



RENT STABILIZATION BOARD

Regular Meeting

Thursday, November 21, 2024 – 6:30 p.m.

Rent Stabilization Board office – 2000 Center Street, 4th Floor, Berkeley, CA

Teleconference location(s): 1418-A 67th Street, Berkeley, CA

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.

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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.

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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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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. **Closed Session**: Public Employee contract discussion pursuant to California Government Code Section 54957(b)(1):

Title: Executive Director
3. **Land Acknowledgment Statement**: The Berkeley Rent Stabilization Board recognizes that the rental housing units we regulate are built on the territory of xučyun (Huchiun- (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's landlords and tenants have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878 and since the Rent Stabilization Board's creation in 1980. As stewards of the laws regulating rental housing, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. – 2 min.*
4. **Approval of Agenda** – 1 min.*
5. **Public Comment** – 2 min.*
6. **CONSENT ITEMS** – 1 min.*
 - a. Approval of the October 17th regular meeting minutes
 - b. Recommendation to amend the Rent Stabilization Board Meeting Procedures to allow an allotted amount of time for a designated union representative to speak at full Board meetings (LIRA Committee)

- c. Recommendation to approve the stipend deduction reimbursement request for Commissioner Marrero for a committee meeting absence (Vice-Chair Alpert)
- d. Proposal to approve staff recommendations on the following requests for waivers of late registration penalties (Executive Director/Registration Unit Manager)

Ministerial Waivers

Property Address

982 University Ave
2319 Jefferson Ave
2412 6th St
836 Channing Way
1711 Milvia St #B
2415 California St
2535 Ridge Rd #A
2707 Parker St
1201 Evelyn Ave
1253 Carrison Ave
1640 Fairview St
2922 Otis St
1425 Harmon St
1169 Miller Ave
2853 Sacramento St
1320 Ordway St #A
1321 Bonita Ave #A
2908 Deakin St. #C
1531 Alcatraz Ave
2615 Telegraph Ave #307
2615 Telegraph Ave #306
1900 7th St
2709 McGee Ave
3218 Ellis St

Discretionary Waivers

Waiver No. Property Address

5128	2431 Ellsworth St
5129	1797 Shattuck Ave
5130	2008 Shattuck Ave
5131	2001 Allston Way
5132	3000 San Pablo
5133	2628 Shattuck Ave

7. **Special Presentation**: *State Legislative Update* – 15 min.*

Presenter: Brian Augusta, Public Interest Advocates

8. **Special Presentation**: *Registration 365* – 15 min.*

Presenter: Amanda Eberhart, Registration Unit Manager

9. **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-6080 (1211 Parker St., Unit D)

Tenant Appellant filed an appeal of a hearing decision granting in part and denying in part Tenant Appellant’s Petition for Individual Rent Adjustment (“petition”), relating to: (1) decreased heat supply to the bedroom, (2) lost use of storage space; and (3) deteriorated appliances at the rental unit located at 1211 Parker Street Unit D, Berkeley, CA (“premises”).

Tenant Appellant’s appeal statement claims the Hearing Examiner’s decision regarding the decreased supply of heat to the bedroom contains “critical misstatements of law and facts.” In terms of law, Tenant Appellant contends that the Hearing Examiner misinterpreted relevant lease language, principles of the implied warranty of habitability (“IWH”), and the burden of proof standard. On the factual side, Tenant Appellant asserts that the Hearing Examiner incorrectly addressed the replacement of the original heating system. Additionally, Tenant Appellant seeks to introduce new evidence; however, this so-called "new evidence" had already been presented during the hearing. Overall, Tenant Appellant’s claims of misapplication of law and facts are unfounded and do not present a valid basis for overturning the Hearing Examiner’s decision. The decision should be upheld.

10. **Appeal** – 8:00 p.m.**

***This appeal will not be heard before 8:00 p.m. but may be heard any time thereafter.*

Case No. T-6084 (2732 MLK Jr. Way, No. 8)

Tenant Appellant filed an appeal of a hearing decision granting in part and denying in part Tenant Appellant’s Schedule C Petition (“petition”), relating to a request for a rent ceiling reduction for: (1) an accumulation of clutter and a rat presence on the property, and (2) a drain fly infestation at the rental unit located at 2732 MLK Jr. Way Unit 8, Berkeley, CA (“premises”).

Tenant Appellant’s appeal statement argues that the Hearing Examiner’s decision regarding both issues contains “inaccuracies and contradictions,” and requests a modification of both holdings. The record shows that while the Tenant Appellant's claims about clutter and rats are unfounded, the evidence of a drain fly infestation warrants a modification in their favor. The decision should be modified in part.

11. 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. Recommendation to adopt Resolution 24-22 in appreciation of Leah Simon-Weisberg for eight years of outstanding service to the Berkeley Rent Stabilization Board and the City of Berkeley (Vice-Chair Alpert) – 10 min.*
- b. Chair Update (Chair Simon-Weisberg)
 - (1) Measure BB and election update – *Verbal* – 5 min.*
- c. State Legislative Report: Discussion and possible action to adopt a position on pending housing legislation (Chair Simon-Weisberg & Vice-Chair Alpert) – 15 min.*

12. 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 Commissioner attendance at Board and Committee meetings through September 2024 (Board Secretary) – 1 min.*
- b. Copy of 2025 Annual General Adjustment (AGA) and Security Deposit Interest postcard mailed to property owners and tenants (Executive Director) – 1 min.*
- c. November 14, 2024 *Los Angeles Times* article by Andrew Khouri titled, “Could L.A.’s rezoning plan to boost housing supply cause more tenant displacement?” (Chair Simon-Weisberg) – 1 min.*
<https://www.latimes.com/california/story/2024-11-14/los-angeles-housing-goals-demolition>
- d. Deadline to submit agenda items/topics for the December regular Rent Board meeting: **Friday, December 6th by 5:00 p.m.** (Board Secretary)

13. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

- a. Budget & Personnel Committee (Commissioner Walker, Chair) – 5 min.*
Next regularly-scheduled meeting: To Be Announced (TBA)

November 12th agenda

- b. Climate Resilience 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: TBA

November 12th agenda

- 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, November 18th at 6:15 p.m.

November 18th agenda

- f. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Commissioner Marrero, Co-Chair) – 5 min.*
Next meeting date: Monday, November 18th at 5:00 p.m.

November 18th agenda

- g. 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
- h. Updates and Announcements – 5 min.*
- i. Discussion of items for possible placement on future agenda – 5 min.*

14. Closed Session: Pursuant to California Government Code Section 54956.9(a), the Board will convene in closed session for an update on litigation:

ALAN WOFSY & ASSOCIATES, a California corporation (dba Hearst Commons), on behalf of itself and all others similarly situated VS. BERKELEY RENT STABILIZATION BOARD (Alameda County Superior Court Case No. 23CV043503)

15. 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, October 17, 2024 – 7:00 p.m.

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

Teleconference location(s): 1418A 67th Street, Berkeley, CA

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RENT STABILIZATION BOARD

Regular Meeting

Thursday, October 17, 2024

7:00 p.m.

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

Teleconference location(s): 1418A 67th Street, Berkeley, CA

Minutes - *Unapproved*

- 1. Roll call** – Chair Simon-Weisberg called the meeting to order at 7:04 p.m. Prior to roll call, the Chair announced that she would like to hold the meeting in remembrance of all the children and families suffering under siege conditions in Gaza and Lebanon. Aimee Mueller called roll.
Commissioners present: Alpert, Elgstrand, Johnson, Kelley (via Zoom), Marrero, Martinac, Mizell, Walker, Simon-Weisberg
Commissioners absent: None
Staff present: Brown, Bursell, Ehlinger, 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 (Alpert/Kelley) APPROVE THE AGENDA WITH THE FOLLOWING CHANGES: MOVE ITEMS 8.b., 8.c., AND 8.f. TO CONSENT; MOVE MINISTERIAL WAIVER FOR 2525 COLLEGE AVENUE #1 TO ACTION. Roll call vote. YES: Alpert, Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

4. **Public Comment** – No speakers.

5. **CONSENT ITEMS**

Action items 8.b., 8.c., and 8.f. were moved to Consent, and the ministerial waiver for 2525 College Avenue #1 was moved to Action by a prior vote of the Board.

- a. Approval of the September 19th 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

1919 Curtis
2923 MLK Jr
1335 Oxford St
1711 Stuart St
1055 Sterling Ave
2802 San Pablo Ave
1919 Parker St
15 Tamalpais Rd
505 Cragmont Ave
847 Dwight Crescent
924 Hilldale Ave
1050 Creston Rd
1818 Franklin St
1242 Evelyn Ave
2430 8th Street
2600 Etna St #3
2525 College Ave #1
1227 Delaware St
1919 Curtis
2923 MLK Jr Way
1335 Oxford St
1711 Stuart St
1055 Sterling Ave

Discretionary Waivers

Waiver No. Property Address

5125 1813 Derby St
5126 1406 Henry St
5127 2070 University Ave

M/S/C (Alpert/Mizell) APPROVE ALL CONSENT ITEMS, INCLUDING ITEMS 8.b., 8.c., AND 8.f., AS WRITTEN EXCEPT FOR THE MINISTERIAL WAIVER FOR 2525 COLLEGE AVENUE, WHICH WAS MOVED TO ACTION. Roll call vote. YES: Alpert, Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

6. **Special Presentation**: *Registration 365* – Continued to the November Regular Meeting. Presenter: Amanda Eberhart, Registration Unit Manager

7. **Appeal – Case No. T-6064 (1724 La Vereda Rd.)**

Appearances:

Farzad Mobin, Appellant

Sohrob Qadiri, Respondent

Mateusz Czajka, Respondent

M/S/C (Mizell/Walker) AFFIRM THE HEARING EXAMINER’S DECISION. Roll call vote. YES: Alpert, Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

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 – No speakers.

Action items 8.b., 8.c., and 8.f. were moved to Consent, and the ministerial waiver for 2525 College Avenue #1 was moved to Action by a prior vote of the Board.

Ministerial waiver for 2525 College Avenue #1: Continued to the November Regular Meeting.

- a. Chair Update (Chair Simon-Weisberg)

- (1) Demolition Ordinance and Demolition projects status report (Senior Planner Lief Bursell) – Lief Bursell presented and took questions from the Board. No action taken.
- (2) Update regarding tenants’ rights when landlord secures permit for non-code compliance work – *Verbal* – General Counsel Matt Brown apprised the Board on communications with the Planning Department and owners about the Rent Board’s position in these cases. Legal staff will bring a resolution to the Board at the November meeting for consideration. No action taken.

- b. Recommendation to adopt Resolution 24-18 confirming the Annual General Adjustment (AGA) of 2.1 percent and ordering that the 2025 AGA be published as Regulation 1147 (General Counsel) – MOVED TO CONSENT BY A PRIOR VOTE OF THE BOARD.
- c. Recommendation to adopt Resolution 24-19 confirming that relocation assistance payments for Owner Move-in and Ellis Act evictions shall increase by 3.2 percent effective January 1, 2025 (General Counsel) – MOVED TO CONSENT BY A PRIOR VOTE OF THE BOARD.
- d. Recommendation to adopt Resolution 24-20 approving adjustment to compensation package for Executive Director DéSeana Williams (Chair Simon-Weisberg and Budget & Personnel Committee Chair Walker)

Prior to voting on the motion, Chair Simon-Weisberg read the following into the record: A motion has been made and seconded regarding the modification to the existing employment agreement with DéSeana Williams, Executive Director of the Berkeley Rent Stabilization Board, by adopting Resolution 24-20. Pursuant to Government Code section 54953(c), the summary of compensation must be orally reported prior to taking final action. The proposal adjusts the Executive Director's hourly base salary of \$130.17 to \$137.98 effective during the pay cycle beginning July 2024, when the cost-of-living salary increase for unrepresented employees in Unit Z1 was implemented. This salary adjustment is made pursuant to Section 3 of Ms. Williams' existing employment agreement. All other terms of the existing employment agreement will remain the same.

M/S/C (Alpert/Walker) ADOPT RESOLUTION 24-20 AS WRITTEN. Roll call vote. YES: Alpert, Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

- e. Recommendation to adopt Resolution 24-21 approving adjustment to compensation package for General Counsel Matt Brown (Chair Simon-Weisberg and Budget & Personnel Committee Chair Walker)

Prior to voting on the motion, Chair Simon-Weisberg read the following into the record: A motion has been made and seconded regarding the modification to the existing employment agreement with Matt Brown, General Counsel of the Berkeley Rent Stabilization Board, by adopting Resolution 24-21. Pursuant to Government Code section 54953(c), a summary of compensation must be orally reported prior to taking final action. The proposal adjusts the General Counsel's hourly base salary of \$114.16 to \$121.01 effective during the pay cycle beginning in July 2024, when the cost-of-living salary increase for unrepresented employees in Unit Z1 was implemented. This salary adjustment is made pursuant to Section 3 of Mr. Brown's existing employment agreement. All other terms of the employment agreement will remain the same.

M/S/C (Alpert/Kelley) ADOPT RESOLUTION 24-21 AS WRITTEN. Roll call vote. YES: Alpert, Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

- f. Recommendation to change the name of the Environmental Sustainability Committee to the Climate Resilience Committee (Chair Simon-Weisberg) – *Verbal* – MOVED TO CONSENT BY A PRIOR VOTE OF THE BOARD.

9. INFORMATION, ANNOUNCEMENTS AND ARTICLES/MEDIA

from Board Members, Committees, Executive Director or Staff

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

- a. January 23, 2024 *California Housing Partnership* article by Mark Stivers, Director of Advocacy, titled, “Affordable Housing Compares Favorably to Market-Rate Housing From a Cost Perspective” (Commissioner Kelley) <https://chpc.net/affordable-housing-compares-favorably-to-market-rate-housing-from-a-cost-perspective/>
- b. Deadline to submit agenda items/topics for the November regular Rent Board meeting: **Friday, November 8th by 5:00 p.m.** (Board Secretary)

10. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

- a. Budget & Personnel Committee (Commissioner Walker, Chair)
Next regularly-scheduled meeting: Tuesday, October 22nd at 3:30 p.m.

October 3rd agenda
- b. Environmental Sustainability Committee (Commissioner Martinac, Chair) –
Committee Chair Martinac reported that Chair Simon-Weisberg has joined the Committee, which has renewed momentum.
Next regularly-scheduled meeting date: Wednesday, November 13th at 6:00 p.m.

October 7th agenda
- c. Eviction/Section 8/Foreclosure Committee (Commissioner Elgstrand, Chair)
Next regularly-scheduled meeting: Tuesday, November 12th at 5:30 p.m.
- d. Legislation, IRA/AGA & Registration Committee (LIRA Committee)
(Commissioner Kelley, Chair) – Committee Chair Kelley reported that the Committee advanced items on public comment time at Board meetings for bargaining units, which the Board will consider in November.
Next regularly-scheduled meeting: Thursday, November 7th at 6:00 p.m.

October 10th agenda

- e. Outreach Committee (Vice-Chair Alpert, Chair) – Committee Chair Alpert reported on increasing outreach to Berkeley City College students, and has started discussions with staff on outreach plans related to various housing measures on the November ballot.
Next regularly-scheduled meeting: Wednesday, October 16th at 6:00 p.m.

October 16th agenda

- f. 4 x 4 Joint Task Force Committee on Housing: City Council/Rent Board – Chair Simon-Weisberg reported that the Committee received the same demolition report that the Board receives, and discussed things like the Habitability Plan. (Mayor Arreguín and Chair Simon-Weisberg, Co-Chairs)
Next regularly-scheduled meeting: To Be Announced (TBA)

October 7th agenda packet

- g. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Commissioner Marrero, Co-Chair) – Committee Chair Marrero reported that the next meeting will be on November 18.
Next meeting date: TBA
- h. Updates and Announcements
- i. Discussion of items for possible placement on future agenda – Resolution around elective construction projects.

11. Adjournment – M/S/C (Alpert/Kelley) ADJOURN THE MEETING. Roll call vote.
YES: Alpert, Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

The meeting adjourned at 8:11 p.m.



