



RENT STABILIZATION BOARD
OUTREACH COMMITTEE MEETING

Monday, September 9, 2024 – 6:00 p.m.

Rent Stabilization Board Conference Room A – 2000 Center Street, 4th floor, Berkeley
Teleconference location: 1418A 67th St, Berkeley, CA 94702

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/81592450430?pwd=gbubwvMZTOyC4FHAzXd5a5mlIaYU2h.1>. 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: 815 9245 0430 and Passcode: 669559. 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 email comment for the Committee's consideration and inclusion in the public record, email ndahl@berkeleyca.gov 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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OUTREACH COMMITTEE MEETING

Monday, September 9, 2024 – 6:00 p.m.

Rent Stabilization Board Conference Room A – 2000 Center Street, 4th floor, Berkeley

Teleconference location: 1418A 67th St, Berkeley

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 August 12, 2024 Meeting (2 min.)
5. Public Comment (5 min.)
6. Review of 2024 Annual General Adjustment and Security Deposit Interest Postcard (15 min.)
7. Review of Language Line Log of calls for 2024. (10 min.)
8. Review of Community Events Calendar on Rent Board Webpage (3 min.)
9. Discussion of Language Access Policy and Style Guide (10 min.)
10. Next Meeting Date – Oct. 14, 2024 is Indigenous People's Day (5 min.)
11. Future Agenda Items (5 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
OUTREACH COMMITTEE MEETING

Monday August 12, 2024 – 6:00 p.m.

Rent Stabilization Board Committee Room – 2000 Center Street, 4th Floor, Berkeley

Minutes (Unapproved)

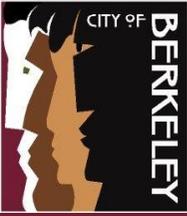
1. Roll call: N. Dahl called Roll.
 Members Present: Alpert, Elgstrand, Marrero and Kelley (Kelley arrived approximately 8 minutes after start of meeting).
 Members Absent: No
 Staff Present: N. Dahl
2. Land Acknowledgment Statement: The Land Acknowledgment Statement was played.
3. Approval of the Agenda: M/S/C (Elgstrand/ Marrero) Roll call vote. YES: Alpert, Elgstrand, Marrero
 NO: None; ABSTAIN: None; ABSENT: Kelley Carried: 3-0-0-1.
4. Approval of the Minutes of the July 8, 2024 Meeting: M/S/C (Elgstrand/ Marrero) Roll call vote.
 YES: Alpert, Elgstrand, Marrero NO: None; ABSTAIN: None; ABSENT: Kelley Carried: 3-0-0-1.
5. Public Comment: No public comment.
6. Discussion of Language Access Policy Guide: No Action Taken.
7. Berkeley Unified School District African American Success Framework Committee Connection: No Action Taken.
8. Review of Recent and Upcoming Outreach Events and Activities: No Action Taken.
9. Next Meeting: Scheduled for Monday September 9, 2024 at 6:00 p.m. at the Rent Board Committee Room, 2000 Center Street, Suite 400, Berkeley.
10. Future Agenda Items:
 - Next Steps with Tenant Survey
 - Proactive Outreach and Collaboration with BHA, BMR and S+C Programs, etc.
 - Language Access Policy & Style Guide
 - Peralta Community Outreach
 - Rent Board Orientation to Newly Elected Officials.
 - BUSD Outreach work via Superintendent Ford Morthel’s African American Task Force.
 - Language Line Data Logs
 - Collaboration with Commission on Disability

11. Announcements: None.

12. Adjournment: M/S/C (Elgstrand/Kelley) Motion to adjourn. Roll call vote. YES: Alpert, Elgstrand, Marrero and Kelley; NO: None; ABSTAIN: None; ABSENT: None. Carried: 4-0-0-0. Meeting adjourned at 6:53 p.m.

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

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



2024 Annual General Adjustments (Rent Increases) & Security Deposit Interest Owed for 2023

1.9%

2024 Annual General Adjustment

0.7%

2023 Interest on Security Deposit

In order for a landlord to implement the Annual General Adjustment (AGA) or any rent increase for rent controlled units or rooms in Berkeley:

- Proper written notice must be issued to the tenant household.
- The property must be registered and have no outstanding fees or penalties.
- The landlord may not charge more than the lawful rent ceiling for the unit.
- Units may not have any serious habitability issues, such as non-working heat, water, etc.
- The landlord must have paid the 2023 interest on the security deposit.
- A landlord must pay tenants the interest on their security deposit or allow them to deduct its value from rent by Jan. 31, 2024. Otherwise, the AGA cannot be applied and the tenant household can deduct 10% of the security deposit value from rent for one month starting in February 2024.

Questions or Concerns?

Contact Housing Counselors at the Rent Board before you take action.
Contact information on the reverse side.



City of Berkeley Rent Board

Connect With Us

Contact Rent Board Housing Counselors with your questions.

Phone: (510) 981-7368 Ext.1

Email: rent@berkeleyca.gov

Request an Appointment:

<https://tinyurl.com/rentboardappt>

Want more information?

Visit our website!

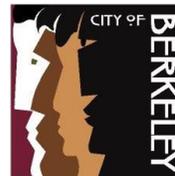
Annual General Adjustments

<https://bit.ly/AGAs>



Security Deposit Interest

https://bit.ly/Sec_Dep_Interest



Rent Stabilization Board
2125 Milvia Street
Berkeley, CA 94704
Nov. 2023

PRESORT STANDARD
U.S. POSTAGE PAID
OAKLAND CA
PERMIT NO. 8018

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(510) 981-7368 Ext.1

<u>Counselor</u>	<u>Purpose</u>	<u>Language</u>	<u>Duration</u>
Nate Dahl	Counseling on Evictions 1941.1, increase of tenants, hoarding, pets, back rent owed.	Cantonese	62 Minutes
Carla Orozco	LL entry, Eviction concerns	Cantonese	70 Min (over 2 calls)
Nate Dahl	Housing Counseling	Mandarin	40 min
Carla Orozco	LL Entry, Repairs, sale of property	Cantonese	23 Min
Nate Dahl	AGAs and notice requirements	Mandarin	49 MIN
Carla Orozco	Petitions for rent adjustment due to increased occupants	Mandarin	24 MIN
Carla Orozco	Evictions - Criminal complaints	Japanese	46
Carla Orozco	Housing Counseling	Cantonese	37
Carla Orozco	Housing Counseling	Japanese	26
Carla Orozco	Housing Counseling	Japanese	6 Min, 26 Secs.
Carla Orozco	Housing Counseling	Mandarin	43 Min. 19 Sec.
Moni Law	Housing Counseling	Cantonese	20 Min
Moni Law	Housing Counseling	Cantonese	40 Min.
Moni Law	Housing Counseling	Cantonese	13 Min.