

RENT STABILIZATION BOARD
OUTREACH COMMITTEE MEETING

Monday, April 14, 2025 – 6:30 p.m.

Rent Stabilization Board Conference Room A – 2000 Center Street, 4th floor, 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/83757924747?pwd=C0as6VY3vXdNzwlRtREoHaRTQD99zSx.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: 837 5792 4747 and Passcode: 421112. 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 corozco@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 4:30 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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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. Review and approval of February 10, 2025 Meeting Minutes (2 min.)
5. Public Comment (5 min.)
6. Tenant Survey (15 min.)
7. Basic Language Accessibility Policy (10 min.)
8. Outreach to seniors, people with disabilities, those with limited English proficiency (15 min.)
9. Next Meeting Date May 12, 2025 – 6:30pm (2 min.)
10. Future Agenda Items (5 min.)
11. Adjournment (2 min.)

STAFF CONTACT: Carla Orozco, Community Development Project Coordinator (510) 981-4934

COMMITTEE: Andy Kelley (Chair), Vanessa Marrero, Ida Martinac, Alfred Twu



Rent Stabilization Board

**RENT STABILIZATION BOARD
OUTREACH COMMITTEE MEETING**

Monday February 10, 2025 – 6:30 p.m.

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

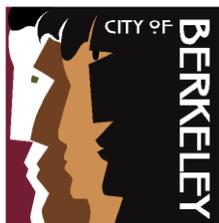
Minutes (Unapproved)

1. Roll call: Carla Orozco called Roll.
Members Present: Kelley, Marrero, Martinac, and Twu
Members Absent: None
Staff Present: Carla Orozco and DeSeana Williams
Members of Public: One
2. Election of Committee Chair: M/S/C (Martinac/Kelley) Motion to elect Commissioner Kelley as chair of the Committee. Roll call vote. YES: Kelley, Marrero, Martinac and Twu; NO: None; ABSTAIN: None; ABSENT: None; Carried: 4-0-0-0.
3. Land Acknowledgment Statement: The Land Acknowledgment Statement was played.
4. Approval of the Agenda: M/S/C (Kelley/ Marrero) Motion to approve the agenda. Roll call vote. YES: Kelley, Marrero, Martinac and Twu; NO: None; ABSTAIN: None; ABSENT: None; Carried: 4-0-0-0.
5. Review and approval of November 18, 2024 Meeting Minutes: M/S/C (Marrero/Twu) Motion to approve the minutes of the November 18, 2024 meeting. Roll call vote. YES: Kelley, Marrero, Martinac and Twu; NO: None; ABSTAIN: None; ABSENT: None Carried: 4-0-0-0.
6. Public Comment: One.
7. Measure BB Outreach Update: No Action Taken
8. Language Accessibility Guide: No Action Taken
9. Tenant Survey Data Metrics: No Action Taken
10. Outreach Committee Regular meeting date and time – Set 2025 Calendar Dates: No Action Taken
11. Future Agenda Items:
 - Measure BB Outreach
 - Tenant Survey Data Metrics
 - Language Accessibility Guide
 - Berkeley City College Outreach
 - BUSD Outreach
 - Collaboration with Commission on Disability

12. Adjournment: M/S/C (Marrero/Martinac) Motion to adjourn. Roll call vote. YES: Kelley, Marrero, Martinac and Twu; NO: None; ABSTAIN: None; ABSENT: None. Carried: 4-0-0-0. Meeting adjourned at 8:31 p.m.

STAFF CONTACT: Carla Orozco, Community Development Project Coordinator (510) 981-4934

COMMITTEE: Andy Kelley (Chair), Vanessa Marrero, Ida Martinac, Alfred Twu,



Rent Stabilization Board

February 2025

Dear Berkeley Community,

Every ten years, the Berkeley Rent Stabilization Board conducts a comprehensive Tenant Survey to assess the state of the city's rental housing, identify key trends, and inform policy decisions. The 2022 Tenant Survey gathered insights from tenants residing in **19,300 rent-stabilized units**, representing **73% of Berkeley's rental housing stock**. The data collected provides a clearer picture of housing affordability, building conditions, tenant awareness of their rights, and broader challenges affecting the rental market.

The survey findings highlight the continued role of rent stabilization in providing housing security for many tenants while identifying areas requiring further attention. This includes concerns regarding rising rental costs for newer tenants, building maintenance, and disaster preparedness. The Rent Board remains committed to **working with tenants, property owners, and policymakers** to ensure a rental housing market that is stable, well-maintained, and accessible for all parties.

KEY FINDINGS: 2022 TENANT SURVEY

1. Housing Affordability & Rent Burden

- **Median Rent:** \$2,083 per month for rent-stabilized units.
- **Rent Variations:** Long-term tenants (10+ years) paid a median rent of \$1,200, while newer non-student tenants paid \$2,200—a 45% difference primarily due to rent control protections.
- **Financial Impact:**
 - 55% of short-term non-student households allocated more than 30% of their income to rent.
 - 29% were classified as severely rent-burdened, paying over 50% of their income on rent and utilities.

