



## **RENT STABILIZATION BOARD**

### **Regular Meeting**

**Thursday, July 18, 2024 – 7:00 p.m.**

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

**Teleconference location(s): Pilgutua 2, 2750 Gran, Norway and Donald W. Reynolds Center for American Art and Portraiture, G St NW, Washington, DC**

#### **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/86351823870?pwd=StV8iv1VnftDeahcLsszUQPN5RdeeE.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 1-669-444-9171 and enter Webinar ID: 863 5182 3870 and Passcode: 662299. If you wish to comment during the public comment portion of the agenda, Press \*9 and wait to be recognized by the Chair.

To submit a written communication for the Board's consideration and inclusion in the public record, please email [amueller@berkeleyca.gov](mailto:amueller@berkeleyca.gov) with the Subject line in this format: "RENT BOARD MEETING PUBLIC COMMENT ITEM." Please observe a 150-word limit. **Email comments must be submitted to the email address above by 4:00 p.m. on the day of the 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, at (510) 981-7368 (981-RENT). The Rent Board may take action related to any subject listed on the Agenda.



#### **COMMUNICATION ACCESS INFORMATION:**

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# RENT STABILIZATION BOARD

## Regular Meeting

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7:00 p.m.

School District Board Room – 1231 Addison Street, Berkeley  
Teleconference location(s): Pilgutua 2, 2750 Gran, Norway and  
Donald W. Reynolds Center for American Art and Portraiture, G St NW,  
Washington, DC

### AGENDA

\*Times allotted for each item are approximate and may be changed at the Board's discretion during the course of this meeting.

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. – 2 min.\*
3. **Approval of Agenda** – 1 min.\*
4. **Public Comment** – 2 min.\*
5. **CONSENT ITEMS** – 1 min.\*
  - a. Approval of the June 20<sup>th</sup> regular meeting minutes
6. **Special Presentation**: *Empty Homes Implementation Update* by Senior Planner Lief Bursell – 10 min.\*
7. **APPEAL** – 7:30 p.m.\*\*

\*\*This appeal will not be heard before 7:30 p.m. but may be heard any time thereafter.

**Case No. T-6055 (2150 Oxford Street, Unit 51)**

Appellant Tenants (“Tenants”) appeal the hearing decision granting in part and denying in part Tenants’ Petition for Individual Rent Adjustment (“petition”), seeking a rent ceiling reduction due to certain claimed habitability and code violations at the rental unit located at 2150 Oxford Street Unit 51, Berkeley, CA (“premises”).

On appeal, Tenants dispute the hearing examiner’s denial of rent reductions for the following claims: (1) nuisance neighbor, (2) lack of bedroom heat, (3) inadequate kitchen electrical wiring, (4) inadequate building security, (5) unsafe stovetop, and (6) defective stove top. Tenants also dispute the amount of the rent ceiling reduction granted by the hearing examiner for the following claims: (1) loss of electrical outlet, and (2) rat issue. Tenants’ appeal simply repeats arguments and testimony previously submitted and a review of the record shows that the decision is supported by substantial evidence. Therefore, the decision of the hearing examiner should be affirmed.

**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 (Chair Simon-Weisberg)
  - (1) Update on Ballot Measure
  - (2) Update on the passing of the Demolition Ordinance and Demolition projects status report (Senior Planner Lief Bursell) – 10 min.\*
- b. Recommendation to adopt Resolution 24-17 Opposing the Criminalization of Homelessness Imposed by Grants Pass v. Johnson (Chair Simon-Weisberg & Vice-Chair Alpert) – 10 min.\*

**9. INFORMATION, ANNOUNCEMENTS AND ARTICLES/MEDIA**

*from Board Members, Committees, Executive Director or Staff*

NOTE: The Board may vote to move Information Items to the Action calendar.

- a. Updated Appendix B of Rent Board Regulations, Chapter 12 – US Bureau of Labor Statistics CPI Information (Legal Unit) – 1 min.\*
- b. Updated Appendix C of Rent Board Regulations, Chapter 12 – US Department of Housing and Urban Development Lower Income Limits (Legal Unit) – 1 min.\*

- c. Commissioner attendance records for Board and Committee meetings updated through June 2024 (Board Secretary) – 1 min.\*
- d. Deadline to submit agenda items/topics for the August regular Rent Board meeting: **Monday, August 5<sup>th</sup> by 5:00 p.m.** (Board Secretary)

## **10. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS**

- a. Budget & Personnel Committee (Commissioner Walker, Chair) – 5 min.\*  
Next regularly-scheduled meeting: To Be Announced (TBA)
- b. Environmental Sustainability Committee (Commissioner Martinac, Chair) – 5 min.\*  
Next regularly-scheduled meeting date: TBA
- c. Eviction/Section 8/Foreclosure Committee (Commissioner Elgstrand, Chair) – 5 min.\*  
Next regularly-scheduled meeting: Tuesday, September 10<sup>th</sup> at 6:00 p.m.
- d. Legislation, IRA/AGA & Registration Committee (LIRA Committee) (Commissioner Kelley, Chair) – 5 min.\*  
Next regularly-scheduled meeting: TBA
- e. Outreach Committee (Vice-Chair Alpert, Chair) – 5 min.\*  
Next regularly-scheduled meeting: Monday, August 12<sup>th</sup> at 6:00 p.m.

July 8<sup>th</sup> agenda

- f. 4 x 4 Joint Task Force Committee on Housing: City Council/Rent Board – 5 min.\*  
(Mayor Arreguín and Chair Simon-Weisberg, Co-Chairs)  
Next regularly-scheduled meeting: TBA
- g. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Commissioner Marrero, Co-Chair) – 5 min.\*  
Next meeting date: TBA
- h. Updates and Announcements – 5 min.\*
- i. Discussion of items for possible placement on future agenda – 5 min.\*

## **11. ADJOURNMENT**

COMMUNICATIONS DISCLAIMER:

**Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the**

**City's website.** Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.



## RENT STABILIZATION BOARD

### Regular Meeting

Thursday, June 20, 2024 – 7:00 p.m.

