



Rent Stabilization Board

RENT STABILIZATION BOARD
OUTREACH COMMITTEE MEETING

Monday, September 11, 2023 – 6:00 p.m.

Rent Stabilization Board Law Library – 2001 Center Street, 2nd floor, Berkeley

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION.

For in-person attendees, face coverings or masks that cover both the nose and the mouth are encouraged. If you are feeling sick, please do not attend the meeting in person.

To access this meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device by clicking on this URL: <https://us06web.zoom.us/j/87144040990?pwd=dG9YUzBZTTNHNSStpeVFfaYUZqSjVZdz09>.

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 and enter Webinar ID: 871 4404 0990 and Passcode: 682725. 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 for the Committee's consideration and inclusion in the public record, email ndahl@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 4:00 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 rules of procedure and decorum apply for both in-person attendees and those participating 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 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 Committee may take action related to any subject listed on the Agenda.

COMMUNICATION 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.

Attendees at public meetings are reminded that other attendees may be sensitive to various scents, whether natural or manufactured, in products and materials. Please help the City respect these needs.



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Monday, September 11, 2023 – 6:00 p.m.

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AGENDA

1. Roll call (1 min)
2. 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.*
3. Approval of the Agenda (2 min)
4. Approval of the Minutes of the July 18, 2023 Meeting (3 min)
5. Public Comment (5 min)
6. Tenant Survey Final Report for Sept. 21 Board Meeting (30 min)
7. 2022/2023 Counseling Data (calls, emails, appts. counseling cases) (15 min)
8. Rent Board Outreach Activities and Metrics Tracking (10 min)
9. Eviction Moratorium Outreach Efforts Update (10 min)
 - Update on Ads on AC Transit Buses and Bus Shelters
 - Exploring Radio Spots and Robo Calls.
10. Next Meeting October 16, 2023 (2 min)
11. Future Agenda Items (3 min)
12. Announcements (3 min)
13. Adjournment (2 min)

STAFF CONTACT: Nathan Dahl, Public Information Unit Manager (510) 981-4935

COMMITTEE: Soli Alpert (Chair), Stefan Elgstrand, Andy Kelley, Vanessa Marrero



Rent Stabilization Board

**RENT STABILIZATION BOARD
OUTREACH COMMITTEE MEETING**

Tuesday, July 18, 2023 – 6:00 p.m.

**Rent Stabilization Board Law Library – 2001 Center Street, 2nd floor, Berkeley
Teleconference location: 667 N. Dunton Avenue, East Patchogue, NY 11772**

Minutes (Unapproved)

1. Roll call: N. Dahl called Roll.
Members present: Alpert, Elgstrand, Kelley and Marrero.
Staff Present: N. Dahl and M. Law
Guest present: L. Gil-Trejo.
2. Land Acknowledgment Statement: The Land Acknowledgment Statement was played.
3. Approval of the Agenda: M/S/C (Kelley/Elgstrand) Motion to move Item 7 before Item 6. Roll call vote. YES: Alpert, Elgstrand and Kelley; NO: Marrero; ABSTAIN: None; ABSENT: None. Carried: 3-1-0-0.
4. Approval of the Minutes of the June 12, 2023 Meeting: M/S/C (Kelley/Elgstrand) Motion to approve the Minutes of the June 12, 2023 Meeting. Roll call vote. YES: Alpert, Elgstrand, Kelley and Marrero; NO: None; ABSTAIN: None; ABSENT: None. Carried: 4-0-0-0
5. Public Comment: No public comment.
6. Updates Related to Transition and End of Eviction Moratorium: Committee Staffer Dahl gave a brief update on the most recent mailings and increase in contact from tenants regarding resources. The Committee also discussed the plans for an additional mailing prior to September 1, 2023.
7. Tenant Survey Data and Final Report for Sept. 21 Board Meeting: Survey Consultant L. Gil-Trejo discussed the status of the Tenant Survey Report, some additional input provided by Dr. Stephen Barton on the draft report and plans to present the final report to the Committee at the next meeting before presentation to the full Board at the September 21, 2023 meeting.
8. Review Quotes for BART and AC Transit Ads: Committee Staffer Dahl gave a brief presentation on the Quotes provided by BART and AC Transit. The Committee discussed both options and which transit corridors would yield the maximum outreach for both landlords and tenants leading up to September 1, 2023 and in the months following. Committee Staffer Dahl will provide an additional report to the Committee at the next meeting
9. Next Meeting: Scheduled for Monday, September 11, 2023 at 6:00 p.m. at the Rent Board Law Library, 2001 Center Street, 2nd Floor, Berkeley.

