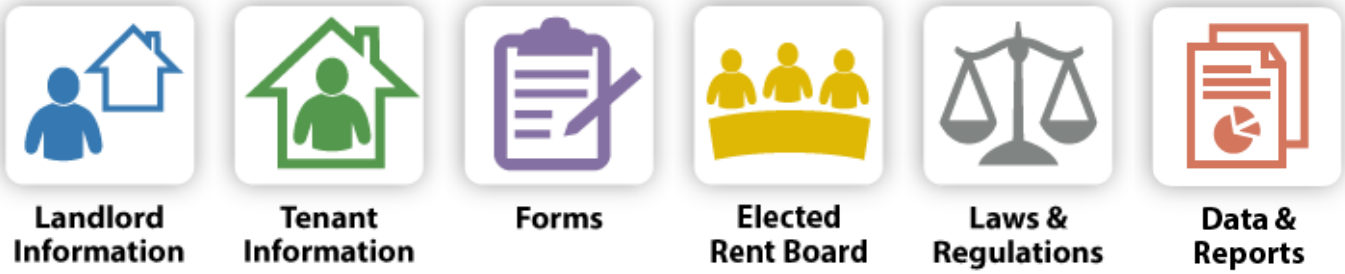
Google Forms

RENT STABILIZATION BOARD

2125 Milvia Street, Berkeley, CA 94704
TEL: (510) 981-7368, TDD: (510) 981-6903, FAX: (510) 981-4910
Office Hours: M,Tu,Th,F 9 a.m. to 4:45 p.m., Wed 12 p.m. to 6:30 p.m., Email: rent@cityofberkeley.info



OFFICE HOURS CHANGE: Starting Wednesday, May 26th, Rent Board offices will be **closed** on the 2nd and 4th Wednesdays each month and on City of Berkeley Reduced Service Days. Please visit our Rent Board Services during COVID-19 page for more information.

At its May 6 Regular Meeting, the Rent Board set Fiscal Year 2021-22 annual registration fees for Fully Covered and Measure MM units. Owners should receive billing statements by June 1. **Fees are due Thursday, July 1, 2021**. Please

For Landlords & Tenants

HOW CAN WE HELP YOU?

- What is Rent Control and How Does it Affect Me?
- Know Your Rights & Responsibilities as a Landlord or Tenant
- Register Your Residential Rental Unit
- Check Your Unit's Rent Ceiling
- Understand Lawful Rent Increases (including AGAs)
- Understand the Eviction Process in Berkeley