School District Board Room – 1231 Addison Street, Berkeley

Teleconference location: 3225 Simon Road, Manitowoc, WI 54220

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

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# RENT STABILIZATION BOARD

## Regular Meeting

Thursday, June 20, 2024

7:00 p.m.

School District Board Room – 1231 Addison Street, Berkeley

Teleconference location: 3225 Simon Road, Manitowoc, WI 54220

### Minutes - *Unapproved*

*Prior to roll call, the General Counsel announced that Commissioner Kelley requested to appear remotely under the Brown Act's Emergency Circumstances provision due to a knee injury. This requires an authorizing vote.*

M/S/C (Johnson/Elgstrand) AUTHORIZE UNANTICIPATED REMOTE PARTICIPATION FOR COMMISSIONER KELLEY UNDER CALIFORNIA GOVERNMENT CODE SECTION 54953(f)(2)(A)(ii). Roll call vote. YES: Alpert, Elgstrand, Johnson, Martinac, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Marrero, Mizell. Carried: 6-0-0-2.\*

\*As the commissioner seeking approval for unanticipated remote participation, Commissioner Kelley was not included in the vote.

- 1. Roll call** – Chair Simon-Weisberg called the meeting to order at 7:27 p.m.  
Aimee Mueller called roll.  
Commissioners present: Alpert, Elgstrand, Johnson, Kelley (via Zoom), Martinac, Walker, Simon-Weisberg (via Zoom)  
Commissioners absent: Marrero, Mizell  
Staff present: Brown, Bursell, Cole, Kim, Mueller, Williams
- 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.

The Land Acknowledgement Statement was played aloud.

### 3. Approval of Agenda

M/S/C (Johnson/Walker) MOVE ACTION ITEMS 7.d., 7.e., and 7.f. TO CONSENT.

Roll call vote. YES: Alpert, Elgstrand, Johnson, Kelley, Martinac, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Marrero, Mizell. Carried: 7-0-0-2.

4. **Public Comment** – There were no speakers.

5. **CONSENT ITEMS**

*Action Items 7.d., 7.e., and 7.f. were moved to Consent by a prior vote of the Board.*

- a. Approval of the May 16<sup>th</sup> regular meeting minutes
- b. Proposal to approve staff recommendations on the following requests for waivers of late registration penalties (Executive Director/Registration Unit Manager)

**Ministerial Waivers**

Property Address

2019 7TH ST.  
1540 PRINCE ST  
1598 CAPISTRANO AVE  
1603 8TH ST  
1627 8TH ST  
1632 OREGON ST  
1301 ALCATRAZ AVE  
1764-1766 WALNUT ST  
1767 EUCLID AVE #2  
1835 63RD ST  
1916 ALCATRAZ AVE  
1947 ROSE ST  
2010 HEARST AVE #A  
2106 SPAULDING AVE  
544 WOODMONT  
1772 WALNUT  
3024 FULTON  
1252 HOPKINS  
1538 63<sup>RD</sup>  
2631 REGENT  
2238 RUSSELL  
2400 DOWLING PL #4  
2510 CHANNING WAY  
2622 MARIN  
2706 MLK  
2730 8<sup>TH</sup>  
2732 8TH ST  
2734 8TH ST

2736 8TH ST  
2750 Dwight

**Discretionary Waivers**

<u>Waiver No.</u>	<u>Property Address</u>
W5118	916 EUCLID
W5119	912 SPRUCE
W5120	1139 OXFORD
W5121	1327 ASHBY
W5122	1530 STUART
W5123	1802 CEDAR
W5124	2813 TELEGRAPH

M/S/C (Johnson/Elgstrand) APPROVE ALL CONSENT ITEMS, INCLUDING ITEMS 7.d., 7.e., and 7.f. Roll call vote. YES: Alpert, Elgstrand, Johnson, Kelley, Martinac, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Marrero, Mizell. Carried: 7-0-0-2.

**6. APPEAL – Case No. T-6039 (1846 Spruce Street, Unit 2)**

Appearances:

Alireza Hamid, Respondent  
Reza Hamid on behalf of the Respondent  
Shaun Hannah, Appellant

M/S/C (Alpert/Martinac) UPHOLD THE HEARING EXAMINER’S DECISION. Roll call vote. YES: Alpert, Elgstrand, Johnson, Kelley, Martinac, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Marrero, Mizell. Carried: 7-0-0-2.

**7. ACTION ITEMS**

*from Board Members, Committees, Executive Director or Staff*

***Action Items 7.d., 7.e., and 7.f. were moved to Consent by a prior vote of the Board.***

**Public comment was also heard prior to the Board’s vote on each action item listed below – There were no speakers.**

- a. Chair Update (Chair Simon-Weisberg): Chair Simon-Weisberg reported that she sent a letter to the author of Assembly Bill (AB) 846, and the author has reconsidered their position.

M/S/C (Alpert/Martinac) CHANGE THE BOARD’S POSITION ON AB 846 FROM OPPOSE UNLESS AMENDED TO SUPPORT. Roll call vote. YES: Alpert, Elgstrand, Johnson, Kelley, Martinac, Walker, Simon-Weisberg;

NO: None; ABSTAIN: None; ABSENT: Marrero, Mizell. Carried: 7-0-0-2.

- (1) Demolition Ordinance Update: Status of City of Berkeley Demolition projects – *Verbal* (Senior Planner Lief Bursell) – Lief Bursell presented and took questions from the Board. No action was taken.
- b. Special presentation on the Fiscal Year (FY) 2024-2025 Budget, Staffing Model, and Expenditure Level (Finance Director Shamika Cole & Executive Director) – Shamika Cole presented and took questions from the Board.
- c. Recommendation to adopt Resolution 24-13 approving the FY 2024-2025 Line-item Budget, Staffing Model, and Expenditure Level (Finance Director Shamika Cole and Executive Director)

M/S/C (Johnson/Walker) ADOPT RESOLUTION 24-13 AS WRITTEN. Roll call vote. YES: Alpert, Elgstrand, Johnson, Kelley, Martinac, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Marrero, Mizell.  
Carried: 7-0-0-2.