10. Future Agenda Items:

- Eviction Moratorium Outreach Efforts
- Review of Final Report of Tenant Survey before September Board Meeting
- 2022 Counseling Data (calls, emails, appts. counseling cases)
- Rent Board Outreach Activities and Metrics Tracking
- Update on Ads on AC Transit Buses and Bus Shelters
- Exploring Costs of Digital Ads and Robo Calls for landlines.

11. Announcements: No announcements

12. Adjournment: M/S/C (Kelley/Elgstrand) Motion to adjourn. Roll call vote. YES: Alpert, Elgstrand, Kelley and Marrero; NO: None; ABSTAIN: None; ABSENT: None. Carried: 4-0-0-0. Meeting adjourned at 7:17 p.m.

STAFF CONTACT: Nathan Dahl, Public Information Unit Manager (510) 981-4935

COMMITTEE: Soli Alpert (Chair), Stefan Elgstrand, Andy Kelley, Vanessa Marrero



Rent Stabilization Board
 Outreach Committee
 September 11, 2023

Information Item
2022/2023 Counseling Data
Rent Board Public Information Unit (PIU)

Below are data points for Housing Counselor client contacts for the first and second halves of 2022 and the first half of 2023.

	2022 Jan. 1 - June 30	2022 July 1 - Dec. 31	2023 Jan. 1 - Jun 30.
Total client cases logged in Rent Board Counseling database.	2,258	1,656	2,021
Online appointment requests	326	479	788
Calls to PIU Mainline via (510) 981-RENT	2,943	2,420	3,043
Emails to PIU via rent@cityofberkeley.info	400-600/Month*	400-600/Month*	400-600/Month*

*The PIU receives roughly 20-30 emails per day on average from Rent Board clients, or approximately 400-600 emails per month. Unlike our counseling database, online appointment requests and phone call platforms, we cannot run reports to get exact data on email numbers.



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Information Item Rent Board Outreach Events

Below are data points from community outreach events in which the Rent Board has participated in 2023.

Event	Approximate # of table Visitors	Tenant/Landlord/Other	Berkeley or non-Berkeley resident	Aware of Rent Board Services?	Has used Rent Board Services
Farm Workers Commemoration Event 4/12/23	~20-30 14 Data Points	12/2/0	11 Berkeley 3 Other	7 Yes 7 No	1 Yes 13 No
Bay Festival 4/23/23	100+ 67 Data Points	23/40/4	19 Berkeley 48 Other	15 Yes 52 No	5 Yes 62 No
Juneteenth Festival 6/18/23	100+ 81 Data Points	57/11/13	51 Berkeley 30 Other	62 Yes 19 No	24 Yes 57 No
National Night Out 8/1/23	~ 40-50 30 Data Points	28/2/0	25 Berkeley 5 Other	9 Yes 21 No	5 Yes 25 No
BUSD School Supplies Giveaway Event 8/23/23	~50-60 46 Data Points	33/10/3	42 Berkeley 4 Other	23 Yes 20 No 3 No Resp.	9 Yes 34 No 3 No Resp.
Solano Stroll 9/10/23					
BUSD Black to School 9/16/23					
Harvest Festival 10/21/23					



Rent Stabilization Board

The Berkeley COVID-19 Eviction Moratorium Ends September 1, 2023

Starting September 1, 2023, all eviction protections arising from COVID-19 will have expired. State law and the good cause for eviction provisions of the Rent Stabilization Ordinance will again regulate terminations of tenancy and evictions.

For more information about evictions in Berkeley, please visit our website:

<https://rentboard.berkeleyca.gov/rights-responsibilities/evictions>



This webpage has information related to:

- The Eviction Process
- Good Cause for Evictions and Other Local Requirements
- Improper Landlord Actions and Wrongful Evictions
- Owner Move-In (OMI) Eviction
- Ellis Act Eviction



If you have received an eviction notice and need assistance with understanding the process and your rights and resources that may be available to you, please contact a Housing Counselor at the Rent Board.

