



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

Thursday, April 10, 2025 – 6:00 p.m.

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

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/84492113225?pwd=CEOUzKlZsbVdT9qeORxaAcQSSYKrbg.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: 844 9211 3225 and Passcode: 001915. 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 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 4:00 p.m. on the day of the Committee meeting in order to be included.**

Please be mindful that this will be a public meeting and all rules of procedure and decorum apply for both in-person attendees and those participating by teleconference or videoconference.

This meeting will be conducted in accordance with Government Code Section 54953 and all current state and local requirements allowing public participation in meetings of legislative bodies. Any member of the public may attend this meeting at the posted location(s). Questions regarding this matter may be addressed to DéSeana Williams, Executive Director of the Rent Board, at 510-981-7368 (981-RENT). The Committee may take action related to any subject listed on the Agenda.



COMMUNICATION ACCESS INFORMATION:

This meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services Specialist at (510) 981-6418 (voice) or (510) 981-6347 (TDD) at least three (3) business days before the meeting date.

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



RENT STABILIZATION BOARD
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Thursday, April 10, 2025 – 6:00 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 March 6, 2025 meeting (See attached).
5. Public Comment
6. Discussion and possible action regarding approving a Board-generated form for tenants to use when creating Tenant Associations under B.M.C. Section 13.76.135 (See attached)
7. Discussion and possible action regarding “banking” unused Annual General Adjustments
8. Discussion and possible action regarding future agenda items
 - ➔ Adoption of standardized percentages for Decrease in Services petitions
9. Confirm next meeting date
10. Adjournment

STAFF CONTACT: Matt Brown, General Counsel (510) 981-4930
COMMITTEE: Soli Alpert (Chair), Stefan Elgstrand, Ida Martinac, Nathan Mizell



Rent Stabilization Board

RENT STABILIZATION BOARD

LEGISLATION, IRA / AGA & REGISTRATION COMMITTEE MEETING

Thursday, March 6, 2025 – 6:00 p.m.

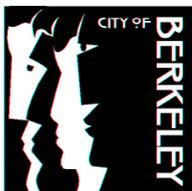
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Minutes – Unapproved

1. Roll call: General Counsel Brown opened the meeting at 6:04 pm.
Members Present: All.
Staff Present: M. Brown, and H. Kim.
2. Land Acknowledgment Statement: The recording of the Land Acknowledgment Statement was played.
3. Approval of the agenda: Motion to approve the agenda. Roll call. Carried: 4-0-0-0
4. Election of Committee Chair: Alpert elected Committee Chair. 4-0-0-0
5. Approval of the minutes of the December 12, 2024 meeting: Motion to Approve the Minutes as Drafted. Roll call vote. Carried: 3-0-1-0. Elgstrand abstained.
6. Public Comment: None.
7. Discussion and possible action regarding the promulgation of new regulations to implement newly adopted Right to Organize – B.M.C. Section 13.76.135: The Committee discussed the item and requested that staff develop a form to be used by tenants who wish to form a tenant association. The Committee also asked that the Rent Board provide an option for tenants to inform the Rent Board of their creation of various tenant associations. No formal action taken.
8. Discussion and possible action regarding future agenda items: The Committee asked to have a discussion regarding publishing a list of standardized percentages for decrease in services petitions. The Committee also asked to discuss various issues surrounding the lack of a resident manager in larger buildings.
9. Confirm next meeting date: The Committee agreed to meet on Thursday, April 10, 2025 at 6:00 p.m.
10. Adjournment: Motion to Adjourn. Carried: 4-0-0-0. Meeting adjourned at 6:57 p.m.

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

COMMITTEE: Soli Alpert (Chair), Stefan Elgstrand, Ida Martinac and Nathan Mizell



Petition to Establish Tenant Association

Berkeley Municipal Code section 13.76.135.A

Rent Stabilization Board

Use of this form is not required to create a Tenant Association. Tenant Associations are not required to file this form with the Rent Board but are encouraged to do so.

The tenants of _____ (Property Address) submit this Petition to establish a Tenant Association pursuant to Berkeley Municipal Code section 13.76.135.

This property (select at least one):

___ has ten or more rental units.

___ is managed by a property management company as defined in Rent Board Regulation 411.

This property contains _____ occupied rental units. The signatures below represent tenants of _____ occupied rental units. The signatures below certify the desire of the undersigned to form and join a Tenant Association at this address. This Petition includes ___ additional signature pages.

Printed name _____
Unit #

Signature _____
Date

Printed name _____
Unit #

Signature _____
Date

Printed name _____
Unit #

Signature _____
Date

Printed name _____
Unit #

Signature _____
Date



Petition to Establish Tenant Association

Berkeley Municipal Code section 13.76.135.A

_____ (property address)

Rent Stabilization Board

Additional signature page ___ of ___

Printed name _____
Unit #

Signature _____
Date

Printed name _____
Unit #

Signature _____
Date

Printed name _____
Unit #

Signature _____
Date

Printed name _____
Unit #

Signature _____
Date

Printed name _____
Unit #

Signature _____
Date

Printed name _____
Unit #

Signature _____
Date



Rent Stabilization Board

Petition to Establish Tenant Association

Berkeley Municipal Code section 13.76.135.A
Certification of Delivery to Landlord

The Tenant Association at _____ (property address) provided the Landlord of the property a copy of the Petition to Establish a Tenant Association in the following manner (check all that apply):

____ **US Mail**- The individual who signs below placed the Petition and any attachments in a sealed envelope with first-class postage fully paid and addressed as follows:

____ **Email**- The individual who signs below emailed the Petition and any attachments to the following email address: _____

____ **Personal Delivery**- The individual who signs below personally handed the Petition and attachments to _____ (name of person) on _____ (date) at approximately _____ (time) at the following address:

Printed Name

Signature

Date