- d. Recommendation to adopt Resolution 24-14 authorizing the Executive Director to extend the contract with Berkeley Community Media through June 30, 2025, and increase the contract by an amount not to exceed \$25,000 for FY 2024-2025 (Executive Director) – MOVED TO CONSENT BY A PRIOR VOTE OF THE BOARD.
- e. Recommendation to adopt Resolution 24-15 authorizing the Executive Director to extend the contract with QuickCaption, Inc. through June 30, 2025, and increase the contract by an amount not to exceed \$10,500 for FY 2024-2025 (Executive Director) – MOVED TO CONSENT BY A PRIOR VOTE OF THE BOARD.
- f. Recommendation to adopt Resolution 24-16 authorizing the Executive Director to modify the contract with Goldfarb Lipman for legal services through June 30, 2025, and increasing the contract by an amount not to exceed \$75,000 for FY 2024-2025 (General Counsel) – MOVED TO CONSENT BY A PRIOR VOTE OF THE BOARD.

## **8. INFORMATION, ANNOUNCEMENTS AND ARTICLES/MEDIA**

*from Board Members, Committees, Executive Director or Staff*

**THE FOLLOWING ITEMS WERE MENTIONED OR BRIEFLY DISCUSSED.  
UNDERLINED ITEMS HAVE ADDITIONAL COMMENTS.**

- a. Copy of Constant Contact email titled, “Important Changes to Security Deposit Law” sent to landlords and tenants in early June (Executive Director)

- b. Deadline to submit agenda items/topics for July’s regular Rent Board meeting:  
**Monday, July 8<sup>th</sup> by 5:00 p.m.** (Board Secretary)

## 9. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

- a. Budget & Personnel Committee (Commissioner Walker, Chair)  
Next regularly-scheduled meeting: To Be Announced (TBA)
  
- b. Environmental Sustainability Committee (Commissioner Martinac, Chair) –  
Committee Chair Martinac reported that Commissioner Elgstrand gave a report on the City’s overarching environmental sustainability policies, and the Committee reviewed the Decarbonization without Displacement report the Chair presented at the May Regular Rent Board Meeting.  
Next regularly-scheduled meeting date: TBA

June 5<sup>th</sup> agenda

- c. Eviction/Section 8/Foreclosure Committee (Commissioner Elgstrand, Chair) –  
Committee Chair Elgstrand reported that the Committee discussed the distressed properties report, and owner move-in evictions report amongst other things.  
Next regularly-scheduled meeting: Tuesday, September 10<sup>th</sup> at 6:00 p.m.

June 11<sup>th</sup> agenda

- d. Legislation, IRA/AGA & Registration Committee (LIRA Committee)  
(Commissioner Kelley, Chair) – Committee Chair Kelley reported that the last meeting was cancelled due to illness, but the Committee will meet soon and take up the issue of junk removal upon tenant move out.  
Next regularly-scheduled meeting: TBA
  
- e. Outreach Committee (Vice-Chair Alpert, Chair)  
Next regularly-scheduled meeting: Monday, July 8<sup>th</sup> at 6:00 p.m.

- f. 4 x 4 Joint Task Force Committee on Housing: City Council/Rent Board  
(Mayor Arreguín and Chair Simon-Weisberg, Co-Chairs)  
Next regularly-scheduled meeting: Wednesday, June 19<sup>th</sup> at 3:00 p.m.

June 19<sup>th</sup> agenda packet

- g. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District  
(Commissioner Marrero, Co-Chair)  
Next meeting date: TBA
  
- h. Updates and Announcements – Commissioner Elgstrand announced that Council will be voting on changes to the Demolition Ordinance at a Special Meeting on

June 25 at 3:30 p.m.

- i. Discussion of items for possible placement on future agenda

**10. CLOSED SESSION** – Pursuant to California Government Code Section 54956.9(d)(4), the Board convened in closed session for an update on litigation:

Amicus brief authorization for *California Apartment Association et. al. vs. City of Pasadena, et al.* (B329883, pending).

Upon returning from closed session, Vice-Chair Alpert announced that the Board authorized Legal staff to file an amicus brief in support of City of Pasadena, et al.

**11. ADJOURNMENT**

M/S/C (Johnson/Elgstrand) ADJOURN THE MEETING. Roll call vote. YES: Alpert, Elgstrand, Johnson, Martinac, Walker; NO: None; ABSTAIN: None; ABSENT: Kelley, Marrero, Mizell, Simon-Weisberg. Carried: 5-0-0-4. The meeting adjourned at 9:32 p.m.

# City of Berkeley Empty Homes Tax Implementation Update (BMC 7.54)



Lief Bursell  
Senior Planner

Rent Stabilization Board

July 18, 2024

# Empty Homes Tax Website Launched

rentboard.berkeleyca.gov/empty-homes-tax

Guidelines Document

Exemption Forms

Exclusion Forms

The screenshot shows the Berkeley Rent Board website. The header includes the logo and navigation links for Housing Authority, Public Library, and School District. The main navigation menu lists Services, Rights & Responsibilities, Elected Rent Board, Laws & Regulations, Forms & Reports, and Resources. The breadcrumb trail indicates the current page is under Laws & Regulations > City of Berkeley Ordinances Affecting Rental Properties > Empty Homes Tax. The page title is 'Empty Homes Tax'. A sub-header reads: 'The Empty Homes Tax is an annual tax on property owners who keep a residential unit vacant for more than 182 days in a calendar year.' Below this is an 'OVERVIEW' section explaining that effective January 1, 2024, the City of Berkeley will tax owners of residential units that are vacant for more than 182 days, whether consecutive or nonconsecutive, in a calendar year. It notes that certain vacancy exclusion periods do not count towards the 182 days and that non-profits and properties with four or fewer units owned by an owner who do not own any additional residential units in Berkeley are exempt from the tax. The tax will expire on December 31, 2034, unless reauthorized by voters. The '2024 TAX AMOUNT' section specifies: 'Single-family dwellings, condominiums, duplexes or townhouses' with a tax of \$3,000 per unit for the first calendar year and \$6,000 per unit for the second and subsequent calendar years. On the right side, there is a sidebar with 'City of Berkeley Ordinances Affecting Rental Properties' including links for Empty Homes Tax, Vacancy Exclusion Periods, Fair Chance Ordinance, Tenant Buyout Ordinance, Tenant Protection Ordinance, Tenant Screening and Application Fees, and Lease-Breaking Fee Prohibition. Below that is a 'News' section with three items: 'UPDATED: Registration Fees Are Due Monday, July 1, 2024', 'Important Changes to Security Deposit Law', and 'Explore the New Rent Registry Homepage, FAQs, and How-To Guides'.