Rent Stabilization Board

City of Berkeley
RENT STABILIZATION BOARD
BOARD MEETING PROCEDURES

Adopted November 1994

Revised November 2014

Updated November 2016

Updated February 2019

Updated March 2019

Updated April 2019

Updated November 2024

These procedures are adapted from Robert's Rules of Order. The Board may modify these rules at any time by a majority vote.

REGULAR AND SPECIAL MEETINGS OF THE FULL BOARD

DEBATE AND VOTING

1. Order of Debate. The chair will call upon individual Board members and give them the floor in the order that members have raised their hand to indicate a desire to speak. Since several hands may be raised at once on either side of the Chair, the Chair's determination is final in determining order of debate.
2. It is not necessary for all Board members to speak. It is not necessary for every member to speak, or give their viewpoints on every issue or item on the agenda, especially if their concerns have already been addressed by other Board members. On critical or significant issues, all members will undoubtedly want to indicate individual opinions on the issue but Board members should avoid repetitious debate and should strive to move the debate along promptly.
3. When an agenda item is called, the Chair will call for a staff report. After the staff report, the Board members may ask staff brief questions to clarify facts, but, if there is public input, should not engage in discussion or debate of the issue prior to any public input.
4. Preliminary straw votes. At the conclusion of public input and during the debate the Chair may request preliminary straw votes if it will assist the Board in framing motions.
5. The Board shall debate and discuss issues audibly. Board members should speak clearly into the microphone and avoid "off-mike" and individual conversations during public input and debate.

6. The Chair may move, second and debate from the chair, subject only to these rules. The Chair shall not be deprived of any of the rights and privileges of a Board member. The Chair customarily will take the floor after other Board members who wish to have spoken.
7. Division of a motion. If a motion contains two or more divisible parts, each of which is capable of standing as a complete motion, the Chair may, and upon request of a member shall, divide the same.
8. Withdrawal of motion. A motion may not be withdrawn by the maker without the consent of the Board member seconding it.
9. Correction of a vote. Board members may correct an erroneously cast or recorded vote before the next item on the agenda is called.
10. Voting. On the passage of every motion, the vote shall be taken by voice or roll call vote, determined by Chair, and entered in full upon the record. It is recommended, for record keeping purposes, that a roll call vote be taken when voting on resolutions, fees, budgetary matters, appeals and other action items as deemed appropriate by the Chair.
11. Silence during a voice vote constitutes an affirmative vote. Board members who are silent during a voice vote shall have their vote recorded as an affirmative vote, except when individual Board members have stated in advance they will not be voting.
12. Abstention from vote. A Board member may abstain from voting on any issue, for any reason and should state his or her reason for abstaining. Abstentions do not change the number of votes required for a motion to pass.
13. Not participating - recusals. A Board member who has disqualified (recused) himself or herself pursuant to the Political Reform Act of 1974 because of any financial interest may not participate in the discussion or the vote, or attempt to influence the vote in any way. Commissioners are expected to be familiar with Berkeley's Conflict of Interest Code and the Political Reform Act of 1974, and are encouraged to discuss any potential conflict with the staff attorney prior to the meeting.
14. Tie votes. Tie votes generally mean that no action has been taken on a matter. In the case of an appeal, a tie vote generally signifies that the underlying action stands. Tie votes may be reconsidered on a motion by any member of the Board before the next item on the agenda. In the event of a tie vote, any member of the Board may make a motion to continue the matter to another date. Any continuance shall suspend the running of any time in which action of the Board is required by law. Nothing herein shall be construed to prevent any Board member from placing a matter which resulted in a tie vote on a subsequent agenda.

15. Motion to reconsider. A motion to reconsider any action taken by the Board may be made only during the meeting when the action was taken. A motion to reconsider requires a second, is debatable and is not amendable. Such motion must be made by a Board member who was on the prevailing side, but may be seconded by any Board member. A motion to reconsider may be made at any time during the meeting and shall have precedence over all other motions. The purpose of reconsideration is to bring back the matter for review. If a motion to reconsider fails, it may not itself be reconsidered. Reconsideration may not be moved more than once on the same motion.
16. Appealing the decision of Chair. The Chair shall decide all questions of debate and voting procedure, subject to appeal by a Board member to the whole Board. When in doubt, the Chair may submit the question to the Board, in which case a majority vote shall prevail. Any procedural decision or ruling of the Chair may be appealed by request of any member. The Chair shall call for a roll call to determine if the Chair's ruling shall be upheld. If said vote passes or results in a tie vote, the Chair's ruling shall stand. If said vote fails, the decision or ruling of the Chair is reversed.
17. Getting the floor. Every Board member desiring to speak shall raise their hand and, upon recognition by the Chair, every Board member shall focus their remarks to the question under debate, avoiding disrespectful remarks or body language.
18. Interruptions. Except for being called to order, a Board member once recognized, shall not be interrupted when speaking, except as otherwise provided for in these rules. A Board member called to order while speaking shall cease speaking until the question or order is determined, and, if in order, said Board member shall be permitted to proceed.
19. There shall be no voting by secret ballot.

MOTIONS

1. The Chair shall ensure that all motions are clearly stated. Before allowing debate to begin and immediately before a vote is taken, the Chair shall insure that all motions are clearly stated. The Chair may request a Board member to restate a motion for clarification may restate the motion or ask staff to restate the motion.
2. Motions defined. The following motions may be made by the Board:
 - a. The main motion. A main motion is a motion on the issue before the Board. It needs a second, is amendable with the consent of the maker and seconder ("friendly amendment"), and is debatable.
 - b. Substitute motion. A substitute motion may be offered on an issue if the maker and seconder of the main motion do not accept a friendly amendment, or to propose an entirely different action. The motion requires a second, is amendable with the consent of the maker and seconder ("friendly

amendment”), and is debatable. There may be only one substitute motion considered at a time. A vote is taken on the substitute motion first. If that substitute motion fails, another substitute motion may be proposed. If no other substitute motion is proposed, a vote is taken on the main motion. If the substitute motion passes, no vote is taken on the main motion.

- c. Fix the time to which to adjourn the meeting to another date. A motion to fix the time to which to adjourn requires a second, is amendable and is debatable only as to the time to which the meeting is adjourned. The purpose is to set a time for continuation of the meeting to another date.
- d. Motion to adjourn the present meeting. This motion requires a second and is not debatable. A motion to adjourn shall be in order at any time, except as follows: (1) when repeated without intervening business or discussion; (2) when made as an interruption of a member while speaking; (3) when the question has been called; and (4) while a vote is being taken.
- e. Motion to take recess. A motion to take a recess requires a second, is amendable but is not debatable. The purpose is to interrupt the meeting for a brief recess.
- f. Motion to raise a question of personal privilege. A motion to raise a question of personal privilege takes precedence over all other motions. The right of a Board member to address the Board on a question of personal privilege shall be limited to cases in which the Board member’s integrity, character or motives are directly questioned by another Board member during debate. The maker of the motion may interrupt another speaker if the Chair recognizes the “privilege.” The motion does not require a second, is not amendable and is not debatable.
- g. Motion to call for the order of the agenda. A motion to call for the order of the agenda does not require a second, is not amendable and is not debatable. The purpose is to require adherence to the order of the agenda.
- h. Motion to lay on the table. The purpose is to interrupt discussion of the item at hand for more urgent business or to end consideration of an item without action. A motion to lay on the table requires a second, is not amendable and is not debatable. It shall preclude all amendments or debate of the subject under consideration. If the motion prevails, and the subject is tabled, the matter may be taken from the table at any time prior to the end of the meeting.
- i. Motion to call the question. The purpose of this motion is to close debate on the pending motion. To make a motion to call the question, the Board member must be recognized by the Chair. A motion to call the question requires a second, is not debatable and is not amendable. It applies to all previous motions on the subject unless otherwise specified by the maker of the motion. If the motion fails, debate is reopened; if the motion passes, then the Board

votes on the pending motion. A motion to call the question requires a two-thirds vote of those Board members present and voting.

- j. Motion to continue to a certain time. A motion to continue to a certain time is amendable and is debatable as to propriety of postponement and time set. Purpose is to continue the matter to another specified time.
- k. Motion to refer. Motion to refer to a City agency, body, committee, board, commission or staff. A motion to refer requires a second, is amendable, and is debatable only as to the propriety of referring. Purpose of the motion is to send subject to another city agency, body committee, board, commission or staff member for further study and report back to the Board, at which time the subject is fully debated.

CLOSED SESSION

1. Purpose. It is the policy of the Board to conduct its business in public to the greatest extent possible. However, the Board recognizes that, in certain limited circumstances, public discussion jeopardizes the public interest, compromises the Board's position, and could cost the Rent Program a significant amount of money. Therefore, closed sessions, Board meetings not open to the public, will be held as necessary and in accordance with applicable state laws.
2. Rule of Confidentiality. The Board recognizes that breaches in confidentiality can severely prejudice the Board's position in litigation, potential litigation and other negotiations. Further, breaches of confidentiality can create a climate of distrust among Board members and can harm the Board's ability to communicate openly in closed sessions, thereby impairing the Board's ability to perform its official duties.

The Board further recognizes that confidentiality of discussion and documents are at the core of a closed session. Confidentiality is essential if the closed session is to serve its purpose. Therefore, the Board will adhere to a strict policy of confidentiality of closed sessions with authorized disclosure in strict compliance with the state's Brown Act.

SETTING THE AGENDA

1. The Chair, in consultation with the Executive Director, shall be responsible for setting the agenda.
2. Any individual commissioner may place an item on any Board agenda subject to the following:
 - a. The item must be submitted to the Executive Director by the deadline established for placing items on the agenda, which is 5:00 p.m. on the Monday of the week prior to a regular Thursday meeting. For meetings not on a Thursday, the deadline

is seven business days prior to the meeting at 5:00 p.m., unless otherwise established by the Chair and the Executive Director.

- b. The item must be presented in writing, preferably as a part of the agenda packet that is sent out at least 72 hours before the meeting.
 - c. The goal is to have the agenda published by the Friday prior to the Thursday meeting.
 - d. If the item has not been referred to a committee previously, the Board will decide if it is an appropriate issue for the Rent Board, and if so, whether it should be discussed at the time or referred to a committee first.
 - e. A time limit may be established for the committee to report back to the full Board. If the committee does not make a recommendation or report back by the deadline established by the Board, the item will be placed on the next full Board agenda. If the committee cannot reach a majority position on an item, the item may be returned to the full Board by any commissioner or the Executive Director.
 - f. An item on an issue that has not been to a committee or before the full Board previously requires at least two sponsors to place it directly on the action agenda.
 - g. In the event a Commissioner has no co-sponsor, an individual Commissioner may submit an item directly on the action agenda but will only be permitted three minutes or fewer to discuss the item. The Board shall decide by vote after the three minutes whether to continue to discuss the item at that or a future meeting or whether the matter should be referred to a committee first.
 - h. Any item may be moved from information to action at the Board meeting by consent of the Board, or if there is an objection, by a majority of the Board.
3. During each meeting of the full Board, the agenda shall reserve a period of public comment for unions which officially represent Rent Board employees, with five minutes allocated per union. Any officer of a union may make public comment on the union's behalf. If someone other than an officer is to make public comment on behalf of a union, an officer of that union must email the name of the person who will make a comment to the Board Secretary.
4. When producing paper and electronic versions of the Board agenda packet, staff's process is amended as follows:
- a. News articles submitted as Information Items will be enumerated in the "Information and Announcements" section of the agenda with hyperlinks provided and will generally not be printed for hard-copy agenda packets. Extremely large attachments will be provided as hyperlinks on the agenda but not printed for the hard-copy agenda packets, at the Executive Director's discretion.
 - b. The PDF copy of the agenda packet posted on the Rent Board website will not be bookmarked and will include attachments but no reproductions of news articles (live hyperlinks will be provided instead).

COMMITTEE APPOINTMENTS AND MEETINGS

1. The Chair shall introduce the appointments of committee members at the first meeting following the start of a new biennial term of service (generally, January of odd-numbered years). The procedures for appointments shall be as follows:
 - a. The Chair may appoint no more people per committee than one less than would constitute a quorum of the full Rent Board. In general, this number is four members.
 - b. To the extent that compliance with the Brown Act is maintained, the Chair may appoint one alternate per committee. The alternate may serve as a member of a committee when one or more committee members is absent.
 - c. The proposed appointments of the Chair shall be placed on the consent calendar of that meeting.
 - d. The proposed appointments may be removed from the consent calendar for discussion, but amendments to the make-up of committee appointments may only be proposed by motion of the Chair.
 - e. The proposed appointments may be affirmed by a majority vote of the Board.
 - f. If the proposed appointments fail to obtain a majority vote of the Board, the Chair may resubmit the list, making any changes they deem fit, prior to the subsequent Rent Board meeting. The procedure described in subsections (1)(a)-(e) of this provision shall then be followed again.
2. At any point in their term, the Chair may propose to remove or replace a member or alternate of any committee.
 - a. The removal or replacement of a committee member may only be proposed by the Chair, and is subject to an affirmative vote of a two-thirds (2/3rds) majority of the Board.
 - b. The Chair may disband, reconstitute, or amend the names and subject matter of committees at any time, subject to an affirmative vote of a majority of the Rent Board.
3. Should sections (1) and (2) above be approved by the Rent Board, they shall take effect immediately, but will not apply retroactively to the date of approval.
4. A committee member may request a leave of absence from a committee. If that committee has an alternate appointed, the alternate may serve in their place. If the committee has no alternate, a replacement can be appointed at the discretion of the Chair without requiring an affirmation vote by the full Board.
5. The purpose of a committee is to obtain all of the relevant information on the issues before it, and to fully discuss and debate them before reaching a decision and/or

- referring the issue to the full Board. As such, the procedures in committees are less formal than those of the full Board:
- a. The chairperson is expected to fully participate in the discussion.
 - b. Efforts to restrict the expression and debate of minority viewpoints are not allowed, including Calling the Question to end debate.
 - c. No motion is required to discuss an issue.
 - d. A motion to reconsider can be taken up at any time, regardless of when the motion was made, and there is no limit to the number of times it can be reconsidered.
 - e. Members of the public may be allowed to participate in the discussion of a particular issue outside of public comment if a majority of the committee agrees.
6. The committee shall elect a chairperson, who will be responsible for setting the agenda, in consultation with the staff person assigned to the committee.
 7. Each committee should attempt to establish a regular monthly meeting time.
 8. The time for the next committee meeting should, if possible, be confirmed or established before the current meeting is adjourned. Staff will officially notify all committee members of the date and time of committee meeting via email as soon as possible after the time is set.



Rent Stabilization Board

DATE: November 21, 2024

TO: Honorable Members of the Berkeley Rent Stabilization Board

FROM: Vice Chair Alpert

SUBJECT: Request for stipend deduction reimbursement for Commissioner Marrero for missed committee meeting

Commissioner Marrero was absent from the Outreach Committee meeting on September 9th, 2024, due to an urgent medical issue. As Chair of the Outreach Committee, I am requesting that the Board authorize staff to restore the corresponding amount previously deducted from her stipend for this absence.

Thank you.



Rent Stabilization Board

RENT STABILIZATION BOARD

DATE: November 21, 2024

TO: Honorable Members of the Rent Stabilization Board

FROM: DeSeana Williams, Executive Director

BY: Basil Lecky, Community Service Specialist II

SUBJECT: Request for waiver of late registration penalties

Recommendation:

That the Board approve the attached recommendations.

Background and Need for Rent Stabilization Board Action:

The Board's penalty waiver process is governed by Regulations 883, 884 and 885. Regulation 883 lists the grounds for administrative waivers. In accordance with Regulation 884, the Executive Director reviews waiver requests that do not meet the criteria for an administrative waiver. Regulation 884 lists 12 categories, which will require a review of the totality of the circumstances by the full Board prior to granting any waiver request. Waivers that require a review of the totality of the circumstances are listed below as "Discretionary Waiver." If none of the 12 listed categories apply to the property, the waiver shall be granted/denied in a ministerial manner, based upon the formula outlined in Regulation 884(C). The Board may only alter these ministerial waivers if staff has incorrectly applied the criteria listed in Regulation 884 (B) (1-12).