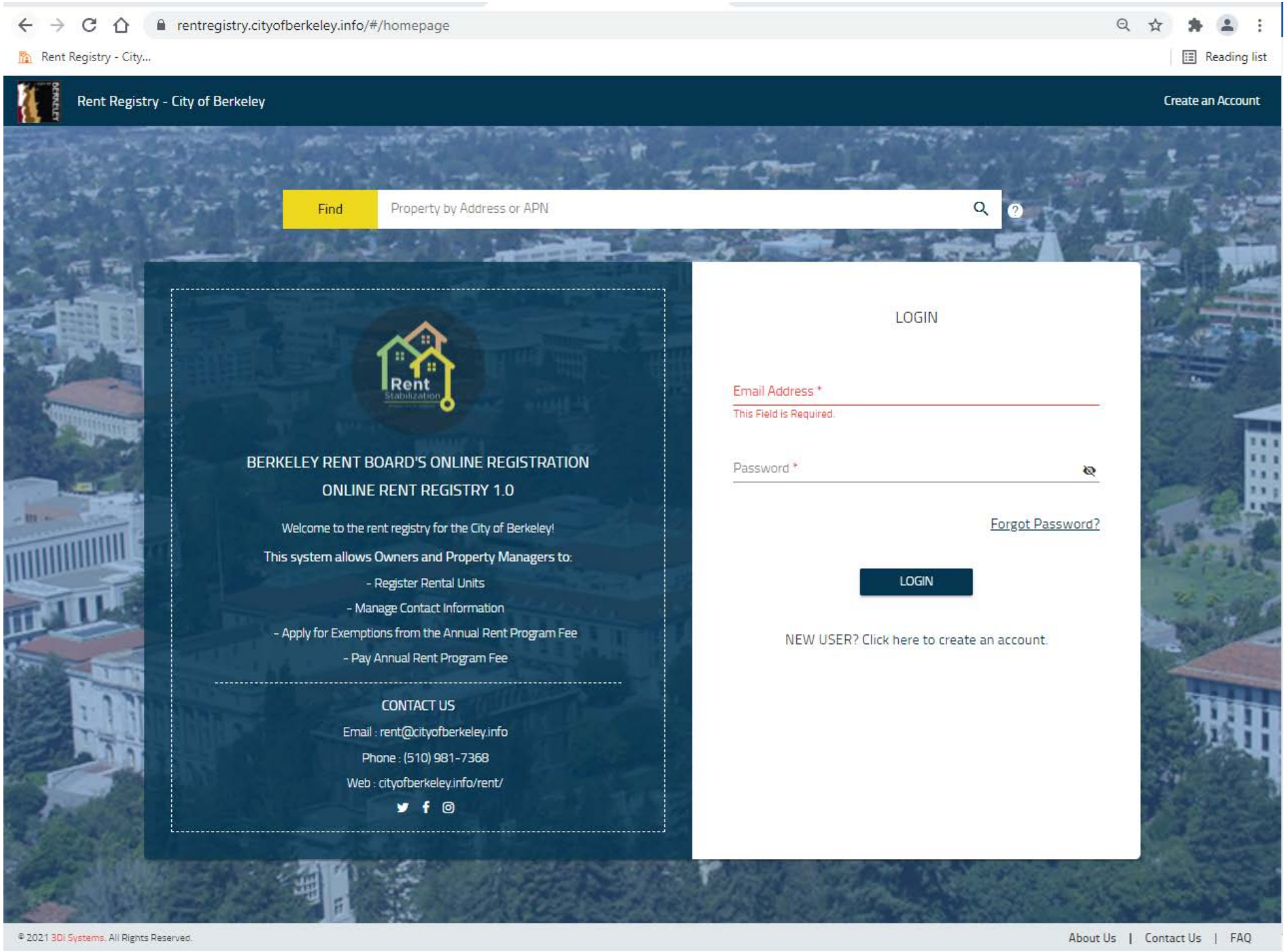
Upcoming Meetings & Events

June 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

- **June 17 @ 7pm Rent Board Meeting (Virtual)**

Check out all of the Rent Board's FREE


rentregistry.cityofberkeley.info/#/homepage
Rent Registry - City...
Reading list
Rent Registry - City of Berkeley
Create an Account
Find
Property by Address or APN
BERKELEY RENT BOARD'S ONLINE REGISTRATION
ONLINE RENT REGISTRY 1.0
Welcome to the rent registry for the City of Berkeley!
This system allows Owners and Property Managers to:
- Register Rental Units
- Manage Contact Information
- Apply for Exemptions from the Annual Rent Program Fee
- Pay Annual Rent Program Fee
CONTACT US
Email : rent@cityofberkeley.info
Phone : (510) 981-7368
Web : cityofberkeley.info/rent/
LOGIN
Email Address *
This Field is Required.
Password *
Forgot Password?
LOGIN
NEW USER? Click here to create an account.
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About Us | Contact Us | FAQ

RENT STABILIZATION BOARD

Rent Stabilization Board

2021 WORKSHOPS AND WEBINARS FOR LANDLORDS AND/OR TENANTS

Want to be the first to know about upcoming events? Join a landlord- or tenant-focused Workshops and Seminars email list by clicking the button below and signing up for Constant Contact. While you're there, check out our other email lists as well!

All workshops and webinars are **FREE**.

All in-person workshops and seminars have been cancelled per COVID-19 Health and Shelter-in-Place Orders.

NEW! If you missed any of our latest webinars, you can watch the captioned video by clicking on the links in the PAST WEBINAR VIDEOS section below.

