

RENT STABILIZATION BOARD

Regular meeting

Thursday, October 16, 2025 – 7:00 p.m.

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

Public participation

This meeting will be conducted in a hybrid model with both in-person and remote participation, and 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.

To access this meeting by Zoom

[Join the meeting from a PC, Mac, iPad, iPhone, or Android device](#). If you do not want your name to appear on the screen, 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 1-669-444-9171, enter Webinar ID: 832 5640 1607 and Passcode: 157031. To comment during the public comment part of the agenda, Press *9 and wait to be recognized by the Committee Chair.

Email comments

Email comments must be submitted to doliver@berkeleyca.gov **by 4:00 p.m.** on the day of the meeting in order to be considered by the Committee and included in the public record. Format your subject line: "RENT BOARD MEETING PUBLIC COMMENT ITEM." Please observe a 150-word limit. Time limits on public comments will apply.

Decorum

All rules of procedure and decorum apply for both in-person attendees and those participating remotely. Attendees at public meetings are reminded that other attendees may be sensitive to various scents. Please help the City respect these needs.

Communications 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.

RENT STABILIZATION BOARD

Regular Meeting

Thursday, October 16, 2025 – 7:00 p.m.

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

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. **Approval of Agenda** – 1 min.*
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. **Introduction of new Rent Board staff** - Andrew Chang, Principal Program Manager – 5 min.*
5. **Public Comment for Unions representing Rent Board staff** – 5 min.*
6. **Public Comment** – 2 min.*
7. **Consent Items** – 1 min.*
 - a. Approval of the September 18, 2025 Regular Meeting minutes
 - b. Approval of the October 10, 2025 Special Meeting minutes – To be Delivered
 - c. Proposal to approve staff recommendations on requests for waivers of late registration penalties (Executive Director/Registration Unit Manager) – ***Please see attachment 7.c for a list of all addresses with discretionary waivers that will be considered by the Board.***

8. Action Items

- a. Chair Update: Update on City Council Public Hearing on Proposed Amendments to Title 21 (Subdivisions) to Allow Separate Sale of ADUs (Chair Alpert) - 5 min *
- b. Chair Update: Update on passage of State Legislation regulating algorithmic price setting of rents (Chair Alpert) – 5 min*
- c. Special Presentation: Fall Legislative Update (Brian Augusta, Rent Board Legislative Analyst) – 15 min.*
- d. Discussion and possible action for the Board to take a position on state legislative bills discussed in the meeting (Chair Alpert) – 15 min.*
- e. Recommendation to adopt Resolution 25-27 confirming the 2026 Annual General Adjustment (AGA) of 1.0 percent and order that the 2026 AGA be published as Regulation 1148 (General Counsel) – 5 min.*
- f. Recommendation to adopt Resolution 25-28 confirming that the 2026 relocation assistance payments for Owner Move-In and Ellis Act evictions shall increase by 1.5 percent effective January 1, 2026, and publishing the 2026 relocation payment amounts (General Counsel) – 5 min.*
- g. Discussion and possible action on the update to Rent Board Social Media Policy (Executive Director and Digital Media Coordinator) – 5 min.*

9. Information, Announcements and Articles/Media

NOTE: The Board may vote to move Information Items to the Action calendar.

- a. Special Presentation: Web content accessibility: Upcoming Changes to Federal Requirements (Jen Fabish) – 10 min.*
- b. Deadline to submit agenda items/topics for the November regular Rent Board meeting: Friday, November 14th by 12:00 p.m. – *Verbal* (Board Secretary)

10. Committee/Board Meeting Updates and Announcements

- a. Ad Hoc Committee to Consider Rent Ordinance Amendments at the November 2026 Election (Chair to be elected) – 5 min.*
- b. Budget & Personnel Committee (Vice-Chair Walker, Chair) – 5 min.*
- c. Climate Resilience & Habitability Committee (Commissioner Martinac, Chair) – 5 min.*
- d. Eviction/Section 8/Foreclosure Committee (Commissioner Elgstrand, Chair) – 5 min.*
- e. Legislation, IRA/AGA & Registration Committee (LIRA Committee) (Chair Alpert, Chair) – 5 min.*
- f. Outreach Committee (Commissioner Kelley, Chair) – 5 min.*
- g. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Commissioner Marrero, Chair) – 5 min.*

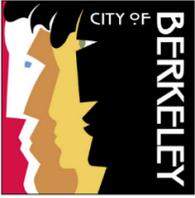
- h. 4 x 4 Joint Task Force Committee on Housing: City Council/Rent (Councilmember Lunaparra & Chair Alpert, Co-Chairs) Board – 5 min.*
- i. Updates and Announcements – 5 min.*
- j. Discussion of items for possible placement on future agenda – 5 min.*

11. 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, September 18, 2025 – 7:00 p.m.

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

Public participation

This meeting will be conducted in a hybrid model with both in-person and remote participation, and 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.

To access this meeting by Zoom

[Join the meeting from a PC, Mac, iPad, iPhone, or Android device.](#) If you do not want your name to appear on the screen, 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 1-669-444-9171, enter Webinar ID: 827 7067 9817 and Passcode: 949233. To comment during the public comment part of the agenda, Press *9 and wait to be recognized by the Committee Chair.

Email comments

Email comments must be submitted to doliver@berkeleyca.gov **by 4:00 p.m.** on the day of the meeting in order to be considered by the Committee and included in the public record. Format your subject line: "RENT BOARD MEETING PUBLIC COMMENT ITEM." Please observe a 150-word limit. Time limits on public comments will apply.

Decorum

All rules of procedure and decorum apply for both in-person attendees and those participating remotely. Attendees at public meetings are reminded that other attendees may be sensitive to various scents. Please help the City respect these needs.

Communications 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.

RENT STABILIZATION BOARD

Regular Meeting

Thursday, September 18, 2025 – 7:00 p.m.

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

Minutes – *Unapproved*

1. **Roll call** – Chair Alpert called the meeting to order at 7:04 p.m.
Desireé Oliver called roll.
Commissioners present: Elgstrand, Johnson, Kelley, Marrero, Mizell, Twu, Walker, Alpert
Commissioners absent: Martinac (Arrived at 7:10 PM)
Staff present: Brown, Bursell, Ginsburg, Oliver, Williams
2. **Approval of Agenda** – M/S/C (Kelley/Mizell) AGENDA APPROVED AS WRITTEN. Voice vote. Carried; 8-0-0-1.
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.

The Land Acknowledgment Statement was played aloud.