Ministerial Waivers

In accordance with Regulation 884, the Executive Director reviews waiver requests that do not meet the criteria enumerated in Regulation 883. The following waiver request will be decided ministerially, unless the Board has reason to believe the underlying basis of the recommended assessment is inappropriate.

2000 Center Street, Suite 400, Berkeley, California 94704

TEL: (510) 981-7368 (981-RENT) • TDD: (510) 981-6903 • FAX: (510) 981-4940

E-MAIL: rent@cityofberkeley.info • INTERNET: www.cityofberkeley.info/rent

Waiver Recommendations

November 21, 2024

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Waiver	Property Address	Owner	Penalty Assessed	Penalty Waived	Penalty Imposed
	982 University Ave	Rosalyn Tung-loong	\$1,760.00	\$1,760.00	\$0.00
	2319 Jefferson Ave	Jesse Rosenbloom	\$1,848.00	\$1,848.00	\$0.00
	2412 6th St	Eleanor Songey	\$580.00	\$580.00	\$0.00
	836 Channing Way	Jose & Virginia Garcia	\$2,268.00	\$1,814.40	\$453.60
	1711 Milvia St #B	Miguel Desanz	\$746.00	\$746.00	\$0.00
	2415 California St	Chang Sui	\$356.00	\$284.80	\$71.20
	2535 Ridge Rd A	Yan Zhou	\$212.00	\$169.60	\$42.40
	2707 Parker St	Leong & Soon Living Trust	\$4,262.00	\$4,262.00	\$0.00
	1201 Evelyn Ave	Mark T Sundelin Tte	\$72.00	\$72.00	\$0.00
	1253 Carrison Ave	Liu Hongling & Linda Wang	\$534.00	\$427.20	\$106.80
	1640 Fairview St	Zrr Alpha Real Estate Group	\$534.00	\$427.20	\$106.80
	2922 Otis St	Joseph Wong & Claudia Wong Chan Trust	\$2,900.00	\$2,900.00	\$0.00
	1425 Harmon St	Meng Sun	\$580.00	\$464.00	\$116.00
	1169 Miller Ave	Clara Mattei	\$394.00	\$394.00	\$0.00
	2853 Sacramento St	Lap K Poon	\$356.00	\$356.00	\$0.00

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Waiver Recommendations

November 21, 2024

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	1320 Ordway St A	Adina Nystrom	\$534.00	\$534.00	\$0.00
	1321 Bonita Ave A	Marisa Villa	\$776.00	\$620.80	\$155.20
	2908 Deakin St. C	Nancy F. & Alfred V. Mollitor	\$356.00	\$356.00	\$0.00
	1531 Alcatraz Ave	Reo Homes 2 Llc	\$870.00	\$870.00	\$0.00
	2615 Telegraph Ave #307	Anny Hu	\$534.00	\$427.20	\$106.80
	2615 Telegraph Ave #306	Anny Hu	\$534.00	\$427.20	\$106.80
	1900 7th St	Sun Hui Kim & Chul Min Jung	\$2,428.00	\$1,456.80	\$971.20
	2709 McGee Ave	Chetan Mehta	\$241.00	\$241.00	\$0.00
	3218 Ellis St	Peter Vinella	\$1,376.00	\$1,100.80	\$275.20
TOTAL			\$25,051.00	\$22,539.00	\$2,512.00

Financial Impact: Ministerial Waivers

Approval of Executive Director’s recommendations will decrease the Board’s current accounts receivable by **\$22,539.00**.

Discretionary Waivers

For the waiver requests listed below, staff recommendations are attached and presented to the full Board for its approval. With respect to these cases, the determination of good cause to waive some or all of the penalties depends on the totality of the circumstances.

Waiver Recommendations

November 21, 2024

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Waiver	Property Address	Owner	Penalty Assessed	Penalty Waived	Penalty Imposed
5128	2431 Ellsworth St	Raj Properties	\$10,150.00	\$0.00	\$10,150.00
5129	1797 Shattuck Ave	Sydney Kelly	\$19,500.00	\$9,750.00	\$9,750.00
5130	2008 Shattuck Ave	2008 Shattuck Ave Llc	\$960.00	\$0.00	\$960.00
5131	2001 Allston Way	Ymca Office	\$23,830.00	\$11,915.00	\$11,915.00
5132	3000 San Pablo	Ri- Willits Llc	\$27,888.00	\$13,944.00	\$13,944.00
5133	2628 Shattuck Ave	K & M South Berkeley Llc	\$74,823.00	\$37,411.50	\$37,411.50
TOTAL			\$157,151.00	\$73,020.50	\$84,130.50

Financial Impact: Discretionary Waivers

Approval of Executive Director’s recommendations will decrease the Board’s current accounts receivable by **\$73,020.50**.

Name and Telephone Number of Contact Person:

DeSeana Williams, Executive Director
Rent Stabilization Board
2000 Center Street, Suite 400, Berkeley, CA 94704
(510) 981-7368

November Waivers

Ministerial

Address	Details
982 University Ave	This property consists of 3 units with 2 rented and 1 exempt. The owner has owned this property since 1992. The owner stated they have operated a business in the commercial unit for 25 years. Upon retirement, they leased the commercial unit and began renovating the vacant residential units. During the pandemic, the commercial tenant defaulted on rent for over two years and refused to vacate after the lease expired. The owner regained possession in June 2024 but incurred significant legal costs. They've been working to recover financially since then. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
2319 Jefferson Ave	This property consists of 4 units with 2 rented and 2 exempt. The owner has owned this property since 2020. The owner stated In 2021, they paid registration fees for Units A and B as required. However, due to a system error, their mailing address was reverted to an old address, preventing them from receiving invoices for the 2023-2024 and 2024-2025 cycles. Despite this, they proactively contacted the rent board to rectify the issue and pay the outstanding fees. After persistent follow-up, the error was corrected, and they promptly paid the updated invoices. They are requesting a waiver of the \$1,848 penalty fee due to the system error and their timely payment of all fees once the issue was resolved. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
2412 6th St	This property consists of 2 units with 1 rented and the other exempt. The owner stated they realized the invoice was incorrect when they went online to pay the registration fee. They contacted the rent board and was able to update tenancy data. They paid the invoice once it was corrected. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
836 Channing Way	This property consist of 3 units with 2 rented and 1 exempt. This waiver request was written in Spanish and has been translated using google translate. Translation: <i>"I, Francisco Garcia, from 836 Channing Way in Berkeley, am writing to inform you that I have not received any letter from the Rent Board. I went to the office in person and was informed of a \$1,580 fine. Paying this penalty is very difficult for me because I lost my job. I was unemployed for a year. I lost my mother and brother due to the COVID-19 pandemic, and I am very depressed and under medical care. I am working at Amazon, but I do not earn enough to cover the \$8,000 property tax due every six months in advance. I apologize in advance and am trying to find a way to avoid falling behind on the annual amount owed to the office. However, I truly have not received any new letter from the Rent Board. I apologize for any inconvenience."</i> This is the second late payment on the account. Staff recommends waiving 80% of the penalties because this is the second late payment within the prior five years per regulation 884 C.
1711 Milvia St #B	This property is a rented condo covered by Measure MM. The owner has owned this property since 2004. The owner stated that they were unaware of the registration process. They registered the property as soon as they became aware. The account does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.

Public

2415 California St	This property is a rented single-family home covered by Measure MM. The owner has owned this property since 1998. The owner stated that the invoice was sent to the co-owner who is 96 years old. They have since updated the mailing address. This is the second late payment on the account. Staff recommends waiving 80% of the penalties because this is the second late payment within the prior five years per regulation 884 C.
2535 Ridge Rd	This property is a rented condo covered by Measure MM. The owner has owned this property since 2017. The owner stated that they received a late notification from the Rent Board on June 17, 2024, stating their unit was exempt. Despite having a new tenant since August 1, 2023, the owner promptly contacted the Rent Board to rectify the issue and submitted a registration form on July 23, 2024. However, they received a bill with a penalty on July 26, 2024. The owner believes they should not be held responsible for the late payment due to the Rent Board's delayed response. They are requesting a full waiver of the penalty. This is the second late payment on the account. Staff recommends waiving 80% of the penalties because this is the second late payment within the prior five years per regulation 884 C.
2707 Parker St	This property consists of 5 units with 4 rented and 1 exempt. The owner has owned this property since 2023. The owner stated that they were given the wrong information regarding their property being exempt and would like the penalties waived. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
1201 Evelyn Ave	This property consists of 2 rented units. The owner has owned this property since 1993. The owner explained that they underwent surgery on February 8, 2024, after being diagnosed with an illness in November 2023. Following a three-month recovery period, they were well enough to resume their responsibilities in June, including those related to the Rent Board. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
1253 Carrison Ave	This property is a rented single-family home covered by Measure MM. The owner has owned this property since 2020. The owner stated that the notice for the registration late fee was not mailed to their primary address. They believe it was mailed to the rental property and the tenants did not inform the owner of the notice. This is the second late payment on the account. Staff recommends waiving 80% of the penalties because this is the second late payment within the prior five years per regulation 884 C.
1640 Fairview St	This property is a rented single-family home covered by Measure MM. The owner has owned this property since 2022. The owner stated that they did not receive any notice from the City of Berkeley Rent Board until the one dated for the 2024/2025 registration year. The notice showed past due previous year's fees and penalties. They paid the outstanding balance once they received the notice. This is the second late payment on the account. Staff recommends waiving 80% of the penalties because this is the second late payment within the prior five years per regulation 884 C.

2922 Otis St	This property consists of 5 rented units. The owner has owned this property since 2022. The owner stated that due to unforeseen circumstances, they did not receive the 2023 invoice, causing a delay in registration. They apologized for the inconvenience and assured this was an isolated incident. They stated they have always been compliant with regulations and took immediate action to rectify the situation by paying both the 2023 and 2024 fees. As a new owner and partner with the City of Berkeley, they have invested significantly in this property and have been diligent in managing it. The penalty has caused financial hardship, and they kindly request the Rent Board's reconsideration to help alleviate the stress and allow them to continue their partnership with the city. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
1425 Harmon St	This property consists of 2 units with 1 rented and the other exempt. The owner has owned this property since 2013. The owner is asking that the penalties be waived due to a mailing error. The owner said they forgot to mail the check for the registration fee. This is the second late payment on the account. Staff recommends waiving 80% of the penalties because this is the second late payment within the prior five years per regulation 884 C.
1169 Miller Ave	This property is a single-family home that is currently exempt. The owner has owned this property since 1994. The owner stated that the property is usually owner-occupied and is rented only when they go elsewhere. There is no history of late payment on the account. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
2853 Sacramento St	This property is a single-family home that is currently exempt. The owner has owned this property since 2019. The owner is asking that the Rent Board make an exception for the penalties because they were not aware of the registration requirements. The owner states their finances are tight as they are caring for their elderly mother. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
1320 Ordway St A	This property is a rented condo covered by Measure MM. The owner has owned this property since 2001. The owner states they were unaware of the Measure MM registration requirements. They became aware of this obligation in mid-July 2024 when they received the Rent Board notice from their tenants. The owner stated that all communication from the Rent Board was being mailed to the rental property and not their mailing address. Once they became aware of the outstanding balance, they took immediate action to register the property through the Rent Board's portal. The owner does not have a history of late payments. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
1321 Bonita Ave A	This property consists of 2 units with 1 rented and the other exempt. The owner has owned this property since 1995. The owner stated when the property was assumed by the trust, it was transferred with a tenant residing on the property. The tenancy was not registered when an exemption was made for the main house. This is the second late payment on the account. Staff recommends waiving 80% of the penalties because this is the second late payment within the prior five years per regulation 884 C.

Public

2908 Deakin St. C	This is a rented condo covered by Measure MM. The owner has owned this property since 2013. The owner stated that the first invoice they received was for the 2024/2025 registration year. They never received the invoice for the previous year. The owner stated they immediately contacted the Rent Board when they received the invoice and did what was required by paying the outstanding registration fees. There is no history of late payments on the account. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
1531 Alcatraz Ave	This property consists of 9 rented units. The agent for the owner stated that the registration was not complete due to them thinking the property was vacant at the time of registration. They believe this was an error due to their agent being new to the team. There is no history of late payments on the account. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
2615 Telegraph Ave #307	This property is a rented condo covered by Measure MM. The owner has owned this property since 2011. The owner stated they were filing a divorce and did not live at their primary residence. They did not receive the invoice since they were moving. This is the second late payment on the account. Staff recommends waiving 80% of the penalties because this is the second late payment within the prior five years per regulation 884 C.
2615 Telegraph Ave #306	This property is a rented condo covered by Measure MM. The owner has owned this property since 2011. The owner stated they were filing a divorce and did not live at their primary residence. They did not receive the invoice since they were moving. This is the second late payment on the account. Staff recommends waiving 80% of the penalties because this is the second late payment within the prior five years per regulation 884 C.
1900 7th St	This property consists of 8 units, 2 of which are rented and 6 exempt. The owner has owned this property since 2005. The owner stated they received the notice late. They said they came to the Rent Board office on Wednesday, but it was closed. This is the third late payment from the owner. Staff recommends waiving 60% of the penalties because this is the third late payment within the prior five years per regulation 884 C.
2709 McGee Ave	This property consists of 4 rented units. The owner has owned this property since 2023. The owner stated they did not receive the invoice for the registration fee. The owner confirmed that the mailing address on file is correct. This is the current owner's first late payment. Staff recommends waiving 100% of the penalties because this is the first late payment within the prior five years per regulation 884 C.
3218 Ellis St	This property consists of 4 rented units. The owner has owned this property since 2021. The owner claims they did not receive the notice from the Rent Board. They believe it may have been lost. When the current owner inherited the property after their parent's death, they thought the trust attorney would update the ownership information. This is the second late payment on the account. Staff recommends waiving 80% of the penalties because this is the second late payment within the prior five years per regulation 884 C.

Discretionary

Address	Details
2431 Ellsworth St	The owner did not give an explanation for the late payment. Staff recommends the waiver be denied.
2008 Shattuck Ave	Property manager states that the owner inadvertently failed to register unit #25, which led to the penalties due. The property owner is obligated to notify the Rent Board within 60 days of a unit being rented. Given the owner's long tenure since 2015, they should be familiar with the registration requirements outlined in the rent ordinance. Staff recommends the waiver be denied
3000 San Pablo	Greystar, the third-party management company for Aquatic Shattuck and Aquatic Ashby, failed to timely pay 2023/24 Measure MM fees due to a series of miscommunications, system limitations, and lack of awareness. The primary point of contact, Angela Johnson, Regional Property Manager for Greystar, encountered difficulties registering the properties with the City of Berkeley, hindering the generation of invoices necessary for payment processing. Additionally, internal staffing changes and a lack of clear communication within Greystar, including Angela Johnson's failure to inform senior management of the ongoing issues before leaving the company, contributed to the delay. As a result, substantial penalty fees were incurred. Property owners/managers are responsible for understanding and complying with the registration requirements of Measure MM. Staff recommends waiving 50% of the penalties
1797 Shattuck Ave	This property consists of 65 units that are covered by Measure MM. The owner has owned this property since 2022. The property manager stated that an error occurred on both ends, preventing them from receiving both the documentation and the invoice for this property. They have since paid the registration fees and penalties. However, they are requesting a waiver of the penalties. While the owner/manager of multiple properties should have been aware of the registration fee deadline, as they received invoices for their other property, this error warrants a partial penalty waiver. Staff recommends waiving 50% of the penalties.
2628 Shattuck Ave	Greystar, the third-party management company for Aquatic Shattuck and Aquatic Ashby, failed to timely pay 2023/24 Measure MM fees due to a series of miscommunications, system limitations, and lack of awareness. The primary point of contact, Angela Johnson, Regional Property Manager for Greystar, encountered difficulties registering the properties with the City of Berkeley, hindering the generation of invoices necessary for payment processing. Additionally, internal staffing changes and a lack of clear communication within Greystar, including Angela Johnson's failure to inform senior management of the ongoing issues before leaving the company, contributed to the delay. As a result, substantial penalty fees were incurred, highlighting the importance of effective property management and timely fee payment. Property owners/managers are responsible for understanding and complying with the registration requirements of Measure MM. Recommendation: Staff recommends waiving 50% of the penalties.
2001 Allston	The director stated that the notices were addressed and sent to a former employee. The current director came onboard in the middle of May. The owner has owned this property since 1988 and should be familiar with the registration requirements outlined in the rent ordinance. Staff recommends waiving 50% of the penalties.