**BERKELEY RENT BOARD** Housing Authority Public Library School District

Berkeley Rent Board Services Rights & Responsibilities Elected Rent Board Laws & Regulations Forms & Reports Resources

Home > Laws & Regulations > City of Berkeley Ordinances Affecting Rental Properties > Empty Homes Tax Share Print

## Empty Homes Tax

*The Empty Homes Tax is an annual tax on property owners who keep a residential unit vacant for more than 182 days in a calendar year.*

### OVERVIEW

Effective January 1, 2024, the City of Berkeley will tax owners of residential units that are vacant for more than 182 days, whether consecutive or nonconsecutive, in a calendar year. Periods of vacancy that qualify for one of several Vacancy Exclusion Periods do not count towards the 182 days. Non-profits and properties with four or fewer units owned by an owner who do not own any additional residential units in Berkeley are exempt from the tax. The Empty Homes Tax will expire on December 31, 2034, unless reauthorized by the voters before then.

### 2024 TAX AMOUNT

**Single-family dwellings, condominiums, duplexes or townhouses**

- \$3,000 per unit for the first calendar year
- \$6,000 per unit for the second and subsequent calendar years

#### City of Berkeley Ordinances Affecting Rental Properties

- Empty Homes Tax
  - Vacancy Exclusion Periods
- Fair Chance Ordinance
- Tenant Buyout Ordinance
- Tenant Protection Ordinance
- Tenant Screening and Application Fees
- Lease-Breaking Fee Prohibition

#### News

- UPDATED: Registration Fees Are Due Monday, July 1, 2024**
- Important Changes to Security Deposit Law**
- Explore the New Rent Registry Homepage, FAQs, and How-To Guides**

# Community Feedback

- Presentation to Berkeley Neighborhoods Council citizen group
- Met with Berkeley Neighbors for Housing and Climate Action
- Community input result:  
Empty Homes Request for Service Form



Empty Homes Tax  
Request for Service  
(Last Revised 05/14/24)

2000 Center Street, Suite 400 | Berkeley CA 94704  
TEL: (510) 981-7368 (981-RENT) Ext. 5  
E-MAIL: [emptyhomes@berkeleyca.gov](mailto:emptyhomes@berkeleyca.gov)

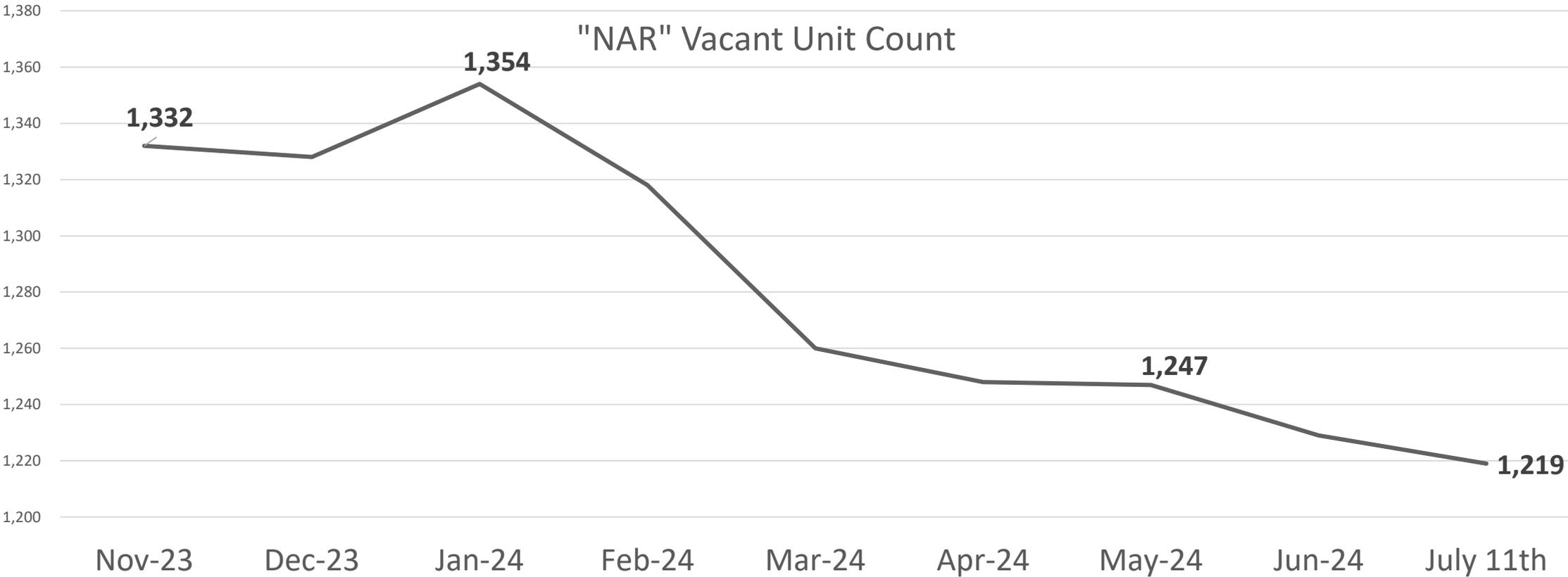
## REQUEST FOR SERVICE:

### **Vacant Residential Unit(s) subject to Empty Homes Tax**

Email completed forms to: [emptyhomes@berkeleyca.gov](mailto:emptyhomes@berkeleyca.gov)

Property Address:		Date:
Vacant Residential Unit address(es):		Total # Vacant Res. Units: ____
Unit(s) vacant for 60+ days? <input type="checkbox"/> Yes <input type="checkbox"/> No When did you become aware of the vacant residential unit(s)? Please enter the date (MM/DD/YYYY): _____		
Reported By: <input type="checkbox"/> Tenant of subject property <input type="checkbox"/> Neighbor <input type="checkbox"/> Other _____		
Name		
Phone:		
Email address:		
<u>Description/Evidence of vacant residential unit(s):</u>		

# Vacant "Not Available for Rent" Unit Count



# Implementation Update

## Exemption/Exclusions Filed:

- 2 Owner-occupied Exemption Claims
- 2 Building Permit Exclusion Claims

## Property Owner Issues:

- Properties that require Zoning Permits or Environmental Rehabilitation
- 5-unit owner-occupied properties
- Questions about what qualifies as “use” for units that are not permanently occupied

# Working with Data Vendors

- Aggregating property and permit data
- Adding additional data sets:
  - “No mail” received address data from post office
  - Exploring using internet/cell phone data use data

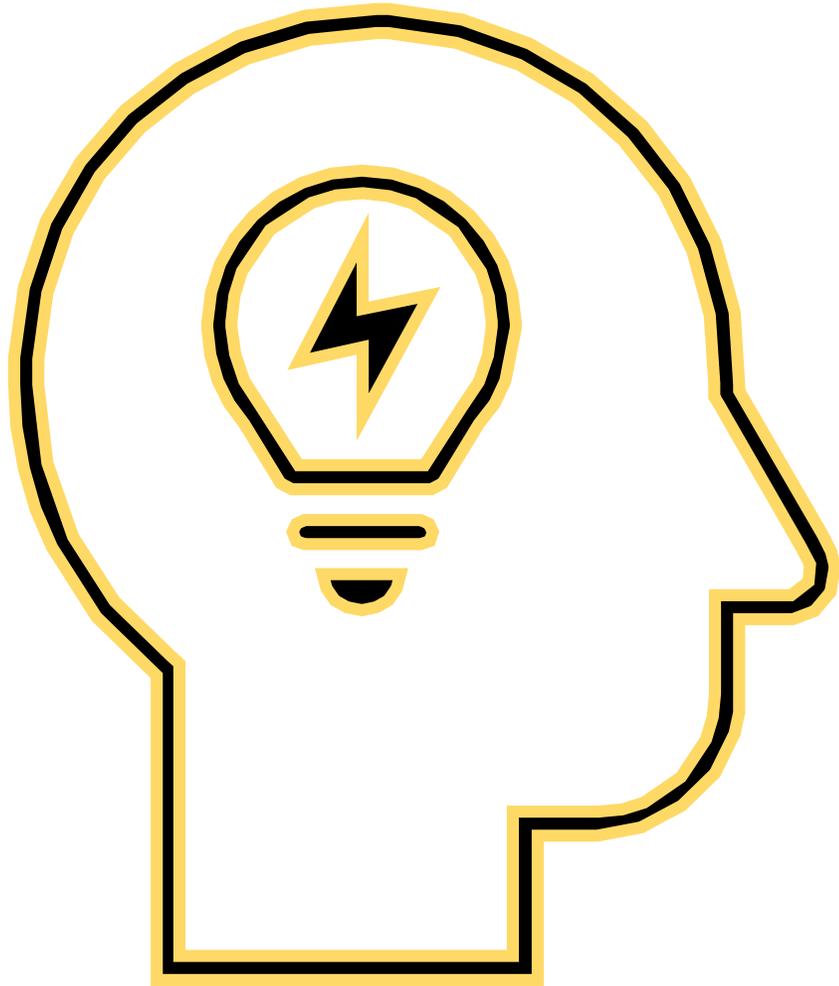




## Next Steps

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- Monitor and review vacant units
- Finalize Appeal Process with Finance Department
- Create 3Di Empty Homes Case type
- Provide written notice to all owners of vacant units
- Review all claims of exemption or vacancy exclusion
- Provide list of all tax eligible properties to Finance Department



Questions?



Rent Stabilization Board

DATE: July 18, 2024

TO: Honorable Members of the Rent Stabilization Board

FROM: Lief Bursell, Senior Planner

SUBJECT: Status Update on Berkeley Demolition Ordinance Applications

### **Residential Dwelling Unit Demolition Application Update**

Beginning in calendar year 2022, thirteen development applications propose the demolition of existing multi-family residential buildings that include dwelling units that are either subject to rent control or potentially subject to rent control when rented. These applications propose the removal of eighty-seven residential units, forty-six of which were occupied by tenants at the time Rent Board staff reviewed the application. This update includes one new project submitted at 2442 Haste Street. The 2442 Haste Street project proposes to replace an existing, rent-controlled fourplex with a new residential building with thirty-six dwelling units. This application only proposes three replacement BMR units.

Additionally, the 2427-33 San Pablo Avenue project was approved by the Zoning Adjustments Board (ZAB) on July 11, 2024. This project was approved with one-for-one replacement of eight existing dwelling units with eight BMR units.

<b>Project Status</b> (As of 7/12/24)	<b># Projects</b>	<b># Existing Units</b>	<b>Tenant Occupied</b>	<b># BMR Units</b>	<b>Net Gain/Loss</b>
<b>ZAB Approved</b>	6	40	21	32	-8
<b>App. Complete</b>	2	16	14	13	-3
<b>Under Review</b>	3	22	4	66	+44
<b>Pre-Application</b>	2	9	7	14	+5
<b>Total</b>	13	87	46	125	+38

Overall, if all existing projects were approved and moved forward to construction, they would result in a net gain of thirty-nine BMR units (beyond the one-for-one replacement of a BMR unit for each existing residential unit). Of the thirteen proposed development applications, seven applications are currently proposing at least one-to-one replacement of rent-controlled units with BMR units.

