



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

Tuesday, July 22, 2025 – 5:30 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/81143126699?pwd=BSK8XnFkSWGNzZseZ5qiGTqbZRJd2N.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: 811 4312 6699 and Passcode: 005237. 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 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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Tuesday, July 22, 2025 – 5:30 p.m.

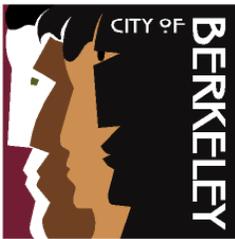
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AGENDA

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 June 24, 2025 meeting – See attached
5. Public Comment
6. Discussion and possible action regarding rent ceiling increases for government-subsidized tenancies that are now subject to rent control due to the Ordinance amendments of Measure BB
7. Discussion and possible action regarding future agenda items
 - ➔ Availability of vacancy information on the rent registry
8. Confirm next meeting date
9. 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

Tuesday, June 24, 2025 – 5:30 p.m.

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

Minutes – Unapproved

1. Roll call: General Counsel Brown opened the meeting at 5:37 pm.
Members Present: Elgstrand, Martinac, and Alpert. Mizell arrived at 5:55 p.m.
Staff Present: M. Brown, O. Ehlinger
2. Land Acknowledgment Statement: The recording of the Land Acknowledgment Statement was played.
3. Approval of the agenda: Motion to approve the agenda. Carried 3-0-0-1
4. Approval of the May 8, 2025 meeting minutes: Motion to approve. Carried 3-0-0-1
5. Public Comment: None.
6. Discussion and possible action regarding adopting amendments to Regulation 411 [Property Management Company; definition]: Motion to send to full Board as drafted. Carried 4-0-0-0
7. Discussion and possible action regarding adopting Regulation 412 [Definition of Occupied Rental Unit under B.M.C. section 13.76.135]: Motion to send to full Board with minor revisions (clarify that the term “relative” is same as used in B.M.C. section 13.76.130A.8.(b)). Carried 4-0-0-0
8. Discussion and possible action regarding adopting amendments to Regulation 1209 [Parties]: Motion to send to full Board as drafted. Carried 4-0-0-0
9. Discussion and possible action regarding adopting amendments to Regulation 1312 [Filing Notices and Complaints with Rent Board]: Motion to send to full Board as drafted. Carried 4-0-0-0
10. Discussion regarding requiring that landlords provide information about rental assistance funding on the notice to quit when initiating non-payment evictions: Discussion. No action.
11. Discussion and possible action regarding future agenda items. Rent ceiling increases for government-subsidized units
12. Confirm next meeting date: The Committee agreed to meet on July 22, 2025, at 5:30 pm.
13. Adjournment: Motion to Adjourn. Carried: 4-0-0-0. Meeting adjourned at 6:35 p.m.

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

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

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