**City Of Berkeley
Rent Stabilization Board**

Recommendation on Requested Waiver of Registration Penalties

Waiver No: W5128	Property address: 2431 ELLSWORTH ST	Transferred: 10/29/1992
Exempt units (as of February 2021): None		
Owner(s): RAJ PROPERTIES	Waiver filed by: PROPERTY MANAGER	# of Units: 35
Other Berkeley rental property owned: None		

Late payment/penalty history: 2023/2024 REGISTRATION YEAR

Registration Date or Year	Units requiring registration at that time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Paid
FY2023-24	ALL	\$10,150.00	07/17/2023	\$10,150.00	\$0.00	\$10,150.00
Totals (penalties previously assessed)				\$10,150.00	\$0.00	\$10,150.00

Penalties Currently Under Consideration

Reason for Penalties: LATE PAYMENT OF REGISTRATION FEES

Registration Date or Year	Unit(s) registered late at this time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Due
FY2023-24	35	\$10,150.00	03/18/2024	\$10,150.00	\$0.00	\$0.00
Totals				\$10,150.00	\$0.00	\$0.00

Grounds under Regulation 884(B): (6) The landlord requesting the waiver owns or manages 11 or more rental units

Good cause claimed by owner: OWNS AND/OR MANAGES 11 OR MORE UNITS

Recommendation: STAFF RECOMMENDS THE WAIVER BE DENIED

Staff Analysis: THE OWNER DID NOT GIVE AN EXPLANATION FOR THE LATE PAYMENT

**City Of Berkeley
Rent Stabilization Board**

Recommendation on Requested Waiver of Registration Penalties

Waiver No: W5129	Property address: 1797 SHATTUCK AVE	Transferred: 01/21/2022
Exempt units (as of February 2021): None		
Owner(s): Sydnie Kelly	Waiver filed by: PROPERTY MANAGER	# of Units: 65
Other Berkeley rental property owned: 1801 SHATTUCK AVE BERKELEY CA 94709, 1797 SHATTUCK AVE BERKELEY CA 94709		

Late payment/penalty history: 2022/2023 Registration Fee

Registration Date or Year	Units requiring registration at that time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Paid
FY2023-24	ALL	\$9,750.00	05/30/2023	\$19,500.00	\$0.00	\$19,500.00
Totals (penalties previously assessed)				\$19,500.00	\$0.00	\$19,500.00

Penalties Currently Under Consideration

Reason for Penalties: LATE PAYMENT OF REGISTRATION FEES						
Registration Date or Year	Unit(s) registered late at this time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Due
FY2022-23	65	\$9,750.00	05/30/2023	\$19,500.00	\$0.00	\$19,500.00
Totals				\$19,500.00	\$0.00	\$19,500.00

Grounds under Regulation 884(B): (6) The landlord requesting the waiver owns or manages 11 or more rental units

Good cause claimed by owner: Ownes and/or manages 11 or more units

Recommendation: Staff recommends waiving 50% of the penalties

Staff Analysis: This property consists of 65 units that are covered by Measure MM. The owner has owned this property since 2022. The property manager stated that an error occurred on both ends, preventing them from receiving both the documentation and the invoice for this property. They have since paid the registration fees and penalties. However, they are requesting a waiver of the penalties.

Staff recommends waiving 50% of the penalties. While the owner/manager of multiple properties should have been aware of the registration fee deadline, as they received invoices for their other property, this error warrants a partial penalty waiver.

**City Of Berkeley
Rent Stabilization Board**

Recommendation on Requested Waiver of Registration Penalties

Waiver No: W5130	Property address: 2008 SHATTUCK AVE	Transferred: 08/28/2015
Exempt units (as of February 2021): Unit # 35 - OWNUSE - Owner, Unit # 33 - OWNUSE - Owner, Unit # 36 - OWNUSE - Owner, Unit # 31 - OWNUSE - Owner		
Owner(s): 2008 SHATTUCK AVE LLC	Waiver filed by: PROPERTY OWNER	# of Units: 35
Other Berkeley rental property owned: None		

Late payment/penalty history: 2023/2024 registration year

Registration Date or Year	Units requiring registration at that time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Paid
FY2023-2024	31	\$8,750.00	08/26/2024	\$960.00	\$0.00	\$960.00
Totals (penalties previously assessed)				\$960.00	\$0.00	\$960.00

Penalties Currently Under Consideration

Reason for Penalties: LATE PAYMENT OF REGISTRATION FEES						
Registration Date or Year	Unit(s) registered late at this time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Due
FY2023-24	31	\$8,750.00	08/26/2024	\$960.00	\$0.00	\$0.00
Totals				\$960.00	\$0.00	\$0.00

Grounds under Regulation 884(B): (6) The landlord requesting the waiver owns or manages 11 or more rental units
Good cause claimed by owner: Property manager states that the owner inadvertently failed to register unit #25, which led to the penalties due.

Recommendation: Staff recommends the waiver be denied
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Staff Analysis: The property owner is obligated to notify the Rent Board within 60 days of a unit being rented. Given the owner's long tenure since 2015, they should be familiar with the registration requirements outlined in the rent ordinance.

**City Of Berkeley
Rent Stabilization Board**

Recommendation on Requested Waiver of Registration Penalties

Waiver No: W5131	Property address: 2001 ALLSTON WAY	Transferred: 12/14/1988
Exempt units (as of February 2021): Unit # 328 - OWNUSE - Owner, Unit # 421 - SPLUS - Rent Subsidized Tenant, Unit # 334 - SEC8-V - Rent Subsidized Tenant, Unit # 322 - SPLUS - Rent Subsidized Tenant, Unit # 331 - SEC8-V - Rent Subsidized Tenant, Unit # 317 - SEC8-V - Rent Subsidized Tenant, Unit # 337 - SEC8-V - Rent Subsidized Tenant		
Owner(s): YMCA OFFICE	Waiver filed by: OWNER REPRESENTATIVE	# of Units: 78
Other Berkeley rental property owned: None		

Late payment/penalty history: 2023/2024 registration year

Registration Date or Year	Units requiring registration at that time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Paid
FY2023-24	ALL	\$21,750.00	09/11/2023	\$23,830.00	\$0.00	\$0.00
Totals (penalties previously assessed)				\$23,830.00	\$0.00	\$0.00

Penalties Currently Under Consideration

Reason for Penalties: LATE PAYMENT OF REGISTRATION FEES

Registration Date or Year	Unit(s) registered late at this time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Due
FY2023-24	78	\$21,750.00	09/11/2023	\$23,830.00	\$0.00	\$2,380.00
Totals				\$23,830.00	\$0.00	\$2,380.00

Grounds under Regulation 884(B): (6) The landlord requesting the waiver owns or manages 11 or more rental units

Good cause claimed by owner: The director stated that the notices were addressed and sent to a former employee. The current director came onboard in the middle of May.

Recommendation: Staff recommends waiving 50% of the penalties

Staff Analysis: The owner has owned this property since 1988 and should be familiar with the registration requirements outlined in the rent ordinance.

**City Of Berkeley
Rent Stabilization Board**

Recommendation on Requested Waiver of Registration Penalties

Waiver No: W5132	Property address: 3000 SAN PABLO AVE,	Transferred: 09/08/2021
Exempt units (as of February 2021): None		
Owner(s): RI- WILLITS LLC	Waiver filed by: PROPERTY MANAGER	# of Units: 78
Other Berkeley rental property owned: 2628 SHATTUCK AVE BERKELEY CA 94704		

Late payment/penalty history: 2023/2024 Registration Year

Registration Date or Year	Units requiring registration at that time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Paid
FY2023-24	ALL	\$13,884.00	08/26/2024	\$27,888.00	\$0.00	\$0.00
Totals (penalties previously assessed)				\$27,888.00	\$0.00	\$0.00

Penalties Currently Under Consideration

Reason for Penalties: LATE PAYMENT OF REGISTRATION FEES
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Registration Date or Year	Unit(s) registered late at this time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Due
FY2023-24	78	\$13,884.00	08/26/2024	\$27,888.00	\$0.00	\$27,888.00
Totals				\$27,888.00	\$0.00	\$27,888.00

Grounds under Regulation 884(B): (6) The landlord requesting the waiver owns or manages 11 or more rental units

Good cause claimed by owner: Greystar, the third-party management company for Aquatic Shattuck and Aquatic Ashby, failed to timely pay 2023/24 Measure MM fees due to a series of miscommunications, system limitations, and lack of awareness. The primary point of contact, Angela Johnson, Regional Property Manager for Greystar, encountered difficulties registering the properties with the City of Berkeley, hindering the generation of invoices necessary for payment processing. Additionally, internal staffing changes and a lack of clear communication within Greystar, including Angela Johnson's failure to inform senior management of the ongoing issues before leaving the company, contributed to the delay. As a result, substantial penalty fees were incurred.

Recommendation: Staff recommends waiving 50% of the penalties

Staff Analysis: Property owners/managers are responsible for understanding and complying with the registration requirements of Measure MM.

**City Of Berkeley
Rent Stabilization Board**

Recommendation on Requested Waiver of Registration Penalties

Waiver No: W5133	Property address: 2628 SHATTUCK AVE	Transferred: 12/29/2017
Exempt units (as of February 2021): None		
Owner(s): K & M SOUTH BERKELEY LLC	Waiver filed by: PROPERTY MANAGER	# of Units: 78
Other Berkeley rental property owned: 3000 SAN PABLO AVE, BERKELEY, CA 94702		

Late payment/penalty history: 2023/2024 Registration Year

Registration Date or Year	Units requiring registration at that time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Paid
FY2023-24	ALL	\$24,934.00	09/06/2024	\$74,823.00	\$0.00	\$0.00
Totals (penalties previously assessed)				\$74,823.00	\$0.00	\$0.00

Penalties Currently Under Consideration

Reason for Penalties: LATE PAYMENT OF REGISTRATION FEES

Registration Date or Year	Unit(s) registered late at this time	Registration fees paid	Date fees paid	Penalties charged	Penalties forgiven	Penalties Due
FY2023-24	78	\$24,934.00	09/06/2024	\$74,823.00	\$0.00	\$74,823.00
Totals				\$74,823.00	\$0.00	\$74,823.00

Grounds under Regulation 884(B): (6) The landlord requesting the waiver owns or manages 11 or more rental units

Good cause claimed by owner: Greystar, the third-party management company for Aquatic Shattuck and Aquatic Ashby, failed to timely pay 2023/24 Measure MM fees due to a series of miscommunications, system limitations, and lack of awareness. The primary point of contact, Angela Johnson, Regional Property Manager for Greystar, encountered difficulties registering the properties with the City of Berkeley, hindering the generation of invoices necessary for payment processing. Additionally, internal staffing changes and a lack of clear communication within Greystar, including Angela Johnson's failure to inform senior management of the ongoing issues before leaving the company, contributed to the delay. As a result, substantial penalty fees were incurred, highlighting the importance of effective property management and timely fee payment.

Recommendation: Staff recommends waiving 50% of the penalties

Staff Analysis: Property owners/managers are responsible for understanding and complying with the registration requirements of Measure MM.

Brian Augusta, Public Interest Advocates

State Legislative Report

Presentation to

Berkeley Rent Stabilization Board

November 21, 2024

Rent Stabilization

AB 846 (Bonta) LIHTC Rent Cap

Directs Tax Credit Allocation Committee to adopt regulations establishing a rent cap in existing LIHTC properties.

Landlord-Tenant Protections

AB 2304 (Lee) Eviction Masking

Extends eviction masking protections to mobilehome cases, protecting residents from negative eviction reporting.

Landlord-Tenant Protections

AB 2347 (Kalra) UD Answer Period

Increases the time tenants have to respond to eviction actions from 5 to 10 days and standardizes timelines for motions.

AB 2493
(Pellerin)
Application
Fees

Establishes new limits on application screening fees charged to prospective tenants.

**AB 2801
(Friedman)
Security
Deposits**

Makes a number of changes to the law governing the return of security deposits.

Landlord-Tenant Protections

SB 924 (Bradford) Rent Reporting in Affordable Housing

Makes permanent the option for tenants in affordable housing to have rent payments reported for credit-building.

Landlord-Tenant Protections

SB 1051 (Eggman) Lock Changes

Enhances protections for domestic violence survivors by expanding access to lock changes in rental units.

AB 2926
(Kalra)
Preservation
Notice Law
Changes

Strengthens protections to preserve affordable housing by preventing owners from converting properties to market rate.

2023-2024 Registration Cycle Review

Transforming
Registration
through User-
Friendly
Updates

Presentation Link: <https://share.synthesia.io/7d227888-6e39-4dc5-8d68-2d3c298201dd>

Registration Cycle Opens

- The Registration Cycle on April 3, 2023
- 13,432 Open Registrations
- Over 40,000 units under the Rent Board purview

Registration Operations

- Between April 3rd and July 1st, the Registration Unit received over 1,744 email requests for Technical Assistance.
- Between April 3rd and July 1st, the Registration Unit received 1,367 calls
- The registration unit averaged 30 calls a day
- Registration Information Line 52 calls
- The registration unit averaged 37 emails per day
- Registration Administrators answered 53% of calls in real time

Early Wins and Positive Impacts

- Registration Portal open for 90 days
- Registration statements were delivered to property owners 30 days earlier than previous registration cycles
- Property Owners received tailored messages based on their specific property type

Navigating Roadblocks

- Owner Occupied Exemption Error: A missed data filter led to a review of the structure and layout of our rent registry reports
- The Rent Board had difficulty in Getting "Our Data" from the Rent Registry
- Incorrect Number of Bedrooms: Some properties had the incorrect number of bedrooms listed, which prevented registration from closing.

Costa Hawkins Single Family Home Transfer Upload

Issue Identified: at the end of the 22/23 registration cycle there were 4,000 properties that had partially transferred to the Rent Registry

Preliminary Analysis: Many of these properties were listed in the Historical Database as CHSFD, MISC Exempt.

- This means the properties were exempt from the registration requirement of the ordinance

Rent Registry Transfer: The MISC Exempt was a catch all exemption in the old database

Outcome: The exemptions fell off and the properties were listed as vacant and available for rent, or a long-term tenant was occupying the space.

Update and Corrections so far: 55% (2208)

1,792 remaining. Postcard outreach for property owners to hit doors steps Nov 15th

Internal Rent Registry Updates






- Unit mapping
- Updated unit status codes that reflect current policy
- Account Creation Dates
- New Rent Registry Email to not impact other units.
- Increased Email communications to property owners
- BI Dashboard

Rent Registry BI Dashboard


Application Widget










Select Module

- APN
- Compliance Request
- Counseling Case
- Eviction Request
- Landlord Petition


Widget Types      **RESET**

Widget Name **SAVE**


 Year Built

<input type="checkbox"/>  Number	<input type="checkbox"/>  APN Regulation Type	<input type="checkbox"/>  Apn Balance
<input type="checkbox"/>  t Year Penalty	<input type="checkbox"/>  Previous Year Fee	<input type="checkbox"/>  Previous Year Penalty
<input type="checkbox"/>  n To Flag Property	<input type="checkbox"/>  Total Units	<input type="checkbox"/>  Unallocated Fund

Criteria


+ ADD CRITERIA SET 

Criteria: 1

Search... 