#### **Attachments:**

- 1) Residential Dwelling Application Update Presentation Slides (Updated for July 18, 2024)
- 2) 7-18-2024 Residential Application Update

#### **Name and Telephone Number of Contact Person:**

Lief Bursell, Senior Planner (510) 981-7368



# Residential Dwelling Demolition Application Update

Projects involving demolition of  
Rent-Controlled Dwellings

Updated for July 18, 2024



# Demo Project Updates July 18, 2024

## 2442 Haste Street (4 Units)

- 4 Rent-Controlled tenant Occupied unit
- Proposes 3 replacement BMR Units
- Proposed 36 new units
- Submitted 6/5/2024

## 2427-2433 San Pablo Ave. (8 Units)

- Two fourplexes on adjacent lots
- Two rent-controlled units, six in Section 8 Program
- All proposed with replacement BMR Units
- Approved by ZAB on July 11, 2024

# 2022-2024 Development Applications Proposing Demolition of Residential Units

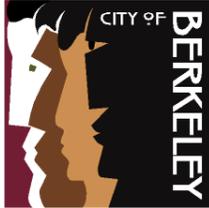
<b>Project Status</b> <i>(As of 12/15/23)</i>	<b># Projects</b>	<b>Existing Units</b>	<b>Tenant Occupied</b>	<b># BMR Units</b>	<b>Net Gain/Loss</b>
<b>ZAB Approved</b>	6	40	21	32	-8
<b>App. Complete</b>	2	16	14	13	-3
<b>Under Review</b>	3	22	4	66	+44
<b>Pre-Application</b>	2	9	7	14	+5
<b>Total</b>	13	87	46	125	+38

# Questions



**Attachment 2.**

Application Date	Project Address	Application Type	Application Status	Project Description	# Existing Residential Units Proposed for Demolition	# Tenant Occupied Units	# Replacement Units	One to One Replacement with BMR?	Total BMR Units	Council District
6/5/2024	2442 Haste St.	Use Permit	Under Review	Demo Existing 4plex - build 36 new units, 2 BMR, 1 replacement unit	4	4	3 BMR	No	3	7
8/4/2023	1330 Haskell St.	Use Permit	Approved by ZAB (2/22/2024)	Construct two detached units in place of existing duplex.	2	0	0 BMR	No	0	2
6/22/2023	2733 San Pablo Ave	Use Permit	Application under review	Construct a new 8-story mixed-use building with 152 dwelling units	2	0	2 BMR	Yes	16	2
5/20/2023	1790 University Ave	Use Permit	Application Complete (12/6/2023)	Construct a five-story mixed-use building containing 17 dwelling units and ground floor commercial space.	1	1	1 BMR	Yes	2	4
4/26/2023	2127-59 Dwight Way	Use Permit	Approved by ZAB (11/30/2023)	Construct a six-story multi-family building, with 58 new dwelling units	8	5	7 BMR	No	7	4
2/10/2023	2300-10 Ellsworth St.	Use Permit	Application Complete (9/21/2023)	Construct a seven-story residential building with 69 units.	12	12	9 BMR	No	9	7
1/23/2023	2601 San Pablo Avenue (1110-12 Parker and 2609 San Pablo)	SB 330 Pre-App	SB 330 Preliminary Application Complete (12/5/2023)	Merge six parcels and construct an eight-story mixed-use residential development with 242 dwelling units	4	2	4 BMR	Yes	4	2
12/2/2022	3030 Telegraph (aka 2330-36 Webster)	Use Permit	Approved by ZAB on 6/08/2023	Construct 5-Story mixed-use building with 144 dwellings	4	0	4 BMR	Yes	8	8
11/14/2022	2538 Durant	Use Permit	Approved on consent by ZAB on 4/27/2023	Demolish 12 dwelling units & develop an eight-story residential building with 83 units	12	8	6 BMR	No	6	7
10/20/2022	2138 Center Street (aka 2128 Oxford)	Use Permit	Application under review	Merge two lots to construct a 17 story mixed-used building with 485 dwelling	16	0	16 BMR	Yes	47	4
9/22/2022	2427-33 San Pablo Avenue	Use Permit	Approved by ZAB on 7/11/24	Construct a five-residential replacement apartment units and Group Living Accomodation (GLA) with 77 private rooms	8	8	8 BMR	Yes	8	2
5/10/2022	1827 & 1899 Oxford	SB 330 Pre-App	SB 330 Preliminary Application Under Review	Construct 118 new dwellings with 12 BMR	8	6	8 BMR	Yes	12	6
5/10/2022	1773 Oxford	Use Permit	Approved by ZAB on 1/12/2023	Demolish six units and develop a five-story residential building with 22 units	6	0	3 BMR	No	3	6



Rent Stabilization Board

DATE: July 18, 2024

TO: Honorable Members of the Rent Stabilization Board

FROM: Vice Chair Soli Alpert, Chair Leah Simon-Weisberg

SUBJECT: Resolution Opposing the Criminalization of Homelessness Imposed by Grants Pass v. Johnson

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**Recommendation:**

That the Berkeley Rent Stabilization Board adopt the attached resolution condemning the Supreme Courts holding in Grants Pass v. Johnson, which serves to criminalize homelessness, and calls on the City of Berkeley to continue to operate under the framework provided by Martin v. City of Boise, which prohibited the imposition of criminal penalties for sleeping in public spaces without first making an offer of shelter to the unhoused individual.

**Background:**

See attached Resolution.

**Financial Impact:**

None.