UPCOMING EVENTS

Landlord 101 **Click Here to Register**
Wednesday, August 25, 2021 10:00 a.m. - 11:30 a.m.
Location: This is an Online Event
Are you a new landlord or are you considering purchasing rental property in Berkeley? Please join us for an overview of your rights and responsibilities, including rent control guidelines, tenant screening, repair issues, and security deposits.

COVID-19 Update **Click Here to Register**
Wednesday, September 15, 2021 10:00 a.m. - 11:30 a.m.
Location: This is an Online Event
In response to the Coronavirus (COVID-19) emergency, the Governor and the Berkeley City Council have taken important steps to protect public health and prevent further transmission of COVID-19 by avoiding unnecessary displacement and homelessness.

Evictions in Berkeley **Click Here to Register**
Wednesday, October 13, 2021 10:00 a.m. - 11:30 a.m.
Location: This is an Online Event
Facilitated by a Rent Board staff attorney; this webinar is a must for any landlord who wants to understand evictions in Berkeley. This webinar will cover state and local eviction laws, including the Eviction for Good Cause Ordinance and owner move-in evictions.

Security Deposits: Rights and Responsibilities **Click Here to Register**
Wednesday, November 10, 2021 10:00 a.m. - 11:30 a.m.
Location: This is an Online Event
This web seminar is designed for Berkeley tenants and landlords. We will cover how to comply with local and state laws regarding security deposits, including the use of security deposits; security deposit interest; and resolving security deposit disputes.

PAST WEBINAR VIDEOS

Lease-Breaking Webinar
Wednesday, June 9, 2021
Location: Virtual Event
Landlords and tenants have important rights and responsibilities in a lease breaking scenario. Join us for an overview of the relevant laws and best practices when a tenant needs to break a lease.

Rent Board Registration 101/Registering your Berkeley Rental Property Webinar
Wednesday, May 12, 2021
Location: Virtual Event
Registering a rental unit in Berkeley includes paying a registration fee, updating tenancy information and more. This webinar with our Registration staff will help landlords understand our online registration portal, the registration process and important forms and deadlines related to this process.

Measure MM Webinar
Wednesday, April 14, 2021
Location: Virtual Event
Berkeley voters passed Measure MM in the November 2020 election. Join us for an overview of how this measure impacts registration, rights, and responsibilities for both landlords and tenants.

Buying and Selling Rental Property in Berkeley Webinar
Wednesday, April 7, 2021
Location: Virtual Event
This webinar is designed to give all property sale stakeholders (landlords, tenants, and realtors) an understanding of their rights and responsibilities related to property sale. Topics will include showing rental units, transfers of leases and security deposits, buyout agreements and more.

Security Deposits: Rights and Responsibilities Webinar
Wednesday, March 24, 2021
Location: Virtual Event
This web seminar is designed for Berkeley tenants and landlords. We will cover how to comply with local and state laws regarding security deposits, including the use of security deposits; security deposit interest; and resolving security deposit disputes.

COVID-19 Update Webinar
Wednesday, February 17, 2021
Location: Virtual Event
In response to the Coronavirus (COVID-19) emergency, the Governor and the Berkeley City Council have taken important steps to protect public health and prevent further transmission of COVID-19 by avoiding unnecessary displacement and homelessness.

Berkeley Rent Control 101 Webinar
Wednesday, January 13, 2021
Location: Virtual event

Are you a new tenant or landlord in Berkeley? Please join us for an overview of your rights and responsibilities under the Berkeley Rent Ordinance. Topics include rent levels and rent control, housing services, and security deposits.

Security Deposit: Rights and Responsibilities

Wednesday, October 14, 2020

Location: Virtual event

This web seminar is designed for Berkeley tenants and landlords. We will cover how to comply with local and state laws regarding security deposits, including the use of security deposits; security deposit interest; and resolving security deposit disputes.

Rent Stabilization Board, 2125 Milvia Street, Berkeley, CA 94704

Questions or comments? Email: rent@cityofberkeley.info Phone: (510) 981-7368

(510) 981-CITY/2489 or 311 from any landline in Berkeley

TTY: (510) 981-6903