APN Number	Select Operation Equal	APN Number
Apn Balance	Select Operation Equal	Apn Balance
APN Regulation Type	Select Operation	APN Regulation Type

Preview



No Preview Available
No Preview Available

External Rent Registry Enhancements

- Sign up for paperless billing
- How to guides on Rent Registry and YouTube
- FAQ section
- Messaging on Rent Registry Homepage

A Collaborative Agency-Wide Initiative

- Property Digitization Project
- 9,000 files were digitized and stored
- Saved to the G drive
- Available in Rent Registry

Upcoming Internal Rent Registry Enhancements

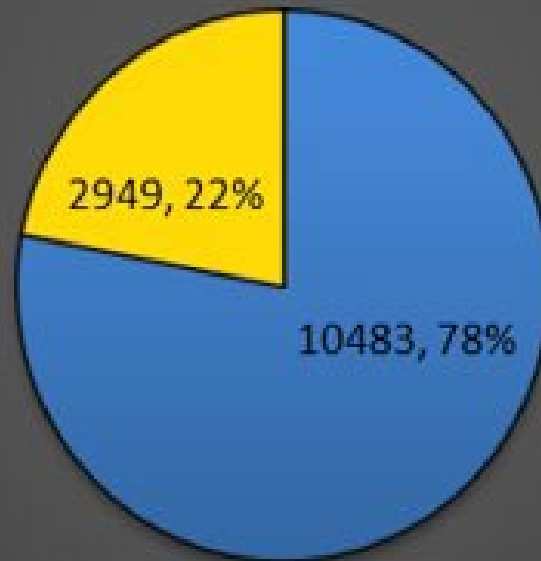
- Electronic Date Stamp
- Enhanced tracking of data changes in 3di
- Enhanced Internal Flags and Notifications
- Unit Mapping and updates to Unit Status Codes
- Total units
- Year built
- Census Track

Proposed Items from Commissioners

- Create a focus group of property owners
- Research and review options on the 1% fee for electronic payments
- Enhance navigation for property owners returning to the Rent Registry Homepage
- Focus on Registration Education as a service
- How-To-Videos in different Languages

Registration Compliance

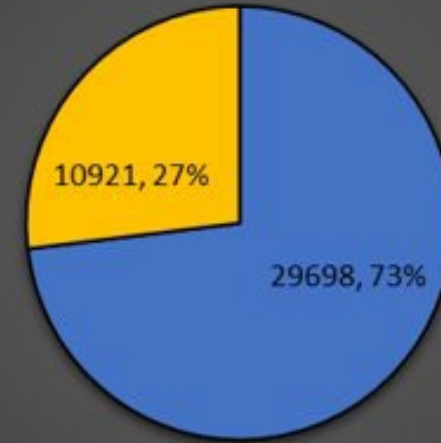
FY '23-'24 - Registration Compliance Comparison



■ Closed ■ Open

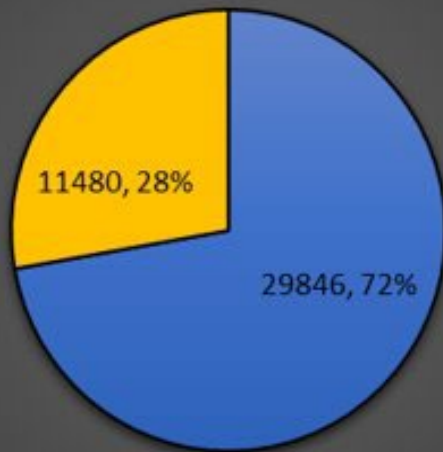
23/24 Registration Cycle

FY '23-'24 - PC v FC - Unit Level



■ Fully Covered ■ Partially Covered

FY '24-'25 - PC v FC - Unit Level

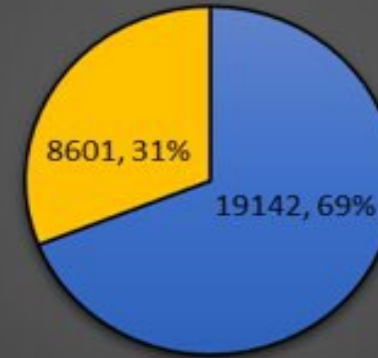


■ Fully Covered ■ Partially Covered

24/25 Registration Cycle

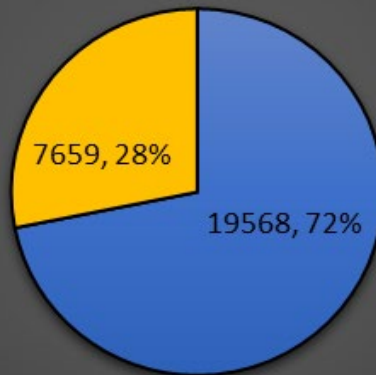
23/24 Registration Cycle

FY '23-'24 - Non-Exempt - PC v FC - Unit Level



■ Fully Covered ■ Partially Covered

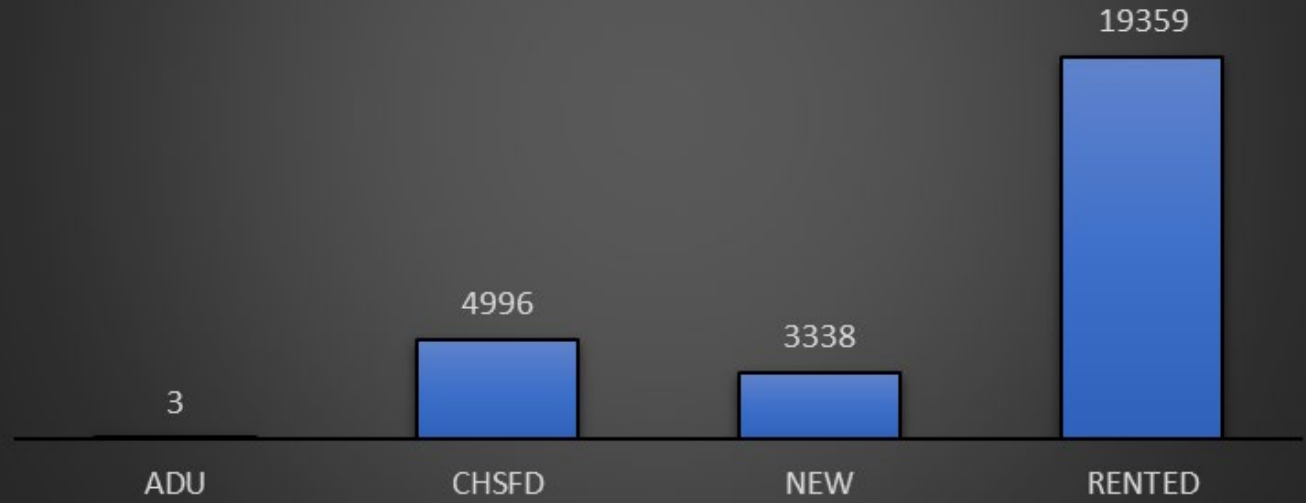
FY '24-'25 - Non-Exempt - PC v FC - Unit Level



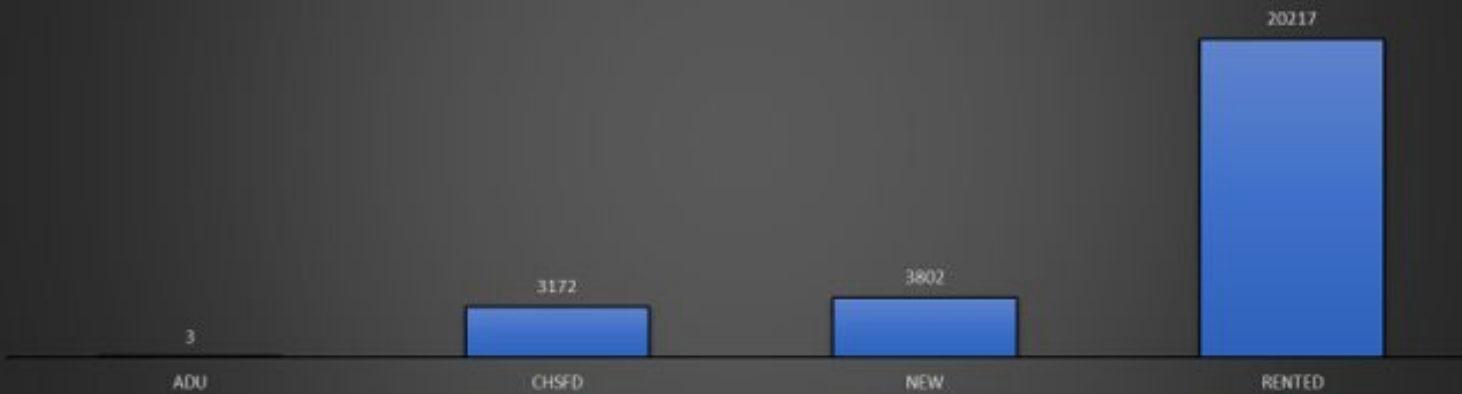
■ Fully Covered ■ Partially Covered

24/25 Registration Cycle

'23-'24 Unit Status Breakdown - Non Exempt

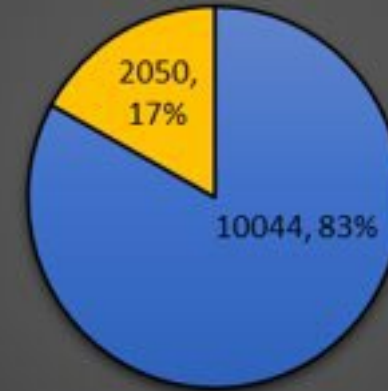


'24-'25 Unit Status Breakdown - Non Exempt



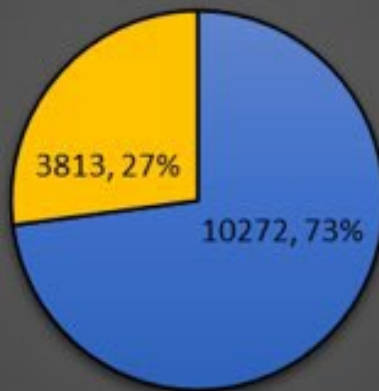
23/24 Registration Cycle

FY '23-'24 - Exempt - PC v FC - Unit Level



■ Fully Covered ■ Partially Covered

FY '24-'25 - Exempt - PC v FC - Unit Level

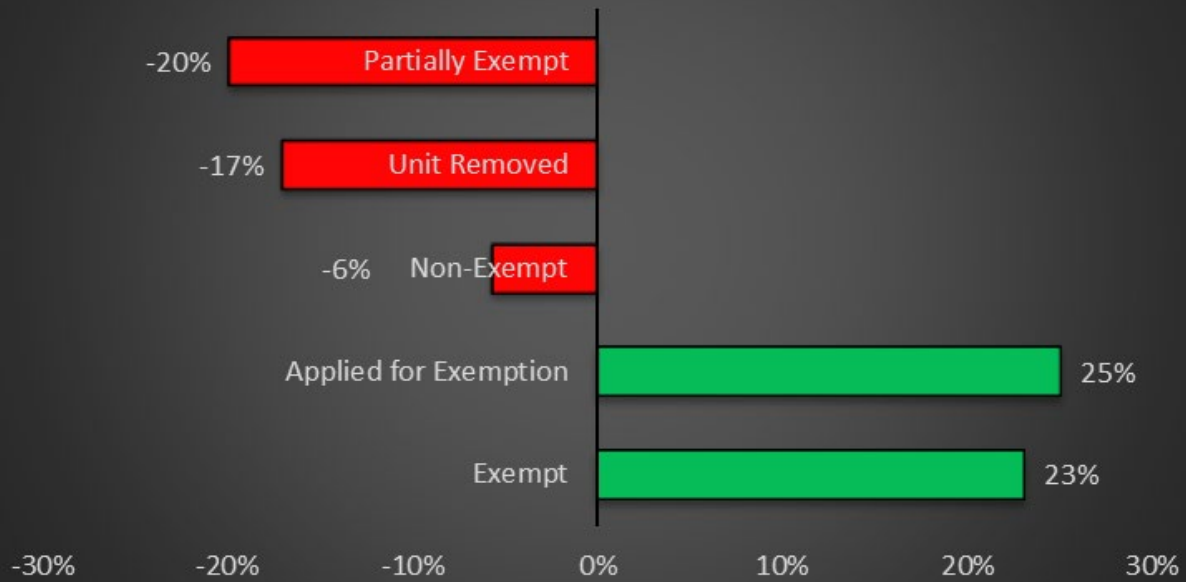


■ Fully Covered ■ Partially Covered

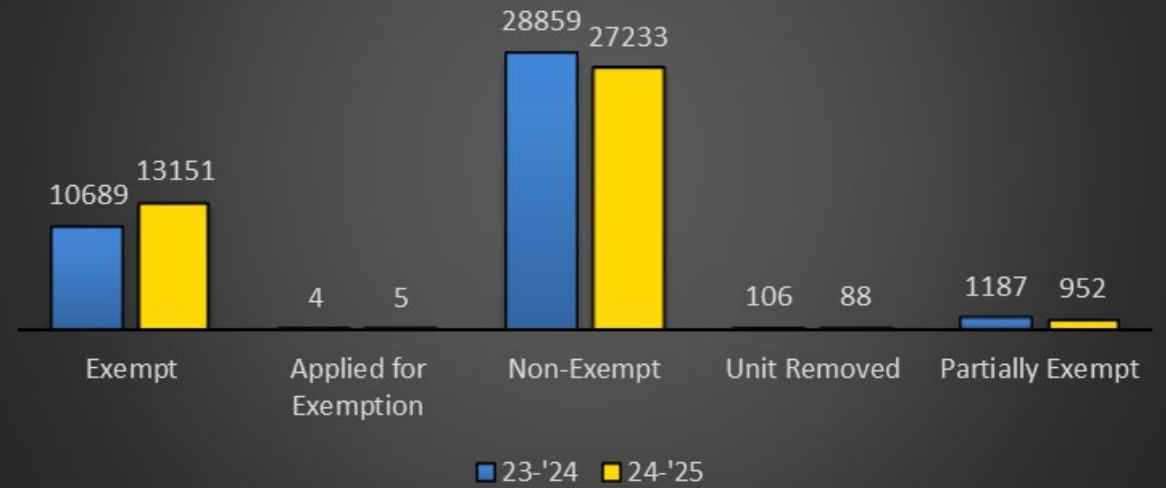
24/25 Registration Cycle

Unit Status Changes

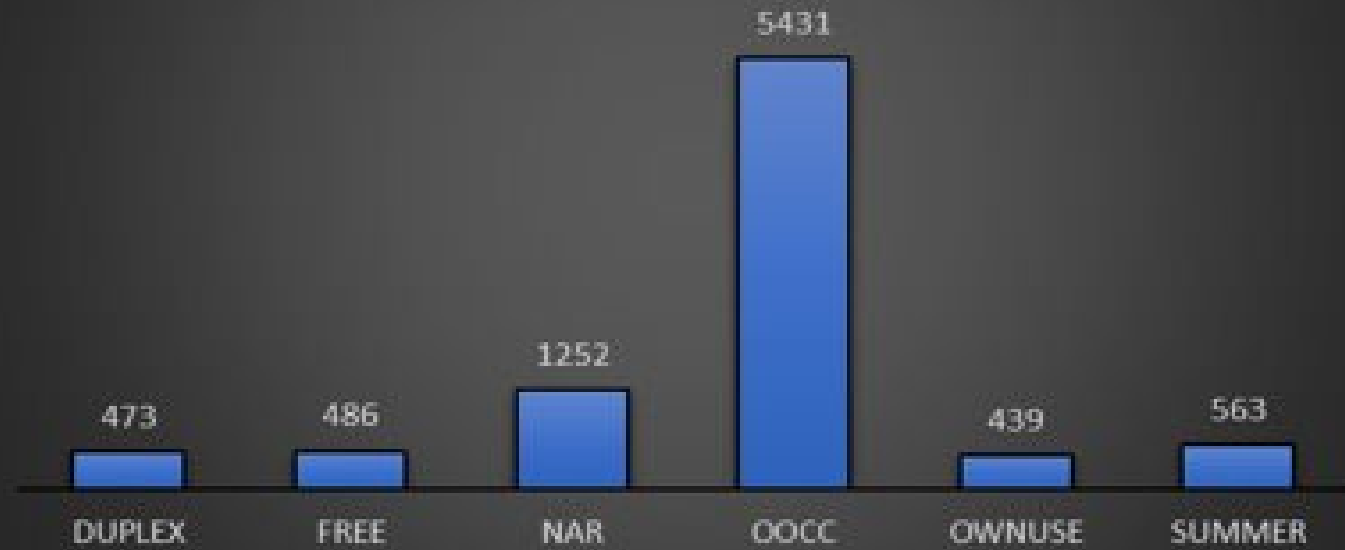
YOY % Change In Unit Status



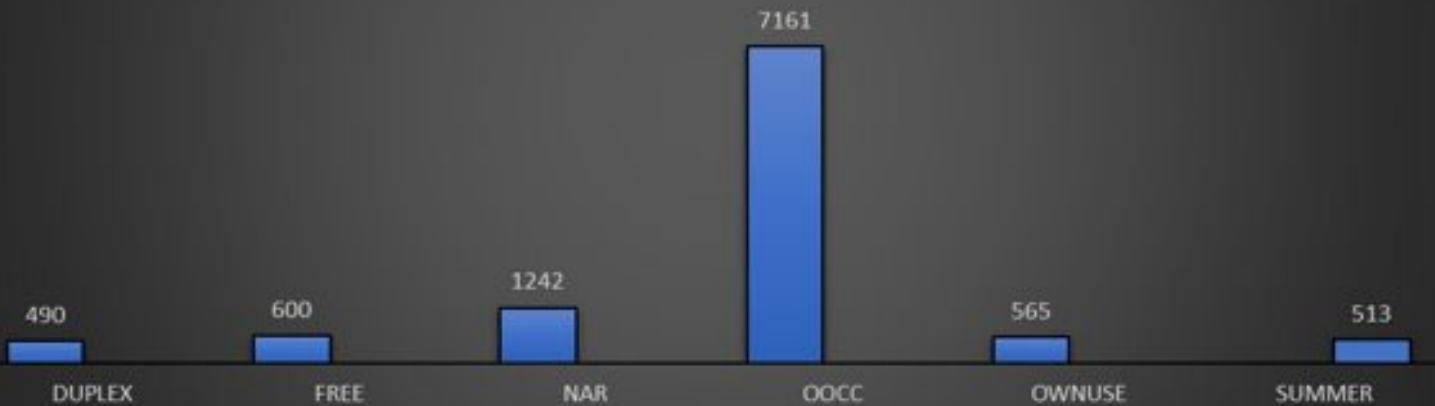
FY '23-'24 - '24-'25 - Unit Status Breakdown