**Name and Email Address of Contact Person:**

Vice Chair Soli Alpert, [RSBAlpert@cityofberkeley.info](mailto:RSBAlpert@cityofberkeley.info)

## RESOLUTION 24-17

### OPPOSING THE CRIMINALIZATION OF HOMELESSNESS IMPOSED BY GRANTS PASS V. JOHNSON AND URGING THE CITY OF BERKELEY TO PRESERVE THE RIGHTS OF THE HOMELESS

**BE IT RESOLVED** by the Rent Stabilization Board of the City of Berkeley as follows:

**WHEREAS**, the U.S. Supreme Court’s decision in *Grants Pass v. Johnson* to reverse *Martin v. City of Boise* allows the imposition of criminal penalties for the “crime” of being homeless<sup>1</sup>; and

**WHEREAS**, *Martin v. City of Boise* struck a humane and equitable balance, prohibiting authorities from criminalizing or removing homeless individuals from public places without first offering alternative shelter, unless immediate health and safety concerns required it<sup>2</sup>; and

**WHEREAS**, while *Grants Pass v. Johnson* allows for jurisdictions to violate human rights by criminalizing homelessness, it does not require them to do so; and

**WHEREAS**, at the July 9<sup>th</sup> meeting of the City Council, Councilmembers Lunaparra and Taplin introduced a resolution entitled “Reaffirming Rights Against The Criminalization Of Unhoused Status,” which would commit the City of Berkeley to upholding the rights of the homeless as enshrined in *Martin v. City of Boise*, and rejecting the new powers granted by *Grants Pass v. Johnson*; and

**WHEREAS**, the City Council failed to adopt that resolution at their July 9<sup>th</sup> meeting.

**NOW, THEREFORE, BE IT RESOLVED**, that the Berkeley Rent Stabilization Board condemns this extremist Supreme Court, which has attacked the reproductive freedom, the right to vote, the right to protest, the ability of the government to protect the public from corporate abuses and gun violence, and the very fabric of our democracy, in its new turn to attack the rights of the homeless; and

**BE IT FURTHER RESOLVED**, that the Berkeley Rent Stabilization Board calls on the City Council to adopt the resolution “Reaffirming Rights Against The Criminalization Of Unhoused Status” and maintain the status quo under *Martin v. City of Boise*; and

**BE IT FURTHER RESOLVED** that a copy of this resolution be sent to Mayor Jesse Arreguin, the Members of the City Council, and Auditor Jenny Wong.

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<sup>1</sup> [https://www.supremecourt.gov/opinions/23pdf/23-175\\_19m2.pdf](https://www.supremecourt.gov/opinions/23pdf/23-175_19m2.pdf)

<sup>2</sup> <https://law.justia.com/cases/federal/appellate-courts/ca9/15-35845/15-35845-2018-09-04.html>

**RESOLUTION 24-17**

**OPPOSING THE CRIMINALIZATION OF HOMELESSNESS IMPOSED BY  
GRANTS PASS V. JOHNSON AND URGING THE CITY OF BERKELEY TO  
PRESERVE THE RIGHTS OF THE HOMELESS (Page 2)**

Dated: July 18, 2024

Adopted by the Rent Stabilization Board of the City of Berkeley by the following vote:

YES:

NO:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Leah Simon-Weisberg, Chairperson  
Rent Stabilization Board

Attest: \_\_\_\_\_  
DéSeana Williams, Executive Director



Rent Stabilization Board

DATE: July 18, 2024

TO: Members of the Berkeley Rent Stabilization Board, Program Staff, and the Public

FROM: DéSeana Williams, Executive Director

SUBJECT: US Bureau of Labor Statistics CPI Information

**CONSUMER PRICE INDEX FOR ALL URBAN CONSUMERS (CPI-U)  
SAN FRANCISCO-OAKLAND-SAN JOSE, ALL ITEMS LESS SHELTER 1982-84=100**

NEW SCALE	JUNE
1979	73.2
1980	83.3
1981	89.7
1982	97.3
1983	99.7
1984	104.1
1985	107.6
1986	109.2
1987	111.1
1988	116.6
1989	122.8
1990	127.5
1991	133.3
1992	138.2
1993	142.1
1994	143.7
1995	147.6
1996	150.7
1997	153.5
1998	155.2
1999	158.8
2000	163.7
2001	169.7
2002	169.1

NEW SCALE	JUNE
2003	172.9
2004	178.4
2005	180.6
2006	190.0
2007	196.33
2008	207.473
2009	205.878
2010	211.081
2011	217.252
2012	221.915
2013	225.872
2014	230.971
2015	231.934
2016	233.095
2017	237.107
2018	244.644
2019	253.308
2020	255.063
2021	268.989
2022	297.067
2023	301.076



Rent Stabilization Board

## APPENDIX C

**DATE:** July 18, 2024

**TO:** Rent Stabilization Board Commissioners, RSB Staff and the Public

**FROM:** DéSeana Williams, Executive Director

**SUBJECT:** HUD Lower Income Limits

Pursuant to Regulation 1274.5 (1)(b)(ii), the applicable household income limits which determine eligibility for a hardship phase-in are listed below:

Household Size      Income Limit

1 person	\$84,600
2 people	\$96,650
3 people	\$108,750
4 people	\$120,800
5 people	\$130,500
6 people	\$140,150
7 people	\$149,800
8 people	\$159,500

**Commissioner Attendance at Rent Stabilization Board Meetings  
Through Q2 of 2024**

2024	Soli ALPERT	Stefan ELGSTRAND	Xavier JOHNSON	Andy KELLEY	Vanessa Danielle MARRERO	Ida MARTINAC	Nathan MIZELL	Leah SIMON-WEISBERG	Dominique WALKER
January 18	Present	Present	Present	Present	Present	Present	Present	Present	Present
February 15	Present	Present	Present	Present	Absent*	Present	Present	Present	Present
March 21	Present	Present	Present	Present	Present	Present	Present	Present	Present
April 18	Present	Present	Present	Present	Present	Present	Present	Present	Present
May 16	Present	Present	Absent*	Present	Present	Present	Present	Present	Present
June 20	Present	Present	Present	Present	Absent*	Present	Absent*	Present	Present
July 18									
August 15									
September 19									
October 17									
November 21									
December 19									