 **Actionable Insight:** While rent stabilization continues to play a role in maintaining affordability for many tenants, newer renters face higher costs upon entering the market. This suggests a need for continued discussions on strategies to increase access to affordable housing options.

2. Tenant Awareness & Engagement with the Rent Board

- **Knowledge of Rent Stabilization:**
 - 93% of long-term tenants were aware that their unit was covered under rent control.
 - Only 48% of newer tenants were familiar with their rights under the ordinance.
- **Utilization of Rent Board Services:**
 - 52% of long-term tenants had contacted the Rent Board for assistance.
 - 15% of short-term tenants had sought support.
- **Satisfaction with Assistance:** 59% of those who contacted the Rent Board found the staff to be "very helpful."

 **Actionable Insight:** There is a gap in awareness and engagement among newer tenants, indicating a potential need for expanded education efforts to ensure all renters understand their rights and available resources.

3. Building Conditions & Landlord-Tenant Relations

- **Reported Issues:**
 - 79% of tenants cited physical problems in their buildings, up from 75% in 2009.
 - The number of reported issues per unit increased from 2.4 (2009) to 3.2 (2022).
- **Resolution of Complaints:**
 - 85% of tenants who reported maintenance issues indicated that at least one problem was resolved within 30 days.
- **Landlord-Tenant Conflicts:** 26% of tenants reported disputes with landlords, with maintenance and repairs being the most common source of concern.

 **Actionable Insight:** While many maintenance concerns appear to be addressed within a reasonable timeframe, the overall increase in reported building issues suggests the importance of ongoing property upkeep and compliance with habitability standards.

4. The Impact of COVID-19 on Renters

- **Financial Hardship:** 27% of tenants reported economic challenges due to COVID-19, with job or income loss cited as the primary reason (87%).
- **Rental Payment Challenges:** 17% of surveyed tenants fell behind on rent payments.
- **Government Assistance:** 31% of tenants received some form of rental relief.

 **Actionable Insight:** The pandemic underscored the financial vulnerabilities in the rental market. The data suggests that continued attention to economic stability measures, rental assistance programs, and eviction prevention efforts may help address future disruptions.

5. Climate Change & Disaster Preparedness

- **Concerns Over Natural Disasters:**

- 81% of tenants expressed concerns related to climate and disaster risks.
- Earthquakes were identified as the top concern among long-term (67%) and short-term tenants (56%).
- 49% of tenants expressed concern about power outages, and 29% cited heat waves as a significant issue.
- **Preparedness Levels:** Only 8% of tenants reported involvement in neighborhood disaster preparedness programs.

 **Actionable Insight:** Strengthening disaster resilience efforts, including structural safety measures and tenant education on preparedness, may help mitigate future risks.

THE ROLE OF RENT STABILIZATION & HOUSING POLICY

The Berkeley Rent Stabilization Ordinance remains an essential element in maintaining housing stability across the city. The survey results indicate that rent control:

- ✓ Helps long-term tenants remain in their homes with below-market rents.
- ✓ Limits excessive rent increases for units covered under stabilization policies.
- ✓ Contributes to housing security, particularly for vulnerable groups such as seniors and low-income residents.

However, rent stabilization is only one piece of the broader housing policy discussion. Moving forward, continued focus on the following areas will be necessary:

- ◆ **Tenant and Landlord Engagement** – Ensuring all stakeholders are informed about their rights, responsibilities, and available resources.
- ◆ **Housing Supply & Affordability** – Supporting the development and preservation of rental housing that meets the needs of the community.
- ◆ **Building Maintenance & Safety** – Promoting adherence to habitability standards and encouraging proactive property management.
- ◆ **Disaster Preparedness & Climate Resilience** – Strengthening efforts to address climate-related risks and emergency readiness in rental housing.

LOOKING AHEAD: A COMMITMENT TO HOUSING STABILITY

The insights from the 2022 Tenant Survey provide valuable data that will help guide future discussions on housing policy and rental market conditions in Berkeley. The Rent Board will continue working with tenants, property owners, and policymakers to uphold its mission of **promoting fairness, stability, and well-maintained housing** throughout the city.

 **We encourage all members of the rental community to stay informed, utilize available resources, and participate in discussions on housing policies.**

2000 Center Street, Suite 400 Berkeley, California 94704
 TEL: (510) 981-7368 (981-RENT) Ext. 5 • TDD: (510) 981-6903 • FAX: (510) 809-3921
 E-MAIL: rent@berkelevca.gov

For further information and assistance or to stay updated on policy developments, please visit <https://rentboard.berkeleyca.gov/> or call **(510) 981-7368**.

Thank you to all who participated in the survey. Your insights are instrumental in shaping Berkeley's rental housing landscape.

Sincerely,

DeSeana Williams
Executive Director
Berkeley Rent Stabilization Board

📍 2000 Center Street, Suite 400 | Berkeley, CA 94704

📞 (510) 981-7368 | 📠 (510) 981-4910

✉️ rent@berkeleyca.gov