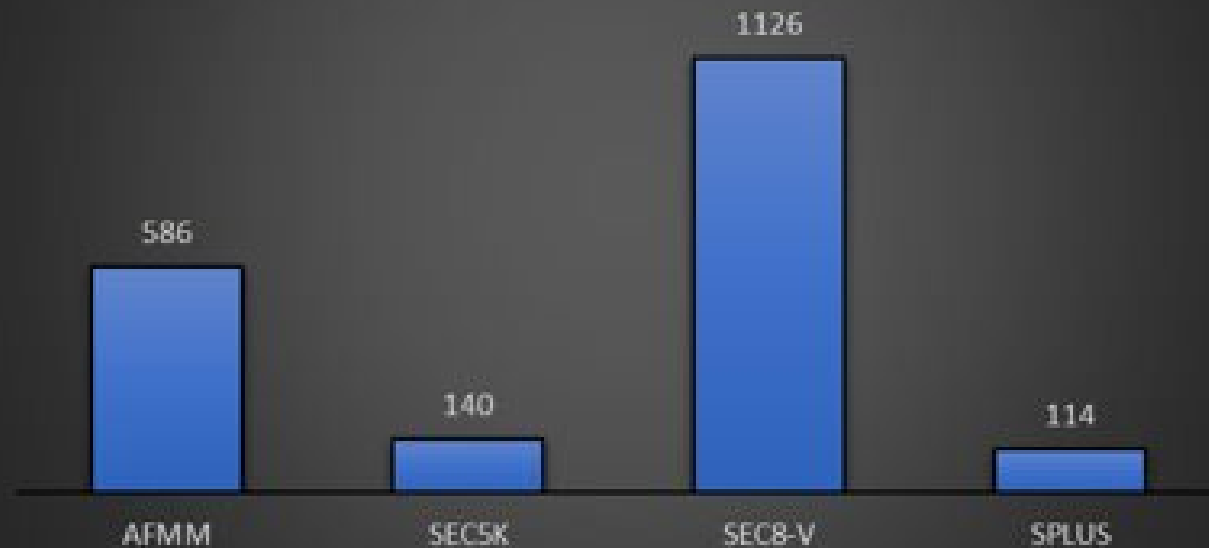
'23-'24 Unit Status Breakdown - Common Exemptions



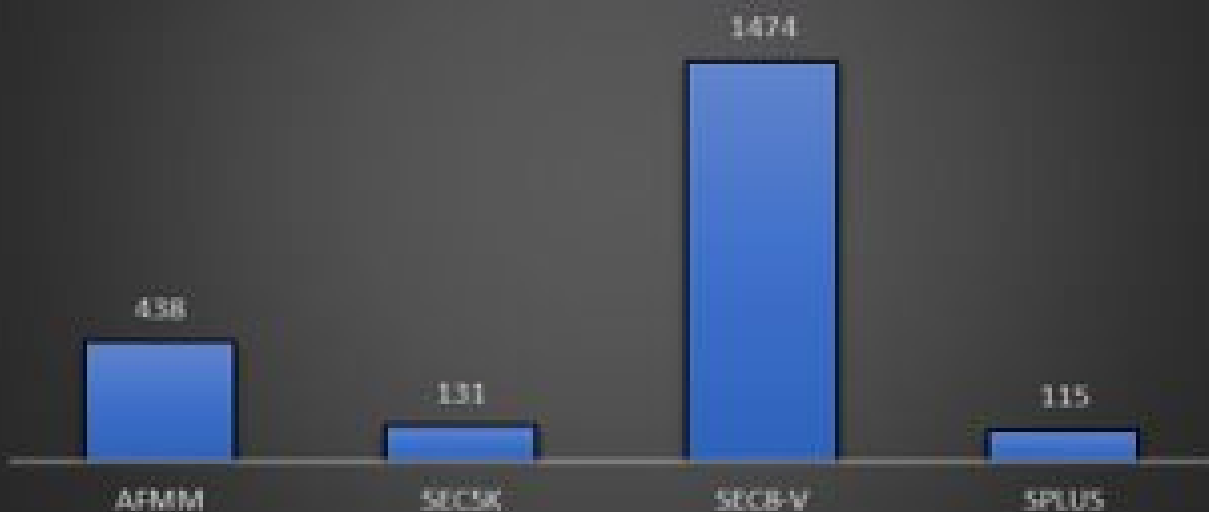
'24-'25 Unit Status Breakdown - Common Exemptions



'23-'24 Unit Status Breakdown - Rent Sub. Exempt

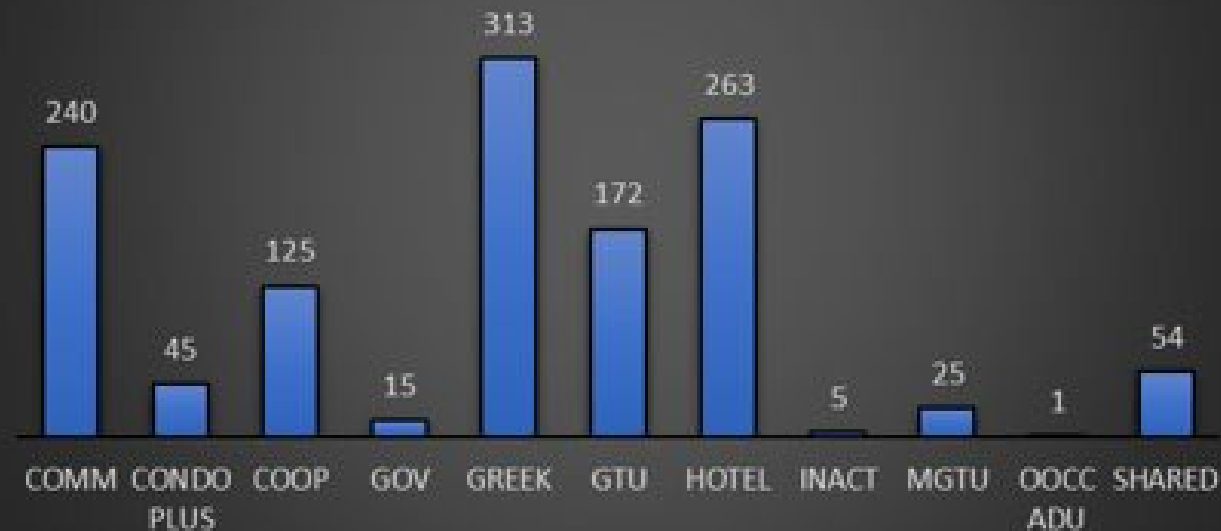


'24 - '25 Unit Status Breakdown - Rent Sub. Exempt

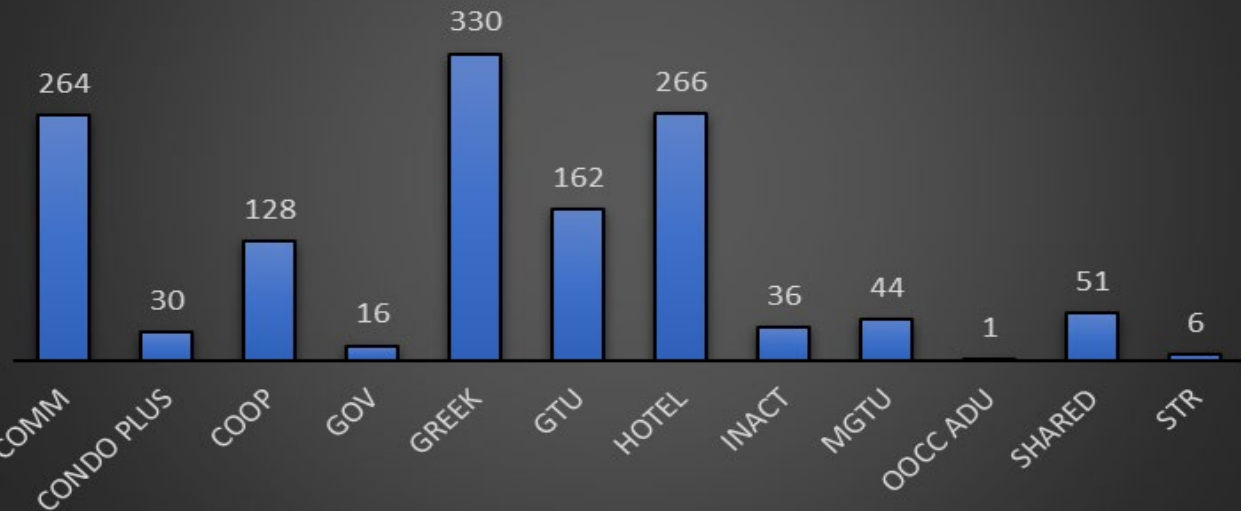




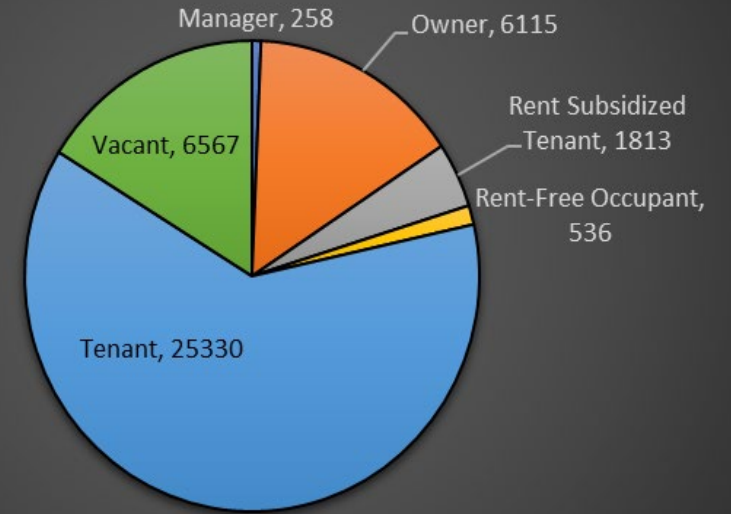
'23-'24 Unit Status Breakdown - Exemptions Cont.



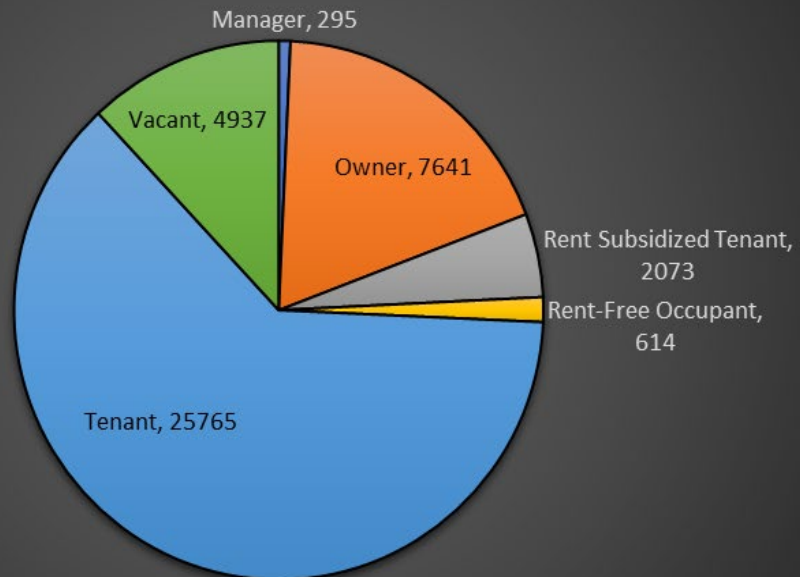
'24-'25 Unit Status Breakdown - Exemptions Cont.