4. **Public Comment for Unions representing Rent Board staff** – There were no speakers
5. **Public Comment** – There were no speakers
6. **SPECIAL PRESENTATION**: *East Bay Community Law Center- Evictions Outcomes Report: Berkeley eviction trends and data post-Eviction Moratorium*
Lina Yu, EBCLC Co-Director of Housing Practice presented and took questions from the Board.
7. **CONSENT ITEMS** – 1 min.*
 - a. **Approval of the July 17th regular meeting minutes**

- b. Recommendation to adopt Regulation 412 [Definition of Occupied Rental Unit Under B.M.C. section 13.76.135] and substantive changes to the following existing Regulations to administer Right to Organize established by Measure BB:411 [Property Management Company; definition], 1209 [Parties] – All Second Reading (LIRA Committee and General Counsel)
- c. Recommendation to adopt amendments to Regulation 1312 [Filing Notices and Complaints with Rent Board] – Second Reading (LIRA Committee and General Counsel)
- d. Proposal to approve staff recommendations on the following requests for waivers of late registration penalties (Executive Director/Registration Unit Manager)

Discretionary Waivers

Waiver No. Property Address

W5155	2124 Center St.
W5157	2025 Hearst Ave.
W5158	2419 Parker St.
W5159	2115 Haste and K&S
W5160	2035 Blake St.
W5161	1401 Bancroft Way
W5162	1837 Addison St.
W5163	2732 Russell St.
W5164	1354 Lincoln St.

M/S/C (Kelley/Mizell) APPROVE ALL CONSENT ITEMS AS WRITTEN. Voice vote.
Carried; 8-0-0-1.

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 – 1 min. per speaker*

- a. Chair Update (Chair Alpert):
 - (1) Discussion regarding signed Amicus brief on behalf of the Board in support of the City of Rochester-PRWORA citizenship and immigration status verification. (Chair Alpert and Vice-Chair Walker) - The Chair presented to the Board.
 - (2) Empty Homes Tax Program Update (Senior Planner, Lief Bursell) – Lief Bursell presented and took questions from the Board

- (3) Update regarding *CP VI Admirals Cove, LLC v. City of Alameda et. al.* (California Court of Appeal, First District, Division Four Case # A170689, A170986) – (General Counsel) – Matt Brown presented and took questions from the Board.
- (4) Update regarding *Williams, et al. v. Alameda County, Alameda County Board of Supervisors, City of Oakland, Oakland City Council* (United States District Court for the Northern District of California Case # 3:22-cv-01274-LB) (General Counsel) - Matt Brown presented and took questions from the Board.
- (5) Establishment of Ad Hoc Committee to consider Rent Ordinance Amendments at the 2026 November general election - Chair Alpert established Ad Hoc Committee including Commissioners Twu and Elgstrand with Vice-Chair Walker as an alternate and also took questions from the Board.
- (6) Discussion and possible action to amend Board Rules to allow the Chair to sponsor agenda items without a second author (Chair Alpert)

M/S/C (Mizell/Marrero) ADOPT PROPOSED CHANGE TO BOARD RULES WITH CHANGE TO ALLOW PREVIOUSLY STRIKED OUT LANGUAGE TO REMIAN LISTED IN A SEPARATE PARAGRAPH. Voice vote. Carried; 9-0-0-0.

- b. Recommendation to adopt Resolution 25-23 approving adjustment to compensation package for Executive Director DéSeana Williams (Chair Alpert and Budget & Personnel Committee Chair Walker)

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

- c. Recommendation to adopt Resolution 25-24 approving adjustment to compensation package for General Counsel Matt Brown (Chair Alpert and Budget & Personnel Committee Chair Walker)

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

- d. Recommendation to adopt Resolution 25-25 adopting a Rent Board Social Media Policy (Executive Director/Digital Education and Media Coordinator)

M/S/C (Twu/Elgstrand) ADOPT RESOLUTION WITH ADDED LANGUAGE REFERENCING ACCESIBILITY. Voice vote. Carried; 9-0-0-0.

- e. Discussion and possible action to support Resolution 25-26 Transit funding (Commissioner Twu and Chair Alpert)

M/S/C (Mizell/Marrero) ADOPT RESOLUTION AS WRITTEN. Voice vote. Carried; 9-0-0-0.

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. Average Rents for New Tenancies: January 1, 2024, through December 31, 2024 (Lief Bursell, Senior Planner and Jen Fabish, Community Services Specialist) – Lief Bursell presented to the Board and took questions.
- b. Q1 and Q2 Commissioner Attendance (Board Secretary)
- c. August 2025 Quarterly Newsletter (Executive Director)
- d. August 2025 Quarterly Newsletter Postcard (Executive Director)
- e. Sanctuary City Letter 2025 (Executive Director)
- f. Deadline to submit agenda items/topics for the **October** regular Rent Board meeting: **Monday, October 6th by 5:00 p.m.** – *Verbal* (Board Secretary)

10. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

- a. Budget & Personnel Committee (Vice-Chair Walker, Chair) – Chair Alpert had no updates as the budget was just passed.
Next regularly-scheduled meeting: To Be Announced (TBA)
- b. Climate Resilience & Habitability Committee (Commissioner Martinac, Chair) – Commissioner Martinac stated they are still looking for dates for the next meeting.
Next regularly-scheduled meeting date: To Be Announced (TBA)
- c. Eviction/Section 8/Foreclosure Committee (Commissioner Elgstrand, Chair) – Commissioner Elgstrand stated that at the last meeting reviewed recent eviction data, tracking eviction trends since the implementation of Measure BB.
Next regularly-scheduled meeting: Tuesday, December 9th at 6:00 p.m.

September 16th agenda

- d. Legislation, IRA/AGA & Registration Committee (LIRA Committee) (Chair Alpert, Chair) – No updates were presented.
Next regularly-scheduled meeting: To Be Announced

July 22nd agenda

- e. Outreach Committee (Commissioner Kelley, Chair) – Commissioner Kelley announced the Outreach committee continues to visit senior centers on a regular basis and will also attend National Night Out and Back to School events. Encouraged all to reach out to Carla Orozco for information. Also commended Executive Director Williams for implementing resources with speed.
Next regularly-scheduled meeting: To Be Announced

September 8th agenda

- f. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Commissioner Marrero, Chair) – Commissioner Marrero encouraged the public to attend or watch the meeting.
Next meeting date: Monday, September 29th at 5 p.m.
- g. 4 x 4 Joint Task Force Committee on Housing: City Council/Rent Board – (Councilmember Lunaparra & Chair Alpert, Co-Chairs) – No updates were announced.
Next regularly-scheduled meeting: To Be Announced
- h. Updates and Announcements – Chair Alpert announced the ADU Condo Conversion item goes to Council on October 14th. A letter to council was sent requesting changes to protect tenant rights in converted ADU's. The request was converted to a supplemental from Councilmembers Lunaparra, Bartlett, and Tregub. Executive Director Williams extends a thank you to Desireé Oliver for stepping in as interim Board Secretary. Commissioner Twu announced several bills we have submitted have passed the legislature and are now on the Governors desk. Executive Director Williams confirmed Legislative Advocate, Brian Augusta will be in attendance at the October Board meeting.
- i. Discussion of items for possible placement on future agenda – Chair Alpert encouraged possible discussion items be emailed for consideration.

11. Adjournment - M/S/C (Johnson/Kelley) ADJOURN THE MEETING. Voice vote. Carried: 9-0-0-0.

The meeting adjourned at 9:31 p.m.