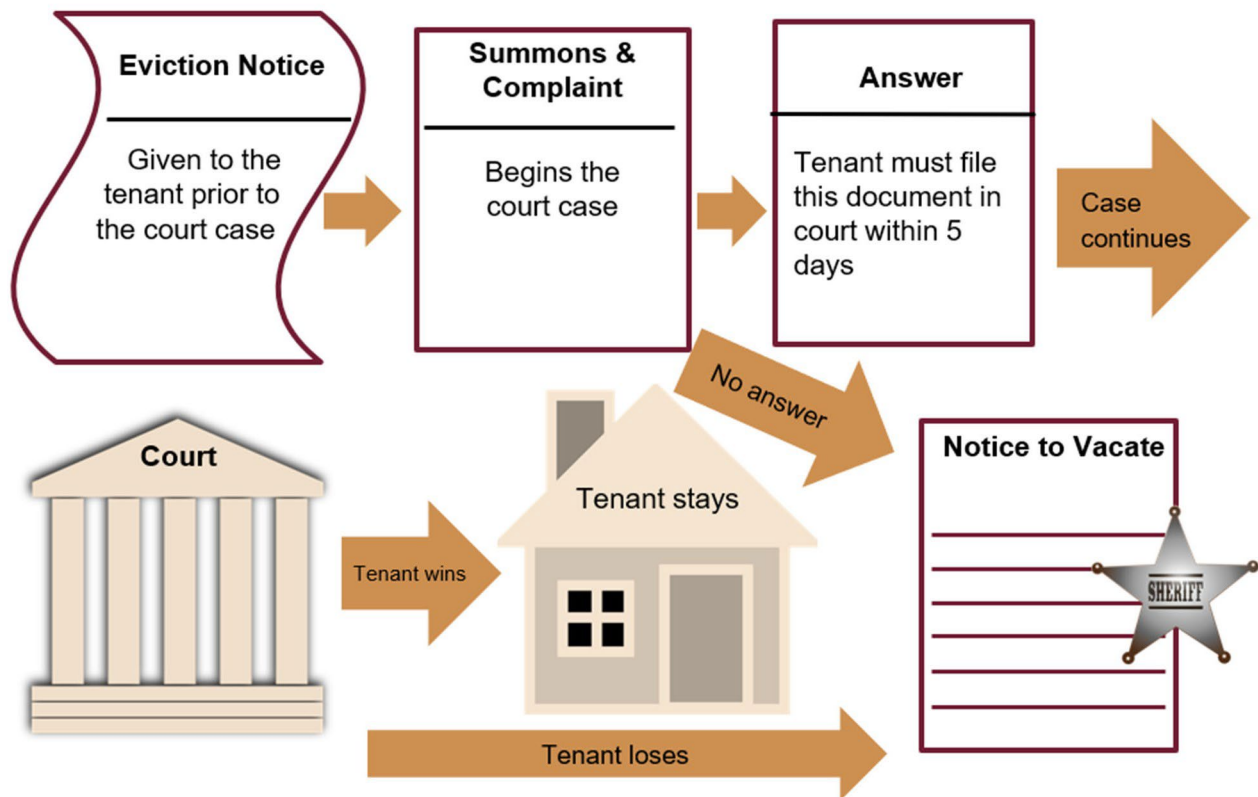
The eviction process can move quickly! It's important to understand action you can take to respond to any notices related to an eviction.

Phone: (510) 981-7368 Ext.1

Email: rent@berkeleyca.gov

Request an Appointment: tinyurl.com/rsbappointment

The Eviction Process



FREQUENTLY ASKED QUESTIONS

Q: If I owe back rent accumulated during the Eviction Moratorium, can I be evicted after September 1, 2023?

A: While it is still owed, the back rent from April 2020 - April 2023 generally cannot be used as justification for initiating an eviction. However, tenants may be vulnerable to eviction if they did not pay rent due between May 1 - August 31, 2023, and did not provide a declaration or documentation of inability to pay rent due to a COVID-19 related reason.

Q: Can a landlord evict for substantial violations of the lease agreement after September 1, 2023?

A: Yes. Once the Eviction Moratorium ends, landlords can pursue evictions based on alleged substantial violations of the lease agreement and other reasons outlined in the Good Cause for Eviction Ordinance – See Berkeley Municipal Code section 13.76.130.

Q: What help is available if I owe back rent or cannot make future rent payments?

A: Please visit tinyurl.com/housing-grants or call (510) 452-4541 for information and eligibility requirements for the Housing Retention Program. Additionally, you may be eligible for services to help negotiate payback plans or other mutual resolutions with the landlord to maintain your housing.