\* = Absent *with* compensation

\*\* = Absent due to a medical reason

***Bold and italicized*** = Special Meeting

Commissioner Attendance  
Rent Stabilization Board COMMITTEE Meetings:  
January - March (Q1)

COMMITTEES	Soli ALPERT	Stefan ELGSTRAND	Xavier JOHNSON	Andy KELLEY	Vanessa Danielle MARRERO	Ida MARTINAC	Nathan MIZELL	Leah SIMON-WEISBERG	Dominique WALKER
<b>Budget &amp; Personnel</b>									
Thursday, January 11, 2024	Present						Present	Present	Present
Thursday, February 8, 2024	Present						Present	Present	Present
Friday, February 23, 2024	Present						Present	Present	Present
Thursday, March 7, 2024	Present						Present	Present	Present
<b>Eviction / Section 8 / Foreclosure</b>									
Tuesday, January 9, 2024		Present	Present			Present	Absent		
Tuesday, February 13, 2024		Present	Present			Present	Present		
<b>LIRA</b>									
<i>This Committee did not meet this quarter.</i>									
<b>Outreach</b>									
Monday, January 8, 2024	Present	Present		Present	Absent*				
<b>4 x 4 Joint Committee on Housing (City Council/Rent Board)</b>									
<i>This Committee did not meet this quarter.</i>									
<b>2 x 2 Joint Committee on Housing (BUSD/Rent Board)</b>									
Monday, March 11, 2024					Present			Absent	
<b>Environmental Sustainability Committee</b>									
Wednesday, January 10, 2024		Present	Present			Present			

Commissioner Attendance  
 Rent Stabilization Board COMMITTEE Meetings:  
 January - March (Q1)

COMMITTEES	Soli ALPERT	Stefan ELGSTRAND	Xavier JOHNSON	Andy KELLEY	Vanessa Danielle MARRERO	Ida MARTINAC	Nathan MIZELL	Leah SIMON-WEISBERG	Dominique WALKER
<i>Ad Hoc Committee to Consider Rent Ordinance Amendments</i>									
<i>This Committee did not meet this quarter.</i>									

^ = Meeting cancelled due to lack of a quorum

\* = Absent with compensation

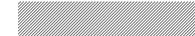
 = Not a member of this Committee at this time

Commissioner Attendance  
Rent Stabilization Board COMMITTEE Meetings  
April - June (Q2)

COMMITTEES	Soli ALPERT	Stefan ELGSTRAND	Xavier JOHNSON	Andy KELLEY	Vanessa Danielle MARRERO	Ida MARTINAC	Nathan MIZELL	Leah SIMON-WEISBERG	Dominique WALKER
<b>Budget &amp; Personnel</b>									
Thursday, April 11, 2024	Present						Present	Present	Present
<b>Eviction / Section 8 / Foreclosure</b>									
Tuesday, June 11, 2024		Present	Present			Absent	Present		
<b>LIRA</b>									
Tuesday, April 9, 2024	Present			Present		Present	Present		
<b>Outreach</b>									
Monday, May 13, 2024	Present	Present		Present	Present				
<b>4 x 4 Joint Committee on Housing (City Council/Rent Board)</b>									
Wednesday, June 19, 2024		Present	Present					Present	Present
<b>2 x 2 Joint Committee on Housing (BUSD/Rent Board)</b>									
<b><i>This Committee did not meet this quarter.</i></b>									
<b>Environmental Sustainability Committee</b>									
Wednesday, April 3, 2024		Present	Absent			Present			
Wednesday, June 5, 2024		Present	Present			Present			

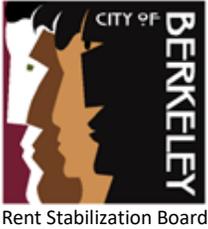
^ = Meeting cancelled due to lack of a quorum

\* = Absent with compensation

 = Not a member of this Committee at this time

**2024 Unanticipated Remote Participation at Rent Board and Committee Meetings**

<b>Soli ALPERT</b>									
<b>Stefan ELGSTRAND</b>									
<b>Xavier JOHNSON</b>	2/15/2024 Regular Board Meeting Just Cause								
<b>Andy KELLEY</b>	3/21/2024 Regular Board Meeting Emergency Circumstances	4/9/2024 LIRA Committee Meeting Emergency Circumstances	5/13/2024 Outreach Committee Meeting Emergency Circumstances	6/20/2024 Regular Board Meeting Emergency Circumstances					
<b>Vanessa Danielle MARRERO</b>									
<b>Ida MARTINAC</b>									
<b>Nathan MIZELL</b>	2/13/2024 Eviction Committee Just Cause								
<b>Leah SIMON-WEISBERG</b>									
<b>Dominique WALKER</b>	2/8/2024 Budget & Personnel Committee Just Cause	2/15/2024 Regular Board Meeting Just Cause	3/21/2024 Regular Board Meeting Just Cause						



**RENT STABILIZATION BOARD**  
**OUTREACH COMMITTEE MEETING**

**Monday, July 8, 2024 – 6:00 p.m.**

**Rent Stabilization Board Committee Room – 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/87475426529?pwd=oPwDX91anHpoFGQ2NnsW8hoTcGq0ao.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: 874 7542 6529 and Passcode: 876763. 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](mailto: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.



**RENT STABILIZATION BOARD  
OUTREACH COMMITTEE MEETING**

**Monday, July 8, 2024 – 6:00 p.m.**

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

**Teleconference location: 1418A 67<sup>th</sup> 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 May 13, 2024 Meeting (2 min.)
5. Public Comment (5 min.)
6. Introduction to Sophia Jacob, Berkeley Community College and Cal alumni, working with Peralta Colleges and Youthworks on Rent Board Peralta engagement (10 min.)
7. Berkeley Unified School District African American Success Framework Committee connection (5 min.)
8. Tenant Survey – Interdepartmental presentation postponed to late August after Rent Board New Office Open House (2 min.)
9. Discussion of Language Access Policy and Style Guide (5 min.)
10. Next Meeting Date August 5, 2024 – Berkeley Rent Board Committee Room (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**