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

DATE: October 16, 2025

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

October 16, 2025

Page 2

Property Address	Penalty Assessed	Penalty Waived	Penalty Imposed
2117 Delaware St #B	\$1,796.00	\$1,796.00	\$0.00
1328 Stannage Ave	\$1,624.00	\$1,299.20	\$324.80
1627 8th St	\$1,376.00	\$0.00	\$1,376.00
1528 Ada St	\$780.00	\$780.00	\$0.00
2215 Stuart St	\$1,436.00	\$1,436.00	\$0.00
1509 Spruce St	\$424.00	\$424.00	\$0.00
2717 Hillegass Ave	\$688.00	\$550.40	\$137.60
2143 Emerson St	\$1,612.00	\$1,289.60	\$322.40
1630 Ashby Ave	\$212.00	\$169.60	\$42.40
2440 Valley St	\$230.00	\$230.00	\$0.00
1631 Stuart St	\$1,032.00	\$412.80	\$619.20
2505 Derby St	\$992.00	\$992.00	\$0.00
1817 Woolsey St	\$344.00	\$344.00	\$0.00
Total	\$12,546.00	\$9,723.60	\$2,822.40

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

October 16, 2025

Page 3

Financial Impact: Ministerial Waivers

Approval of Executive Director's recommendations will decrease the Board's current accounts receivable by **\$9,723.60**.

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.

There are no discretionary waivers.

Financial Impact: Discretionary Waivers

Approval of Executive Director's recommendations will decrease the Board's current accounts receivable by **\$0.00**.

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

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



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: October 8, 2025

Re: **State Legislative Report for the October 2025 Board Meeting**

The first half of the 2025-2026 legislative session came to a close on Saturday, September 13th. While the year began with a hefty agenda of bills related to rent stabilization, housing affordability, and tenant's rights, at the final buzzer only a handful of those bills remained active. Many had been shelved or died over the course of the session's many months.

The Board took positions on 12 bills this session. Of those, only 5 made it all the way to the Governor. The remaining bills either died in committee or became two-year bills, including some of the more impactful tenant and rent stabilization measures. For example, AB 1157 (Kalra), which would lower the Tenant Protection Act (TPA) rent cap, remove the TPA's single-family home exemption, and delete the law's 2030 sunset made it out of its first committee hearing, only to stall in Assembly Judiciary. The author, the chair of that committee, chose to park the bill and try again in January rather than put it to a vote earlier this year. Similarly, AB 1248 (Haney), which proposes to limit fees in rental housing, including prohibiting Ratio Utility Billing Systems (RUBS) in new tenancies, was parked on the Assembly floor in June. SB 436 (Wahab), which the board had identified as a priority support, would have extended the current 3-day pay-or-quit notice to 14 days. That bill failed in Assembly Judiciary on a vote of 6-4 with two members abstaining, falling short of the seven votes necessary for passage.

The news is not all bad from Sacramento, however. The Governor has signed AB 246 (Bryan), which the Board supported. It protects Social Security recipients from eviction if those benefits are interrupted by the actions or inactions of the federal Government. Another notable measure awaiting action by the Governor is SB 79 (Wiener). The board took a support if amended position, urging stronger anti-demolition protections similar to Berkeley's ordinance and higher affordability requirements. Some last-minute changes to the bill increased protection for rent-stabilized units, although the changes did not go as far as the Board sought. Three other board-supported bills await his action between now and Sunday, when he must act on any bills that are on his desk: AB 893 (Fong), facilitating campus-relating housing; SB 36 (Umberg), strengthening price gouging protections in short-term rentals; and SB 634 (Pérez), limiting local ordinances that prohibit basic services to people experiencing homelessness.

Below is a brief summary and status of all of the bills we have been tracking this year for the Board.

Key Bills of Interest

Rent Stabilization

AB 380 (Mark González) - Post-Disaster Price Gouging Protections

Makes all of the price gouging protections of Penal Code 396 applicable for 60 days, extends the rental price gouging protections to commercial leases, and deletes the limitation that rental price gouging protections apply only to leases of 12 months or less.

Status: Died - Held on Suspense

AB 1157 (Kalra) - Tenant Protection Act Changes

Lowers the rent cap applicable under the Tenant Protection Act (TPA), removes the single-family home exemption, and deletes the sunset, making the law permanent.

Status: Two-year bill

SB 36 (Umberg) – Price Gouging Enforcement

Increases penalties for violations of Penal Code 396, which prohibits price gouging after an emergency declaration, and imposes a number of requirements on housing listing platforms (e.g. AirBnB, VRBO) to aid in enforcement when Penal Code Section 396's prohibition on price gouging is in effect

Status: Awaiting action by the Governor

SB 368 (Smallwood-Cuevas) - Price Gouging Enforcement

Requires the Department of Justice and local district attorneys to establish partnerships to enforce Penal Code 396.

Status: Died - Held on Suspense

Landlord-Tenant

AB 246 (Bryan) - Social Security Tenant Protection Act of 2025

Creates an affirmative defense to an unlawful detainer for nonpayment of rent if income is lost due to the action or inaction of the federal government that results in the interruption in payment of Social Security benefits.

Status: Signed by Governor

AB 282 (Pellerin) – Preferences for Voucher Households

Provides that it is not source of income discrimination to prioritize applicants for tenancy who qualify for or participate in government-sponsored rental assistance or subsidy programs, vouchers, or certificate systems.

Status: Two-year bill

AB 414 (Pellerin) - Returning Security Deposits

Makes changes to the law governing the manner in which a landlord must return a tenant's security deposit, particularly when multiple adult tenants reside in a unit.

Status: Signed by Governor

AB 628 (McKinnor) - Refrigerators and Stoves in Rental Housing

Requires rental units to have a stove and a refrigerator that were purchased within the last 10 years and maintained in good working order, for leases entered into, amended, or extended on or after January 1, 2026. Creates an exception when the landlord and tenant mutually agree for the tenant to bring their own refrigerator. Excludes permanent supportive housing, SROs, assisted living, and residential hotels from the requirement.

Status: Signed by Governor

AB 863 (Kalra) - Language of UD Summons

Requires the Judicial Council to, by Jan. 1, 2027, create a mandatory-use single summons form in Spanish, Chinese, Tagalog, Vietnamese, and Korean.

Status: Sent to Governor

AB 878 (Kalra) - Reasonable Accommodation for Survivors in Rental Housing

Requires a landlord to provide reasonable accommodations to survivors of domestic violence.

Status: Died - Held on Suspende

AB 897 (DeMaio) - Unlawful Squatters

Defines unlawful squatting as entering the land or premises of another and residing on that land or premises for any period of time knowingly acting without the knowledge or consent of the owner, rightful occupant, or an authorized representative of the owner. The bill authorizes law enforcement to arrest a person accused of unlawful squatting if the person fails to provide documentation within three days that they are authorized to be on the premises.

