



**RENT STABILIZATION BOARD**  
**LEGISLATION, IRA / AGA & REGISTRATION COMMITTEE MEETING**

**Thursday, September 5, 2024 – 5:30 p.m.**

**Rent Stabilization Board Conference Room A – 2000 Center Street, Suite 400, Berkeley**  
**Teleconference location: 1418-A 67th Street, 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/81003862061?pwd=jKbu2nCCRfbkPddXs2IekgAekSPtlc.1>. If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "Rename" to rename yourself to be anonymous. To request to speak, use the "Raise Hand" icon by rolling over the bottom of the screen.

**To join by phone:** Dial 1-669-900-6833 and enter Webinar ID: 810 0386 2061 and Passcode: 015483. 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 [mbrown@berkeleyca.gov](mailto:mbrown@berkeleyca.gov) with the Subject line in this format: "PUBLIC COMMENT ITEM FOR LIRA 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.



## **RENT STABILIZATION BOARD**

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**Thursday, September 5, 2024 – 5:30 p.m.**

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### **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 April 9, 2024 meeting
5. Public Comment
6. Discussion and possible action regarding adding an official comment period for representatives of the City of Berkeley employee unions at regular Board meetings.
7. Discussion and possible action regarding future agenda items
  - ➔ Bulk waste pickup for tenants (Commissioner Kelley)
  - ➔ Potential Regulation regarding Occupancy Subleases (Commissioner Alpert)
8. Confirm next meeting date
9. Adjournment

**STAFF CONTACT: Matt Brown, General Counsel (510) 981-4930**

**COMMITTEE:** Soli Alpert, Andy Kelley (Chair), Ida Martinac, Nathan Mizell



Rent Stabilization Board

## **RENT STABILIZATION BOARD**

### **LEGISLATION, IRA / AGA & REGISTRATION COMMITTEE MEETING**

**Tuesday, April 9, 2024 – 5:30 p.m.**

**Rent Stabilization Board Law Library – 2001 Center Street, 2<sup>nd</sup> floor, Berkeley**

#### ***Minutes – Unapproved***

1. Roll call: General Counsel Brown opened the meeting at 5:36 pm. Prior to calling role, General Counsel Brown informed the Committee that Commissioner Kelley requested to participate remotely due to emergency circumstances, pursuant to Government Code section 54953(f)(2)(A)(ii). Commissioner Alpert moved to approve Commissioner Kelley's remote participation. Commissioner Mizell seconded. Roll call vote. Carried: 3-0-0-1.  
Members Present: Alpert, Kelley, Martinac and Mizell.  
Staff Present: M. Brown, and O. Ehlinger.
2. Land Acknowledgment Statement: The Recording of the Land Acknowledgment Statement was played.
3. Approval of the agenda: M/S/C (Martinac/Mizell) Motion to approve the agenda. Roll call vote. Carried: 4-0-0-0.
4. Public Comment: No Public Comment
5. Election of Committee Chair: Commissioner Alpert nominated Commissioner Kelley. Commissioner Kelley accepted the nomination. No other nominations were put forth. Roll call vote. Carried: 4-0-0-0.
6. Discussion and possible action to recommend that the full Board approve amendments to Regulation 1013 to allow the Board to Enforce AB 1620 (See attached staff report): General Counsel Brown and Staff Attorney Ehlinger gave a brief presentation on the attached staff report and took questions from the Committee. Commissioner Alpert moved that the Committee recommend the full Board approve the attached amendments to Regulation 1013 to allow the Board to Enforce AB 1620. Martinac seconded. Roll call vote. Carried 4-0-0-0.
7. Discussion and possible action to modify Board rules to allow Commissioners a leave of absence: The Committee requested that staff review whether Council has rules surrounding leave of absences and took no action on this item.
8. Discussion and possible action regarding future agenda items: Commissioner Kelley requested staff add a discussion of allowing tenants to schedule a bulk waste pick up a future agenda. The Committee took no action on this item.

9. Confirm next meeting date: The Committee agreed to meet on Tuesday, May 7, 2023 at 5:30 p.m.
10. Adjournment: M/S/C (Mizell/Martinac) Motion to Adjourn. Roll call vote. Carried: 4-0-0-0. Meeting adjourned at 6:16 p.m.

**STAFF CONTACT: Matt Brown, General Counsel (510) 981-4930**

COMMITTEE: Soli Alpert, Andy Kelley (Chair), Ida Martinac and Nathan Mizell