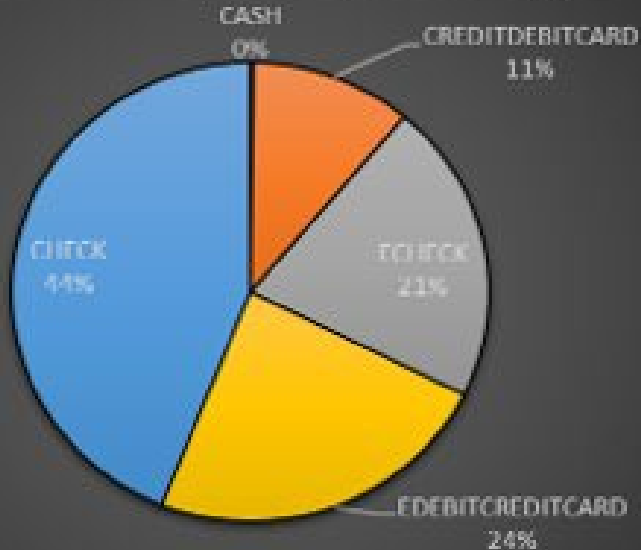
'23 - '24 Unit Occupancy Types



'24 - '25 Unit Occupancy Types

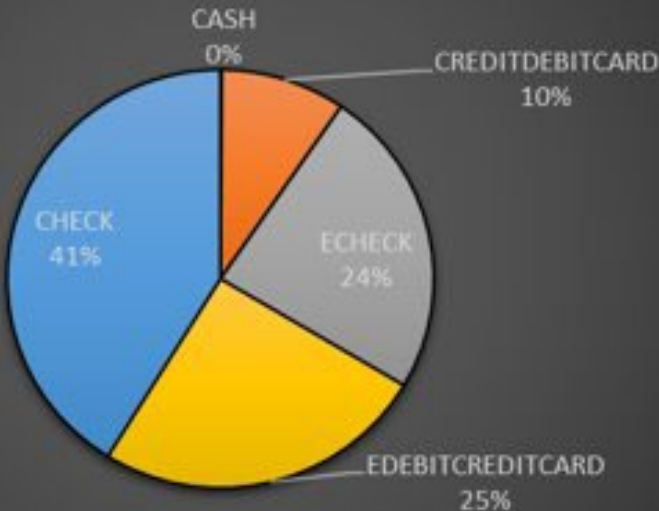


FY '23-'24 - % of Payment Type



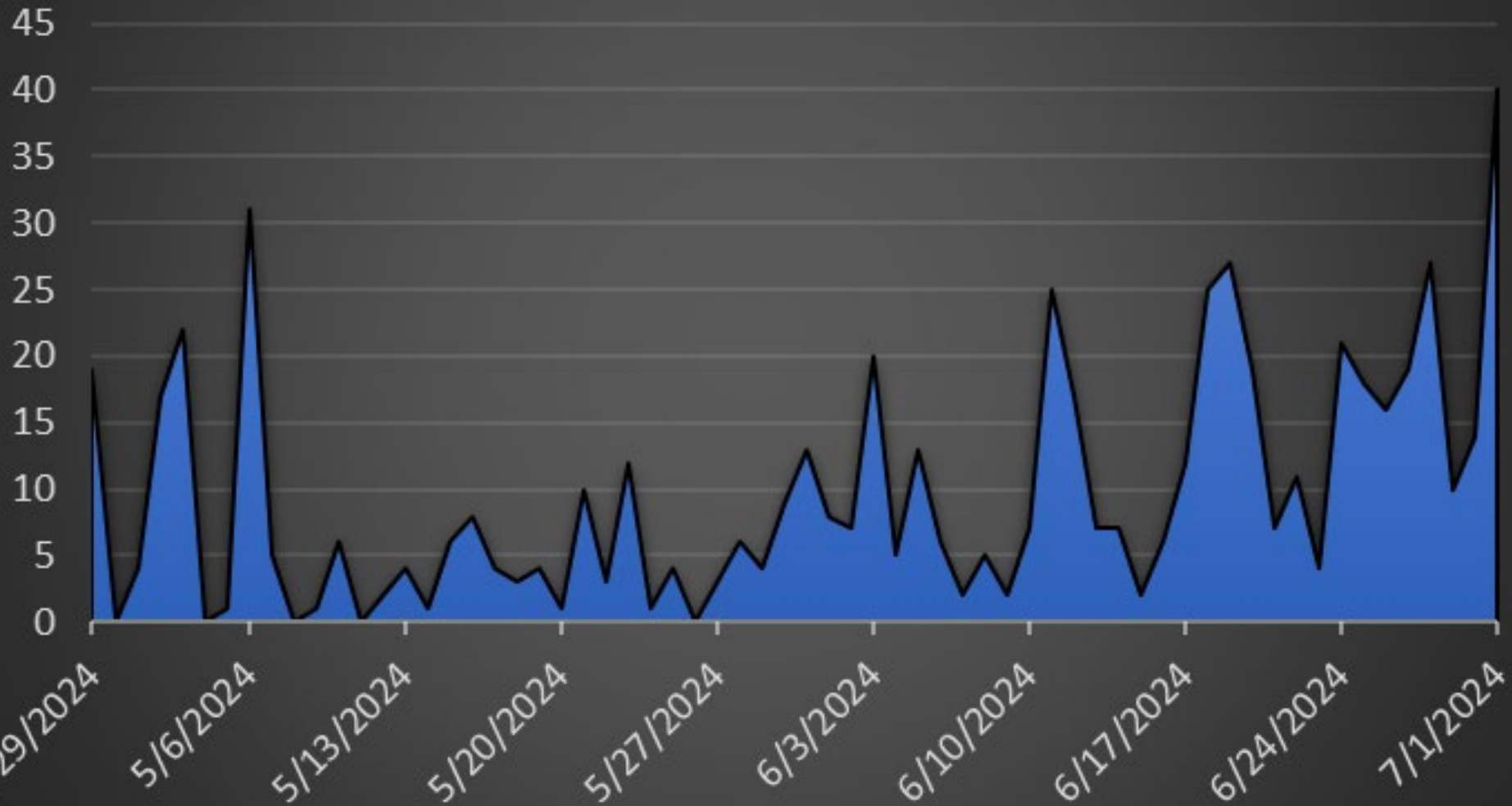
■ CASH ■ CREDITDEBITCARD ■ ECHECK ■ EDEBITCREDITCARD ■ CHECK

FY '24-'25 - % of Payment Type

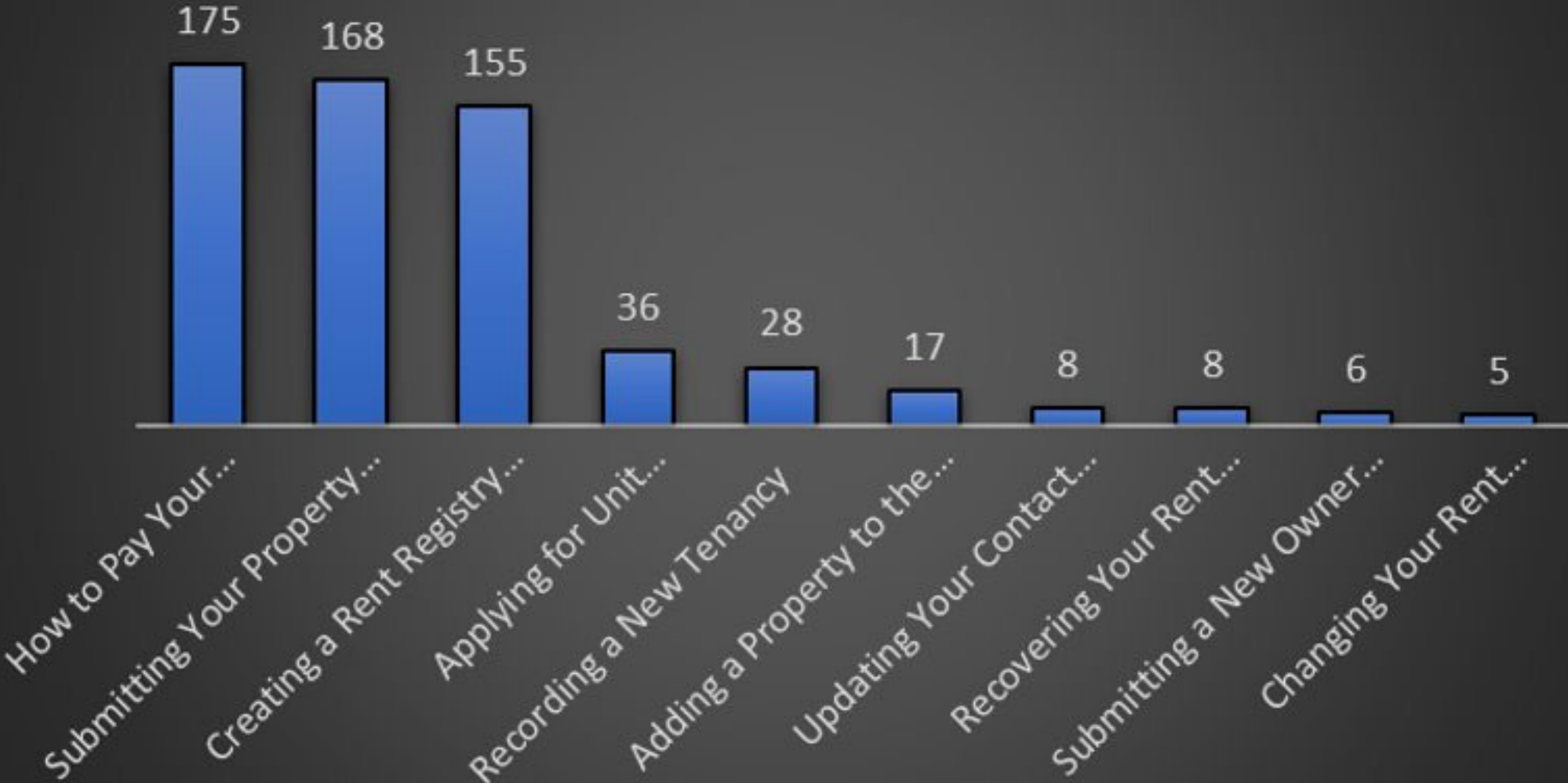


■ CASH ■ CREDITDEBITCARD ■ ECHECK ■ EDEBITCREDITCARD ■ CHECK

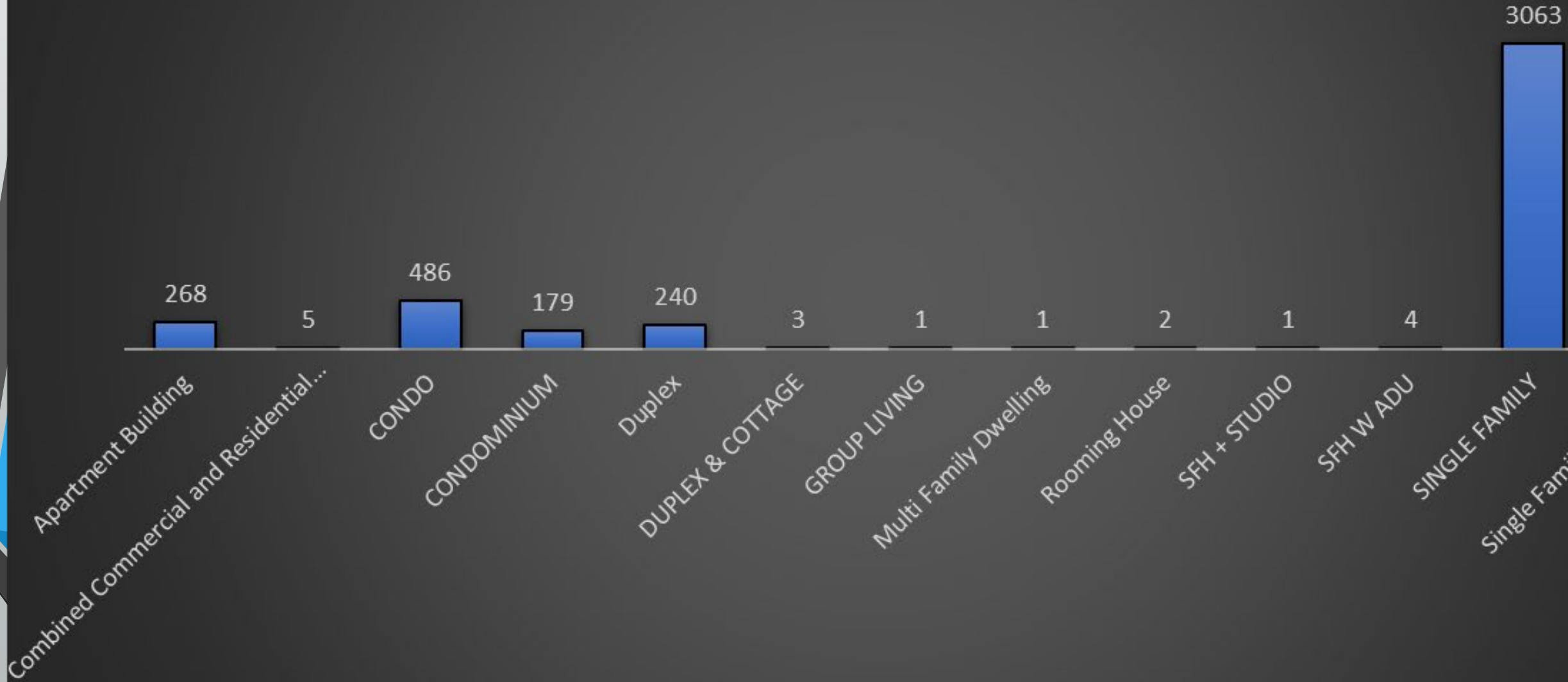
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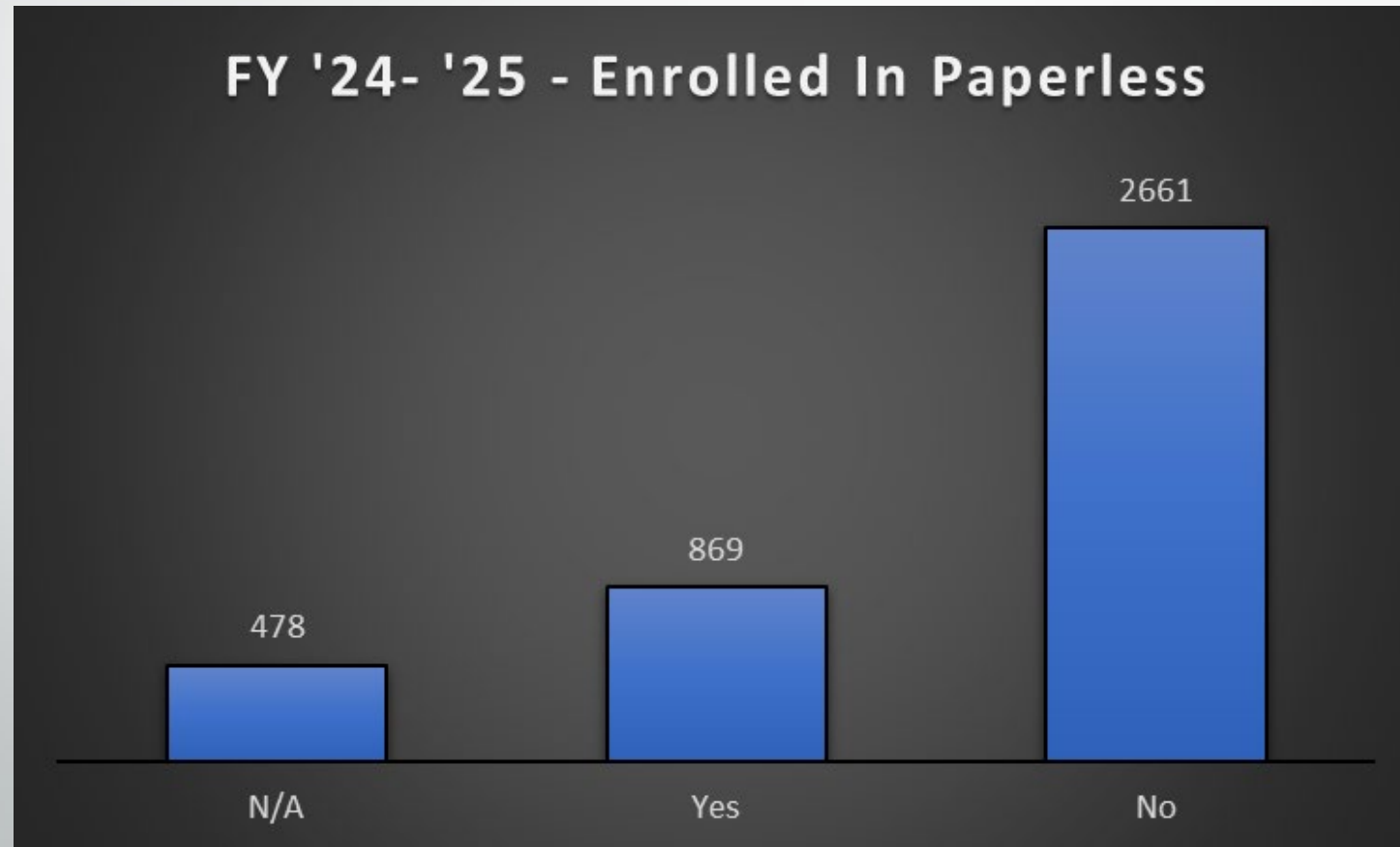
Total Views Per Video



'23-'24 - Property Types



Paperless Billing Enrollment



In Closing

- Thank Registration Team members.
- Thank you to PIU, and other Rent Board Agencies
- Thank you to Executive Director and Commissioners

RESOLUTION 24-22

**IN APPRECIATION OF LEAH SIMON-WEISBERG FOR EIGHT YEARS OF
OUTSTANDING SERVICE TO THE BERKELEY RENT STABILIZATION BOARD
AND THE CITY OF BERKELEY**

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

WHEREAS, Leah Simon-Weisberg was elected to the Berkeley Rent Stabilization Board (RSB) in November of 2016 and has served with honor as Commissioner for eight years, and also serves on the City of Berkeley's Housing Advisory Commission; and

WHEREAS, Leah has served with fairness, dedication, and balance as Chair of the Rent Board since 2021, and on the Eviction/Section 8/Foreclosure Committee, IRA/AGA/Registration Committee (and as its Chair), 2 x 2 x 2 Joint Committee on Housing (Council/RSB/BUSD), Budget & Personnel Committee, 4 x 4 Joint Committee on Housing (and as its Co-Chair), Ad Hoc Committee to Fill Board Vacancy, Ad Hoc Committee on RSB Technology Issues, LIRA Committee, Ad Hoc Committee to Consider Rent Ordinance Amendments at the 2024 November General Election, Environmental Sustainability Committee (now the Climate Resilience Committee), and the 2 x 2 Joint Committee on Housing (RSB/BUSD); and

WHEREAS, Leah has brought valuable technical expertise to the Board as an expert and statewide leader on rent control, landlord-tenant law, and anti-displacement policy, and has driven the charge to update and strengthen Berkeley's tenant laws throughout her tenure on the Board, culminating with the successful passage of Measure BB; and

WHEREAS, Leah was instrumental in seeing the Rent Board through the transition to a new Executive Director and establishing new and updated standards for personnel oversight and performance review; and

WHEREAS, Leah helped to craft Berkeley and Oakland's COVID-19 Eviction Moratoria into the strongest and longest lasting pandemic era eviction protections in the nation, ensuring that residents were able to stay in their homes and remain safe during a time of global crisis.