Status: Died - Failed in Assembly Public Safety

AB 924 (Davies) - Return of Security Deposit for DV Survivors

Requires a landlord to pay a calculated share of the security deposit to a tenant terminating a tenancy if there are multiple tenants on a lease and a tenant states that they are terminating the tenancy because another tenant committed an act of domestic violence. The bill also requires any remaining tenants to pay back the calculated share to the landlord within 14 days after the landlord returns the amount to the tenant who terminated their tenancy.

Status: Two-year bill

AB 1248 (Haney) - Definition of Rent

Subjects all rent and optional services costs to the Tenant Protection Act rent cap, regulates optional services, ratio utility billing systems, and ensures that rent is applied to rent before other charges.

Status: Two-year bill

AB 1414 (Ransom) - Internet Subscriptions

Requires landlords to allow tenants to opt out of any subscription from a third-party internet service provider.

Status: Sent to Governor

SB 52 (Pérez) - Rental Algorithmic Price Fixing

Prohibits the sale of algorithms to set rental terms, based on nonpublic data, in rental housing pursuant to specified parameters and establishes penalties for violation of the law.

Status: Died - Held on Suspende

SB 381 (Wahab) - Rental Housing Fees

Prohibits landlords from charging tenants a variety of fees, deletes an existing section of law requiring landlords in certain counties to unbundle the cost of parking from the rent in new construction, and makes changes to the law governing application screening fees.

Status: Two-year bill

SB 436 (Wahab) - 14-Day Notice to Quit

Extends the three-day notice to quit for nonpayment of rent to 14 days.

Status: Died - Failed in Assembly Judiciary

SB 448 (Umberg) - Squatters on Residential Property

Authorizes the removal of a squatter by law enforcement upon the request of the property owner after the owner has provided the squatter with 72 hours' notice to vacate.

Status: Died - Held by Senate Appropriations

SB 768 (Durazo) - Eviction Data

Requires the Judicial Council to collect eviction data from trial courts, including the number of eviction proceedings initiated and the number of landlords and tenants represented by counsel, the resolution of those cases and to publish the data on a quarterly basis.

Status: Died - Held by Senate Appropriations

Disaster**AB 299 (Gabriel) - No New Tenancy for Disaster-Displaced People in Hotels and Short-Term Rentals**

Specifies that for anyone who lost their home in a declared disaster, a stay in a hotel, motel, or short-term rental will not constitute a new tenancy until they have stayed there for more than 270 days and that until the 270th day they can be removed with 72 hours' notice, or no notice under certain circumstances.

Status: Sent to Governor

AB 311 (McKinnor) - Landlord Permission to House Disaster-Displaced People

Requires landlord permission for a renter to house a person at risk of homelessness, which the bill defines to include someone displaced as a result of a disaster, or their pets. If the landlord agrees, the person at risk of homelessness will never gain tenancy rights and can be asked to leave with as little as 24 hours' notice, and the landlord can charge additional rent.

Status: Two-year bill

AB 760 (Ta) - Renting/Subleasing a Mobilehome During a Declared Emergency

Allows a mobilehome park owner to rent or sublease homes on a park property, even if there is a general prohibition against renting or subleasing, during a declared emergency and for no more than 36 months from the expiration of a declared state of emergency.

Status: Two-year bill

AB 851 (McKinnor) - Unsolicited Offers to Purchase Property

Prohibits unsolicited offers to purchase residential property in specified ZIP codes impacted by the Eaton and Palisades fires.

Status: Sent to Governor

SB 522 (Wahab) - Application of TPA to Post-Disaster Replacement Housing

Provides that the just cause protections of the Tenant Protections Act (TPA) apply to units built to replace any units destroyed in a disaster that had previously been subject to the TPA.

Status: Two-year bill

SB 610 (Pérez) - Disaster Tenant Protections

Provides enhanced protections for renters and mobilehome park residents in the aftermath of disasters.

Status: Sent to Governor

Affordable Housing Funding

AB 590 (Lee) – Social Housing Bond

Puts a \$950 million bond on the 2026 ballot for the purposes of funding social housing.

Status: Two-year bill

AB 736 (Wicks) - Affordable Housing Bond

Places a \$10 billion bond on the 2026 ballot to fund a variety of affordable housing programs.

Status: Two-year bill

SB 417 (Cabaldon) - Affordable Housing Bond

Places a \$10 billion bond on the 2026 ballot to fund a variety of affordable housing programs.

Status: Two-year bill

SB 492 (Menjivar) - Youth Housing Bond

Places a bond of an unspecified amount on a future ballot to fund the development of housing for transitional-age foster youth and youth experiencing homelessness.

Status: Two-year bill

Homelessness

SB 634 (Pérez) – Local government: homelessness.

Prohibits local ordinances that prohibit a person or organization who is assisting a person who is homeless with any act related to basic survival.

Status: Awaiting action by the Governor

Housing Development Approvals

AB 893 (Fong) – AB 2011 Expansion to "Campus Development Zones"

Expands the applicability of AB 2011 streamlining to "campus development zones," defined as areas within a half-mile radius of a main campus, as defined by existing law.

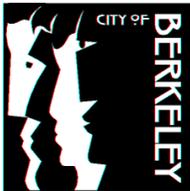
Status: Awaiting action by the Governor

SB 79 (Wiener) – Upzoning Near Transit

Mandates increased density and height limits near rail and bus rapid transit stops. The bill requires developers to include either 7% ELI, 10% VLI units, or 13% LI units, but allows those same units to qualify the project for additional density, incentives, and concessions under state Density Bonus Law. Prohibits

SB 79 projects on sites where there is currently or has been in the last seven years rent-stabilized units, unless there are two or fewer rent-stabilized units on the site. The bill provides an option for locals to adopt a local alternative approach to increasing density around transit. It also provides transit agencies with zoning authority on agency-owned land around transit, subject to specified conditions.

Status: Awaiting action by the Governor



Rent Stabilization Board
Legal Unit

MEMORANDUM

DATE: October 16, 2025

TO: Honorable Members of the Berkeley Rent Stabilization Board

FROM: Honorable Members of the LIRA Committee
By: Matt Brown, General Counsel

SUBJECT: 2026 ANNUAL GENERAL ADJUSTMENT STAFF REPORT

Recommendation

That the Board adopt Resolution 25-27 to publish and publicize that, pursuant to Berkeley Municipal Code section 13.76.110, the annual general adjustment (AGA) of rent ceilings for 2026 is an upward adjustment of **1.0%**. The LIRA Committee reviewed this report at its October 9, 2025 meeting and voted to recommend that the full Board adopt staff's recommendation.

I. Background

Section 11 of the Rent Stabilization Ordinance, codified at Berkeley Municipal Code (B.M.C.) section 13.76.110, provides for an annual general adjustment of rent ceilings for rental units covered by the Ordinance. From 1980 through 2004, Section 11 required the Rent Board to annually enact a general adjustment formula based on a survey of typical changes in apartment operating and maintenance costs. At the November 2004 general municipal election, the voters substantially amended Section 11 of the Ordinance so that now each year's AGA is set as a fixed percentage of the prior fiscal year's increase in the Consumer Price Index.

II. Computing AGA in Accordance with Berkeley Municipal Code Section 13.76.110.A.

As amended, B.M.C. section 13.76.110.A now mandates that, effective January 1st of each year, the rent ceiling for all rental units covered by the Rent Stabilization Ordinance, except those for which the landlord established an initial rent during the prior calendar year, shall be adjusted by 65% of the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) in the San Francisco-Oakland-San Jose region as reported and published by the U.S. Department of Labor,

Bureau of Labor Statistics, for the twelve month period ending the previous June 30. In determining the allowable percentage rent increase, numbers of .04 and below shall be rounded down to the nearest tenth decimal place and numbers of .05 and above shall be rounded up to the nearest tenth decimal place. In no event shall the allowable annual adjustment be less than zero (0%) or greater than five percent (5%). The Rent Board is required to publish and publicize the annual general adjustment on or about October 31st of each year.

The U.S. Department of Labor, Bureau of Labor Statistics, has reported that for the twelve-month period ending June 30, 2025, the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose region increased from 351.064 to 356.460, an increase of 5.396 points. Thus, the relevant CPI from June 2024 (351.064) to June 2025 (356.460) has increased by 1.5%.¹ (See Attachment 1.) Under Berkeley Municipal Code section 13.76.110.A, the AGA for 2026 is **1.0%** (i.e., 65% of 1.5 = 1.0 rounded to the nearest tenth decimal place).

Accordingly, effective January 1, 2026, the 2025 rent ceilings for all controlled rental units, except those for which an initial rent was established between January 1, 2025 and December 31, 2025, shall be increased by **1.0%**.

III. Conditions for Taking the Annual General Adjustment

An upward general adjustment in rent ceilings does not automatically provide for a rent increase and a landlord must meet the conditions for qualifying to take the AGA.

Allowable rent increases pursuant to an AGA become effective only after the landlord gives the tenant at least 30 days written notice and the notice period expires. (B.M.C. §13.76.110.B.) Moreover, if the maximum allowable rent specified under the Rent Ordinance is greater than the rent specified for the unit in a rental agreement, the lower rent specified in the rental agreement is the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the Ordinance is less than the rent specified in the rental agreement, the lower rent specified under the Ordinance is the maximum allowable rent. (B.M.C. §13.76.110.C.)

The Rent Ordinance further provides that no rent increase pursuant to an AGA shall be effective if the landlord:

1. Has continued to fail to comply, after order of the Board, with any provisions of the Rent Ordinance and/or Board orders or regulations;
2. Has failed to bring the rental unit into compliance with the implied warranty of habitability;
3. Has failed to make repairs as ordered by the housing department of the City of Berkeley; or
4. Has failed to completely register the rental units as required by B.M.C. §13.76.080.

Each of the conditions for taking an AGA are traditionally incorporated into the text of the AGA order.

¹ While the actual difference is 3.2371%, it has been the Board's practice to base the 65% calculation on the CPI percentage increase rounded to the nearest tenth decimal place.

IV. Staff Review

Staff has reviewed the Consumer Price Index figures published by the U.S. Department of Labor, Bureau of Labor Statistics and confirms that, pursuant to Berkeley Municipal Code section 13.76.110.A, the 2026 AGA is an increase of **1.0%**. The LIRA Committee recommends that the Board adopt Resolution 25-27 to publish the 2026 AGA as Regulation 1148 and to direct staff to publicize the 2026 AGA in a manner reasonably calculated to notify all affected persons of the terms of the 2026 Annual General Adjustment no later than November 30, 2025.

Attachments

1. U.S. Department of Labor, Consumer Price Index, All Urban Consumers (CPI), San Francisco-Oakland-San Jose, CA., All items, June 2021 - June 2025
2. Proposed Resolution 25-27 Confirming that the 2026 Annual General Adjustment Increases Rent Ceilings by **1.0%** and Publishing the 2026 AGA as Regulation 1148
3. Proposed 2026 Annual General Adjustment (AGA) Order – Regulation 1148



U.S. BUREAU OF LABOR STATISTICS

Databases, Tables & Calculators by Subject

Data extracted on: August 11, 2025 (1:29:24 PM)

CPI for All Urban Consumers (CPI-U)

Series Id: CUURS49BSA0

Not Seasonally Adjusted

Series Title: All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted**Area:** San Francisco-Oakland-Hayward, CA**Item:** All items**Base Period:** 1982-84=100Download: [xls](#) [xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2021		304.387		309.419		309.497		311.167		313.265		315.805	309.721	306.724	312.718
2022		320.195		324.878		330.539		328.871		332.062		331.222	327.060	323.408	330.711
2023		337.173		338.496		340.056		340.094		341.219		339.915	339.050	337.689	340.411
2024		345.151		351.247		351.064		349.290		349.370		348.001	348.417	347.857	348.977
2025		354.432		355.707		356.460								354.522	

12-Month Percent Change

Series Id: CUURS49BSA0

Not Seasonally Adjusted

Series Title: All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted**Area:** San Francisco-Oakland-Hayward, CA**Item:** All items**Base Period:** 1982-84=100Download: [xls](#) [xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2021		1.6		3.8		3.2		3.7		3.8		4.2	3.2	2.5	3.9
2022		5.2		5.0		6.8		5.7		6.0		4.9	5.6	5.4	5.8
2023		5.3		4.2		2.9		3.4		2.8		2.6	3.7	4.4	2.9
2024		2.4		3.8		3.2		2.7		2.4		2.4	2.8	3.0	2.5
2025		2.7		1.3		1.5								1.9	

RESOLUTION 25-27

CONFIRMING THAT THE 2026 ANNUAL GENERAL ADJUSTMENT (AGA) INCREASES RENT CEILINGS BY 1.0 PERCENT AND ORDERING THAT THE 2026 AGA BE PUBLISHED AS REGULATION 1148

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

WHEREAS, Section 11 of the Rent Stabilization Ordinance, codified as Berkeley Municipal Code section 13.76.110, mandates that effective January 1st of each year, the rent ceiling for all rental units covered by the Ordinance for which the landlord did not establish an initial rent during the prior calendar year shall be adjusted by 65% of the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) in the San Francisco-Oakland-San Jose region as reported and published by the U.S. Department of Labor, Bureau of Labor Statistics, for the twelve-month period ending the previous June 30; and,

WHEREAS, the U.S. Department of Labor, Bureau of Labor Statistics, has reported that the Consumer Price Index for All Urban Consumers (CPI-U) in the San Francisco-Oakland-San Jose region for the twelve-month period ending June 30, 2025, has increased by 1.5 percent from 351.064 to 356.460; and,

WHEREAS, 65 percent of 1.5 percent results in an upward adjustment of 1 percent, when rounded as required by Berkeley Municipal Code section 13.76.110; and,

WHEREAS, Berkeley Municipal Code section 13.76.110 mandates that the Rent Board publish and publicize the annual general adjustment on or about October 31st of each year,

NOW, THEREFORE BE IT RESOLVED by the Rent Stabilization Board that the 2026 Annual General Adjustment of 1.0% shall be published as Rent Board Regulation 1148 and that Rent Board staff shall publicize the 2026 Annual General Adjustment in a manner reasonably determined to notify all affected persons of the terms of the 2026 Annual General Adjustment no later than November 30, 2025.