NOW, THEREFORE BE IT RESOLVED that the Berkeley Rent Stabilization Board hereby thanks Leah Simon-Weisberg for her years of service, for her commitment to the City of Berkeley, and for her leadership on the Rent Stabilization Board, and

NOW, THEREFORE BE IT FURTHER RESOLVED that the Berkeley Rent Stabilization Board wishes Leah Simon-Weisberg the very best in her future endeavors.

RESOLUTION 24-22

**IN APPRECIATION OF LEAH SIMON-WEISBERG FOR EIGHT YEARS OF
OUTSTANDING SERVICE TO THE BERKELEY RENT STABILIZATION BOARD
AND THE CITY OF BERKELEY (Page 2)**

Dated: November 21, 2024

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

YES:

NO:

ABSTAIN:

ABSENT:

DéSeana Williams, Executive Director
Rent Stabilization Board

Attest: _____
Matt Brown, General Counsel



Public Interest Advocates

1107 9th Street, Suite 601
Sacramento, CA 95814

To: Commissioners, Berkeley Rent Stabilization Board
DéSeana Williams, Executive Director
Matthew Brown, General Counsel

From: Brian Augusta

Date: November 12, 2024

Re: **State Legislative Report for the November 2024 Board Meeting**

The last chapter of the 2023-2024 two-year legislative session ended on September 30th, with the Governor taking his final set of actions that day on all of the bills that had made it to his desk. In all, there were more than 1200 bills on this desk, of which only a handful are notable bills of interest to the Board. Below we summarize some of the key bills that were signed. In our presentation we will offer a recap and key themes from this session and the recently completed state-wide election, provide additional detail on some of the bills noted below, and preview the coming two-year legislative session.

Key Bills of Interest

Rent Stabilization

[AB 846 \(Bonta\) - LIHTC Rent Cap](#)

Currently, affordable housing developments funded by the Low-Income Housing Tax Credit (LIHTC) program are exempt from the Tenant Protection Act's rent cap. Earlier this year the California Tax Credit Allocation Committee (CTAC), the body that oversees the administration of the LIHTC program in CA, adopted regulations to impose a rent cap similar to the TPA on newly constructed LIHTC properties, but generally did not cover existing properties. This bill requires CTCAC to adopt a rent cap via regulations that applies to existing LIHTC properties.

Status: Enacted

Landlord-Tenant

[AB 2304 \(Lee\) - Eviction Masking](#)

Existing law requires that unlawful detainer cases remain masked from public disclosure unless the landlord has prevailed against all of the defendants within 60 days of filing. This law helps protect tenants from unfair negative reporting that may prevent them from renting a new

home. However, the law allows mobilehome cases to be excluded from the masking protections. This bill extends the existing eviction masking law to mobilehome cases.

Status: Enacted

[AB 2347 \(Kalra\) - UD Answer Period](#)

Current law provides tenants facing an unlawful detainer eviction action only 5 days to file the proper paperwork to respond in court. This bill extends that time from 5 days to 10 days, while also establishing uniform timelines for a hearing on other motions like a demurrer.

Status: Enacted

[AB 2493 \(Pellerin\) - Application Fees](#)

Prohibits a landlord from charging a prospective tenant a screening fee unless they either return the screening fee to any applicant not selected for occupancy or have a screening fee policy under which they review applications in the order received, the first qualified applicant gets the unit, and fees are not charged to any applicant who is not considered.

Status: Enacted

[AB 2801 \(Friedman\) - Security Deposits](#)

Makes a number of changes to the law governing the return of security deposits, including requiring the landlord to provide photographic evidence of the necessary repairs and proof that they were completed.

Status: Enacted

[SB 924 \(Bradford\) - Rent Reporting in Affordable Housing](#)

Removes the sunset on the existing law requiring affordable housing providers to give tenants the option of having their rent payments reported in order to build credit.

Status: Enacted

[SB 1051 \(Eggman\) - Lock Changes](#)

Updates and expands protections for renters who are survivors of domestic violence and are seeking to change the locks on their unit.

Status: Enacted

Affordable Housing Preservation

[AB 2926 \(Kalra\) - Preservation Notice Law Changes](#)

Makes a number of changes to the Preservation Notice Law, including eliminating the ability of an owner to convert an affordable housing property to market rate if the owner receives a purchase offer from a qualified buyer who will preserve the project as affordable housing.

Status: Enacted

**Commissioner Attendance at Rent Stabilization Board Meetings
Through Q3 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	Present	Present	Present	Absent	Present	Present	Absent*	Absent*	Present
August 15 <i>Canceled</i>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
September 19	Present	Present	Present	Present	Present	Present	Present	Present	Present
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)

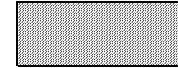
COMMITTEES	Soli ALPERT	Stefan ELGSTRAND	Xavier JOHNSON	Andy KELLEY	Vanessa Danielle MARRERO	Ida MARTINAC	Nathan MIZELL	Leah SIMON-WEISBERG	Dominique WALKER
Budget & Personnel									
Thursday, January 11, 2024	Present						Present	Present	Present
Thursday, February 8, 2024	Present						Present	Present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



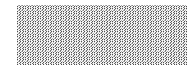
= Not a member of this Committee at this time

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
Budget & Personnel									
Thursday, April 11, 2024	Present						Present	Present	Present
Eviction / Section 8 / Foreclosure									
Tuesday, June 11, 2024		Present	Present			Absent	Present		
LIRA									
Tuesday, April 9, 2024	Present			Present		Present	Present		
Outreach									
Monday, May 13, 2024	Present	Present		Present	Present				
4 x 4 Joint Committee on Housing (City Council/Rent Board)									
Wednesday, June 19, 2024		Present	Present					Present	Present
2 x 2 Joint Committee on Housing (BUSD/Rent Board)									
<i>This Committee did not meet this quarter.</i>									
Environmental Sustainability Committee									
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

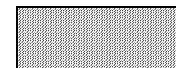
 = Not a member of this Committee at this time

Rent Board Commissioner Attendance
 COMMITTEE Meetings
 July-September (Q3)

COMMITTEES	Soli ALPERT	Stefan ELGSTRAND	Xavier JOHNSON	Andy KELLEY	Vanessa Danielle MARRERO	Ida MARTINAC	Nathan MIZELL	Leah SIMON-WEISBERG	Dominique WALKER
Budget & Personnel									
<i>This Committee did not meet this quarter.</i>									
Eviction / Section 8 / Foreclosure									
Wednesday, September 18, 2024		Present	Present			Present	Present		
LIRA									
Thursday, September 5, 2024	Present			Present		Present	Present		
Outreach									
Monday, July 8, 2024	Present	Present		Present	Present				
Monday, August 12, 2024	Present	Present		Present	Present				
Monday, September 9, 2024	Present	Present		Present	Absent				
4 x 4 Joint Committee on Housing (City Council/Rent Board)									
<i>This Committee did not meet this quarter.</i>									
2 x 2 Joint Committee on Housing (BUSD/Rent Board)									
<i>This Committee did not meet this quarter.</i>									
Environmental Sustainability Committee									
Wednesday, September 12, 2024		Present	Absent			Present		Present	

^ = Meeting cancelled due to lack of a quorum

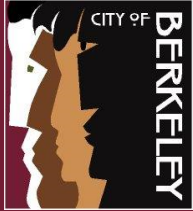
* = Absent with compensation



= Not a member of this Committee at this time

2024 Unanticipated Remote Participation at Rent Board and Committee Meetings

Soli ALPERT									
Stefan ELGSTRAND									
Xavier JOHNSON	2/15/2024 Regular Board Meeting Just Cause								
Andy KELLEY	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					
Vanessa Danielle MARRERO	9/19/2024 Regular Board Meeting Emergency Circumstances								
Ida MARTINAC									
Nathan MIZELL	2/13/2024 Eviction Committee Just Cause								
Leah SIMON-WEISBERG									
Dominique WALKER	2/8/2024 Budget & Personnel Committee Just Cause	2/15/2024 Regular Board Meeting Just Cause	3/21/2024 Regular Board Meeting Just Cause						



2025 Annual General Adjustment (Rent Increase) & Security Deposit Interest Owed

2.1%

**2025 Annual General Adjustment
(Rent Increase)**

1.2%

**2024 Interest on Security Deposit
(Must be paid by Jan. 31, 2025)**

This rent increase applies to fully-covered rent controlled tenancies that began prior to January 1, 2024.

Landlords may raise the rent to the lawful rent ceiling with proper written notice.

Security deposit interest must be paid to all tenants unless otherwise exempt.

Please see our news story to learn about allowable rent increases and when landlords are required to pay interest on security deposits.



<https://bit.ly/Berkeley2025AGA>

**Questions or Concerns?
Contact information on the reverse side.**



Berkeley Rent Stabilization Board

Connect With Us

Phone: (510) 981-7368 Ext.1

Email: rent@berkeleyca.gov

Web: <https://rentboard.berkeleyca.gov>

Request an Appointment with a Housing Counselor:

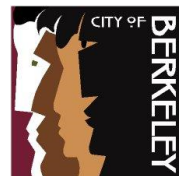


Traducción disponible ¡Llámanos!

الترجمة متاحة. اتصل بنا!

提供翻譯。致電我們!

Có sẵn bản dịch Hãy gọi
cho chúng tôi!



Rent Stabilization Board
2000 Center St. Suite 400
Berkeley, CA 94704
Nov. 2024

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



RENT STABILIZATION BOARD
BUDGET & PERSONNEL COMMITTEE SPECIAL MEETING

Tuesday, November 12, 2024 – 5:00 p.m.

Rent Stabilization Board Conference Room A – 2000 Center Street, 4th 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/83695401176?pwd=QudRZXbeIdJnDP7zbzXgQEeDJQBSyB.1>. If you do not wish your name to appear on the screen, then use the drop-down menu and click on "Rename" to rename yourself as 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: 836 9540 1176 and Passcode: 177967. 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 DeWilliams@berkeleyca.gov with the Subject line in this format: "PUBLIC COMMENT ITEM FOR BUDGET & PERSONNEL 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 3:00 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 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
BUDGET & PERSONNEL COMMITTEE SPECIAL MEETING

Tuesday, November 12, 2024 – 5:00 p.m.

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

AGENDA

1. Roll Call
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 agenda
4. Public Comment
5. Approval of October 3, 2024, meeting minutes (attached to agenda)
6. Future agenda items
7. Discussion and possible action to set the next meeting
8. **CLOSED SESSION:** Public Employee contract discussion pursuant to California Government Code Section 54957(b)(1):

Title: Executive Director

9. Adjournment

STAFF CONTACT: DéSeana Williams, Executive Director (510) 981-7368
COMMITTEE: Comm. Chair-Dominique Walker, Soli Alpert, Nathan Mizell, Leah Simon-Weisberg.



Rent Stabilization Board

RENT STABILIZATION BOARD
EVICTON / SECTION 8 / FORECLOSURE COMMITTEE MEETING

Tuesday, November 12, 2024 – 6:00 p.m.

Rent Stabilization Board Conference Room A – 2000 Center Street, Suite 400, Berkeley

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

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To join by phone: Dial 1-669-444-9171 and enter Webinar ID: 889 5486 9927 and Passcode: 624317. 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 oeHLinger@berkeleyca.gov with the Subject line in this format: “PUBLIC COMMENT ITEM FOR EVICTON/SECTION 8 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.**

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Rent Stabilization Board

RENT STABILIZATION BOARD

EVICTIION / SECTION 8 / FORECLOSURE COMMITTEE MEETING

Tuesday, November 12 2024 – 6:00 p.m.

Rent Board Conference Room A – 2000 Center Street Suite 400, Berkeley

AGENDA

1. Roll call
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
4. Approval of the Minutes of the September 18, 2024 meeting
5. Public Comment
6. Discussion and possible action regarding recent eviction data
7. Discussion and possible action regarding changes to the provisions of the Ordinance related to Good Cause and the Section 8 Program as a result of the November 5, 2024 general election
8. Adjournment

STAFF CONTACT: Ollie Ehlinger, Staff Attorney – (510) 981-4924

COMMITTEE: Stefan Elgstrand (Chair), Xavier Johnson, Ida Martinac, Nathan Mizell



RENT STABILIZATION BOARD
OUTREACH COMMITTEE MEETING

Monday November 18, 2024 – 6:15 p.m.

Rent Stabilization Board Conference Room A – 2000 Center Street, Suite 400, Berkeley
Teleconference location: 1418A 67th Street, Berkeley

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

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To join by phone: Dial 1-669-900-6833 and enter Webinar ID: 872 1223 9609 and Passcode: 496972. 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.**

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RENT STABILIZATION BOARD
OUTREACH COMMITTEE MEETING

Monday November 18, 2024 – 6:15 p.m.

Rent Stabilization Board Conference Room A – 2000 Center Street, Suite 400, Berkeley
Teleconference location: 1418A 67th Street, 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 October 16, 2024 Meeting (2 min.)
5. Public Comment (5 min.)
6. Measure BB Implementation and Outreach Plan Update (15 min.)
7. Language Access Policy Timeline (5 min.)
8. Next Steps with Tenant Survey and Engagement with Other City Departments (10 min.)
9. Nov. 18, 2024 2x2 Committee Meeting Debrief (10 min.)
10. Next Meeting Date – January 13, 2025 – 6pm (2 min.)
11. Future Agenda Items – UC Berkeley Outreach; Peralta Outreach; Berkeley Unified Outreach; Language; Access Policy; Next Steps with Tenant Survey; Outreach with Other City Agencies; Collaboration with Commission on Disability; (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



2 X 2 JOINT COMMITTEE ON HOUSING

RENT STABILIZATION BOARD (RSB)/BERKELEY UNIFIED SCHOOL DISTRICT (BUSD)

Monday, November 18, 2024 – 5:00 p.m.

Rent Stabilization Board Conference Room A – 2000 Center Street, 4th floor, Berkeley, CA 94704

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/89926881492?pwd=DcdmKRtIMmb8J7feXQataEBBsZQyuO.1> If you do not wish your name to appear on the screen, then use the drop-down menu and click on "Rename" to rename yourself as 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: **899 2688 1492** and Passcode: **838236**. 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 sscole@berkeleyca.gov with the Subject line in this format: "PUBLIC COMMENT ITEM FOR 2X2 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 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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RENT STABILIZATION BOARD (RSB)/BERKELEY UNIFIED SCHOOL DISTRICT (BUSD)

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3. Approval of agenda
4. Public Comment
5. Approval of March 11, 2024, meeting minutes (attached to agenda)
6. Rent Board: Presentation from Nate Dahl
7. Disproportionately: African American Student Achievement
8. Accessibility: Accommodations for Students with Disabilities
9. Future agenda items
10. Discussion and possible action to set the next meeting
11. Adjournment

STAFF CONTACT: Shamika Cole, Finance Director (510) 981-4903

COMMITTEE: Vanessa Marrero (RSB), Leah Simon-Weisberg (RSB), Mike Chang (BUSD), Jennifer Shanoski (BUSD)