Dated: October 16, 2025

Adopted by the Rent Stabilization Board by the following vote:

YES:

NO:

ABSTAIN:

ABSENT:

Soli Alpert, Chairperson
Rent Stabilization Board

Attest: _____
DeSeana Williams, Executive Director

1148. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2026

(A) In accordance with Section 11 of the Rent Stabilization and Eviction for Good Cause Ordinance as amended and Board Regulation 1100, the Rent Stabilization Board hereby adjusts the Year 2025 Rent Ceilings (exclusive of temporary increases in rent ceilings) upward by 1.0% for all rental units covered by the Ordinance, except those rental units for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2025.

The Year 2025 Rent Ceiling is defined as the Base Rent Ceiling established in Section 10 of the Ordinance or, for units where an Initial Rent was established between January 1, 1996 and December 31, 2024, the last Initial Rent established pursuant to the Costa-Hawkins Rental Housing Act, plus any adjustment of the Base Rent Ceiling granted by the Board.

(B) The adjustment granted by this Order shall become effective on January 1, 2026, provided the landlord is otherwise entitled to the adjustment pursuant to the provisions of the Ordinance and this Order. The rent ceiling adjustment granted herein shall not apply to the rent ceiling of any rental unit for which an Initial Rent was established pursuant to the Costa-Hawkins Rental Housing Act on or after January 1, 2025.

(C) Rent Ceilings adjusted pursuant to this Order may not be rounded to the nearest dollar amount.

(D) The upward general adjustment granted in this Order does not automatically provide for a rent increase. Rent increases pursuant to this Order shall become effective only after the landlord gives the tenant(s) at least thirty (30) days' prior written notice of such rent increase and the notice period expires.

Each notice to a tenant of a rent increase pursuant to this Order shall be in the following form and contain the following information:

Thirty-Day Notice of Rent Increase

This notice is provided pursuant to the 2026 Annual General Adjustment (AGA) Order of the Rent Stabilization Board.

Tenant's name: _____

Street address: _____ Unit No. _____

The present rent on your unit is \$ _____ per month.

[The 2026 AGA Order adjusts 2025 rent ceilings by 1.0%]

Your rent will increase by \$ _____ pursuant to the 2026 AGA Order.

Your new rent will be \$ _____ per month beginning _____. (This date must be at least 30 days after service of the Notice of Rent Increase.)

Advice concerning this Notice and the rental history of the unit is available from the Rent Stabilization Board Public Information Unit, 2000 Center Street, Suite 400 Berkeley, CA 94704, from 9:00 a.m. to 2:00 p.m., Monday, Tuesday, Thursday and Friday, telephone (510) 981-7368.

Date

Landlord/Manager

(E) Landlords are not required under the Ordinance and/or this Order to increase rents at all or by the full amount of the general adjustment granted in this Order.

(F) If the maximum allowable rent specified under the Ordinance for a rental unit is greater than the rent specified for such unit in the rental agreement, the lower rent specified in the rental agreement shall be the maximum allowable rent until the rental agreement expires. If the maximum allowable rent specified under the ordinance for a rental unit is less than the rent specified for such unit in the rental agreement, the lower rent specified under this chapter shall be the maximum allowable rent.

(G) No rent increase pursuant to this Order shall be effective if the landlord:

(1) Has failed to register any rental unit on the property in accordance with Section 8 of the Ordinance and/or orders or regulations of the Board, including the requirement to file a vacancy registration form at the beginning of a new tenancy commencing on or after January 1, 1996; or

(2) Demands, accepts, receives or retains any payment in excess of the maximum allowable rent for the unit permitted by the Ordinance; or

(3) Has failed to comply, after order of the Board, with any provisions of the Ordinance and/or orders or regulations of the Board concerning the affected rental unit; or

(4) Has failed to bring the rental unit into compliance with the implied warranty of habitability, as demonstrated by an outstanding Notice of Violation from the City's Housing Code Enforcement and/or failure to comply with a Rent Board Hearing Examiner's Decision.

(H) The amount of this general adjustment for which the landlord shall be eligible shall decrease by ten percent (10%) per month for each month beyond October 1, 2025, for which the landlord fails to register. A landlord who is ineligible to raise rents under this general adjustment due to a violation of one or more of the conditions of subsection (G) shall be able to raise rents under this adjustment in future years upon correction of the condition and substantial compliance with the Ordinance in accordance with Civil Code section 1947.7.



Rent Stabilization Board

MEMORANDUM

DATE: October 16, 2025

TO: Honorable Members of the Berkeley Rent Stabilization Board

FROM: Honorable Members of the LIRA Committee
By: Matt Brown, General Counsel

SUBJECT: 2026 INFLATIONARY ADJUSTMENT OF RELOCATION ASSISTANCE PAYMENTS

Recommendation

That the Board adopt Resolution 25-28 to publish and publicize that, pursuant to Berkeley Municipal Code sections 13.76.130.A.9.h (Owner Move-In), and 13.77.055.A.2 (Ellis Act), the relocation assistance payments set forth in sections 13.76.130.A.9.g. (Owner Move-In) and 13.77.055.A (Ellis Act) shall increase by **1.5%** effective January 1, 2026. The LIRA Committee reviewed this report at its October 9, 2025 meeting and voted to adopt staff's recommendation.

I. Background

Section 13 of the Rent Stabilization Ordinance, codified at Berkeley Municipal Code (B.M.C.) section 13.76.130.A.8, requires relocation assistance payments by landlords to tenants in the event of an Owner Move-In eviction. Adopted by Berkeley voters in November of 2016, Measure AA amended section 13.76.130.A.8 to both increase the amount of the relocation assistance payments, and to index the payments to inflation. On October 20, 2016, the Berkeley City Council amended the Ellis Act Implementation Ordinance (Chapter 13.77) to require the same relocation assistance payment amounts and the same inflation adjustments.

II. Computing Relocation Assistance Payments in Accordance with Berkeley Municipal Code Sections 13.76.130.A.8.h. and 13.77.055.A.2

Effective December 20, 2024, the relocation assistance payment amounts for Owner Move-In evictions shall be increased by the percentage increase in the Consumer Price Index-All Urban Consumers in the San Francisco-Oakland-San Jose Region for the 12-month period ending June 30, of the prior year, as published by the United States Department of Labor. Any increase shall be published by the Board on or before October 31st of each year. The same provisions apply to Ellis Act Relocation Assistance Payments, which shall annually increase by the same criteria.

(B.M.C. 13.77.055.A.2.)

The Board's long-standing practice in determining the allowable percentage rent increase is that numbers of .04 and below shall be rounded down to the nearest tenth decimal place and numbers of .05 and above shall be rounded up to the nearest tenth decimal place.

The U.S. Department of Labor, Bureau of Labor Statistics, has reported that for the twelve-month period ending June 30, 2025, the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose region increased from 351.064 to 356.460, an increase of 5.396 points. Thus, the relevant CPI from June 2024 (351.064) to June 2025 (356.460) has increased by 1.5%.¹ (See Attachment 1.)

The current relocation assistance payment amounts are \$19,126 for standard relocation and an additional \$6,375 for qualifying tenant households. In accordance with the 1.5% increase in CPI, effective January 1, 2026, the relocation assistance payment amounts set forth in section 13.76.130.A.8.g. (Owner Move-In), are increased to \$19,413 for the standard relocation payment with an additional \$6,471 for qualifying tenant households following Board action to approve the attached Resolution. Likewise, the relocation assistance payment amounts set forth in section 13.77.055.A (Ellis Act) shall be \$19,413 for the standard relocation payment with an additional \$6,471 for qualifying tenant households following Board action to approve the attached Resolution.

III. Staff Review

Staff has reviewed the Consumer Price Index figures published by the U.S. Department of Labor, Bureau of Labor Statistics and confirms that, pursuant to Berkeley Municipal Code sections 13.76.130.A.8.h (Owner Move-In), and 13.77.055.A.2 (Ellis Act), the 2025 relocation payments are subject to an increase of 1.5% effective January 1, 2026. The LIRA Committee recommends that the Board adopt Resolution 25-28 to publish the 2026 Relocation Assistance Payment Amounts no later than October 31, 2024, and to direct staff to advise the interested public regarding these changes.

Attachments

1. U.S. Department of Labor, Consumer Price Index, All Urban Consumers (CPI), San Francisco-Oakland-San Jose, CA., All items, June 2021 - June 2025.
2. Proposed Resolution 25-28 Confirming that the 2025 Relocation Assistance Payments for Owner Move-In and Ellis Act Shall Increase by 1.5 Percent Effective January 1, 2026 and Publishing the 2026 Relocation Payment Amounts.

¹ While the actual difference is 1.537%, it has been the Board's practice to base the 65% calculation on the CPI percentage increase rounded to the nearest tenth decimal place.



U.S. BUREAU OF LABOR STATISTICS

Databases, Tables & Calculators by Subject

Data extracted on: August 11, 2025 (1:29:24 PM)

CPI for All Urban Consumers (CPI-U)

Series Id: CUURS49BSA0

Not Seasonally Adjusted

Series Title: All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted

Area: San Francisco-Oakland-Hayward, CA

Item: All items

Base Period: 1982-84=100

Download: [xls](#) [xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2021		304.387		309.419		309.497		311.167		313.265		315.805	309.721	306.724	312.718
2022		320.195		324.878		330.539		328.871		332.062		331.222	327.060	323.408	330.711
2023		337.173		338.496		340.056		340.094		341.219		339.915	339.050	337.689	340.411
2024		345.151		351.247		351.064		349.290		349.370		348.001	348.417	347.857	348.977
2025		354.432		355.707		356.460								354.522	

12-Month Percent Change

Series Id: CUURS49BSA0

Not Seasonally Adjusted

Series Title: All items in San Francisco-Oakland-Hayward, CA, all urban consumers, not seasonally adjusted

Area: San Francisco-Oakland-Hayward, CA

Item: All items

Base Period: 1982-84=100

Download: [xls](#) [xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2021		1.6		3.8		3.2		3.7		3.8		4.2	3.2	2.5	3.9
2022		5.2		5.0		6.8		5.7		6.0		4.9	5.6	5.4	5.8
2023		5.3		4.2		2.9		3.4		2.8		2.6	3.7	4.4	2.9
2024		2.4		3.8		3.2		2.7		2.4		2.4	2.8	3.0	2.5
2025		2.7		1.3		1.5								1.9	

RESOLUTION 25-28

CONFIRMING THAT THE 2026 RELOCATION ASSISTANCE PAYMENTS FOR OWNER MOVE-IN AND ELLIS ACT EVICTIONS SHALL INCREASE BY 1.5 PERCENT EFFECTIVE JANUARY 1, 2026, AND PUBLISHING THE 2026 RELOCATION PAYMENT AMOUNTS

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

WHEREAS, Section 13 of the Rent Stabilization Ordinance, codified as Berkeley Municipal Code section 13.76.130.A.8, provides that effective January 1st of each year, the Relocation Assistance Payments required for Owner Move-In Evictions may be adjusted by the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) in the San Francisco-Oakland-San Jose region as reported and published by the U.S. Department of Labor, Bureau of Labor Statistics, for the twelve month period ending the previous June 30; and,

WHEREAS, the Ellis Act Implementation Ordinance, codified as Berkeley Municipal Code Chapter 13.77, provides that effective January 1st of each year, the Relocation Assistance Payments required for Ellis Act evictions shall be adjusted by the percentage increase in the Consumer Price Index for All Urban Consumers (CPI-U) in the San Francisco-Oakland-San Jose region as reported and published by the U.S. Department of Labor, Bureau of Labor Statistics, for the twelve month period ending the previous June 30; and,

WHEREAS, the U.S. Department of Labor, Bureau of Labor Statistics, has reported that the Consumer Price Index for All Urban Consumers (CPI-U) in the San Francisco-Oakland-San Jose region for the twelve-month period ending June 30, 2025, has increased by 1.5 percent from 351.064 to 356.460; and,

WHEREAS, a 1.5 percent increase in the current Owner Move-In and Ellis Act Relocation Assistance Payment Amounts of \$19,126 and an additional \$6,375 for eligible tenant households yields a 2026 Relocation Assistance Payment amount of \$19,413 and an additional \$6,471 for qualifying tenant households; and,

WHEREAS, both Berkeley Municipal Code sections 13.76.130.A.8.h (Owner Move-In) and 13.77.055.A.2 (Ellis Act) mandate that the Rent Board publish any change in the Relocation Payment Amounts no later than October 31st of each year,

NOW, THEREFORE BE IT RESOLVED by the Rent Stabilization Board that the 2026 Relocation Assistance Payments required for Owner Move-In evictions and Ellis Act evictions shall be adjusted upward by 1.5% effective January 1, 2026, and Rent Board staff shall publicize the 2026 Relocation Assistance Payments in a manner reasonably determined to notify all affected persons. A 1.5 percent increase in the current Owner Move-In and Ellis Act Relocation Assistance Payment Amounts of \$19,126 and an additional \$6,375 for eligible tenant households yields a 2026 Relocation Assistance Payment amount of \$19,413 and an additional \$6,471 for qualifying tenant households.

RESOLUTION 25-28

CONFIRMING THAT THE 2026 RELOCATION ASSISTANCE PAYMENTS FOR OWNER MOVE-IN AND ELLIS ACT EVICTIONS SHALL INCREASE BY 1.5 PERCENT EFFECTIVE JANUARY 1, 2026, AND PUBLISHING THE 2026 RELOCATION PAYMENT AMOUNTS (Page 2)

Dated: October 16, 2025

Adopted by the Rent Stabilization Board by the following vote:

YES:

NO:

ABSTAIN:

ABSENT:

Soli Alpert, Chairperson
Rent Stabilization Board

Attest: _____
DeSeana Williams, Executive Director



Berkeley Rent Board Social Media Use Policy, Standards, and Procedures

September 22, 2025

I. Purpose

The Berkeley Rent Board (hereafter Rent Board) uses social media to enhance communication with residents, businesses, and community organizations. By developing a large and diverse audience, building relationships, and engaging the community, social media provides an important opportunity to fulfill the mission of the Rent Board as articulated in section 13.76.030 of the B.M.C., which states “The purpose of this Chapter is to regulate residential rent increases in the City of Berkeley, to protect tenants from unwarranted rent increases and arbitrary, discriminatory, or retaliatory evictions, to facilitate the formation of tenant associations to balance the relationship between tenants and landlords, to help maintain the diversity of the Berkeley community, and to ensure compliance with legal obligations relating to the rental of housing. This legislation is designed to address the City’s housing crisis, preserve the public peace, health and safety, and advance the housing policies of the City with regard to low and fixed income persons, marginalized communities, students, persons with disabilities, and older adults.”

II. Definitions

Rent Board Social Media Site: Any Social Media Site that any Rent Board employee established, managed or maintained, or causes to be established, managed, or maintained on behalf of the Rent Board, to serve the public, regardless of whether or not the Rent Board owns the servers, equipment, network or software platform on which such site resides.

Content: Any information, data, text, music, sound, photographs, graphics, video, messages, or other material posted on a Rent Board Social Media Site.

Social Media Site: A website containing Content designed to be disseminated through social interaction, which allows the creation and exchange of User-generated Content. Examples of Social Media Sites include Facebook, Instagram, Bluesky, LinkedIn, and YouTube.

User: Any member of the public using a Rent Board Social Media Site.

III. Scope

This administrative instruction applies to all Rent Board employees who use the designated Rent Board Social Media Sites outlined in this policy to the extent the Rent Board can control or regulate User Content.

IV. Administration of the Rent Board’s Social Media Policy

A. Site Set-Up:

- a. Rent Board employees may not establish a Rent Board Social Media Site without prior approval of the Executive Director.
- b. If the Rent Board establishes a Rent Board Social Media Site, the Executive Director shall designate at least one Rent Board employee to manage and maintain the site (hereafter referred to as “Designated Employee”) and at least one Rent Board employee to serve as backup (hereafter referred to as “Designated Backup Employee”).
- c. Utilize the designated Executive Office email address to set up new sites and ensure the Designated Employee and Designated Backup Employee have access to this email account.
- d. Profile Standards:
 - i. Profile Name: Whenever possible, utilize “Berkeley Rent Board” as the profile name.
 - ii. Profile Images: Use the Berkeley Rent Board’s Logo or choose images that relay information about the profile's purpose.
 - iii. Location: Berkeley, California
 - iv. Contact Info: List address, phone, email, and other contact options as available
 - v. Website: <https://rentboard.berkeleyca.gov/> or its successor website.
 - vi. Mandatory Guidelines for User-Generated Content: Somewhere on every social media site, link the most updated version of the Rent Board’s Social Media Policy.

B. Site Maintenance:

- a. Change passwords minimum every 6 months.
- b. Only employees authorized by the Executive Director or the Designated Employee may create and post content on Berkeley Rent Board Social Media Sites.

- c. A Berkeley Rent Board employee will check the active social media sites each day that the Rent Board is open and respond to comments/interactions in a timely manner.
- d. The Executive Director will maintain the list of the Rent Board's Social Media sites.

C. Content Guidelines:

- a. Accessibility: All social media content will adhere to Web Content Accessibility Guidelines 2.1 Level AA to ensure that our educational content is accessible to people with disabilities. Board staff shall adhere to web accessibility best practices including using plain language, captioning for video/audio, and alternative text for images. Board staff will use social media as an open line of communication with the public to ensure that we are meeting the needs of the community and providing information that is accessible to all.
- b. The Berkeley Rent Board's website - <https://rentboard.berkeleyca.gov/> - or its successor website, will remain the Rent Board's primary and predominant Internet presence. Wherever possible, Rent Board Social Media Sites should link back to the Berkeley Rent Board's website for forms, documents, information, and other online services.
- c. Photos/Videos: Staff must secure waivers from individuals whose faces are clearly depicted in photos and videos. Photos and videos of Rent Board staff taken during the administration of their roles and responsibilities may be posted without obtaining waivers.
- d. Style: Written content should use plain language, proper grammar, and standard Associated Press style and should avoid jargon and abbreviation. Content should educate the public about their rights and responsibilities as well as Rent Board services, events, and agency news. Content should be regularly checked so that it remains up-to-date and relevant.
- e. Frequency of posting: Content should be posted on Rent Board Social media sites at a minimum frequency of once a week, or the site should be considered for deletion. The Rent Board will strive to post 3-5x per week. This posting schedule does not apply to the Rent Board's YouTube Channel.

- f. Content will be reviewed by at least one person who is not the content creator before being posted, as well as a content-expert when appropriate.
 - g. Rent Board staff shall use the Rent Board’s legal department for advice on any legal issue that might arise because of the use of social media and shall maintain maximum independence from the Berkeley City Manager, City Attorney, and City Council.
 - h. The Rent Board assumes full authority and control over Rent Board social media outlets and assumes full responsibility for said outlets.
- D. Interaction Guidelines:** This portion of the policy applies only to user-generated content that is not in violation with our policy, as outlined in the “Guidelines for User-Generated Content” section.
- a. The Rent Board will strive to respond to comments in a timely manner with appreciation or information.
 - b. Negative comments that include a valid question or concern for the Rent Board will be addressed in an empathetic and professional manner.
 - c. The Rent Board reserves the right to not interact/respond to user-generated content for any reason.
- E. Endorsements:** Social Media sites include various tools that endorse or validate posts by others, including but not limited to the ability to “follow,” “like,” or “favorite” (hereafter referred to as “follow”). The Rent Board Social Media accounts will not be used to endorse in this manner any political parties or campaigns of any sort, elected or appointed officials, candidates for public office, or ballot measures. Furthermore, the accounts shall not be used to endorse products or companies that seek commercial gain. Lastly, the Rent Board social media accounts will not follow individuals.

V. Guidelines for User-Generated Content

- A. Purpose:** The Rent Board has the right to set and enforce rules and regulations for the use of Rent Board Social Media Sites. Rent Board Social Media Sites are not traditional public forums, but rather methods for disseminating public information.

- B. Agreement to Conditions of Use:** By accessing, interacting with, or using any Rent Board Social Media Sites, User agrees to abide by these Conditions of Use.
- C. User-created Content:** All User-created Content is the sole responsibility of the User creating such Content. This means that each User, and not the Rent Board, is entirely responsible for all Content that they upload, post, email, or otherwise transmit via Rent Board Social Media Sites. The Rent Board does not guarantee the accuracy, integrity, or quality of such Content. Content posted by a User on any Rent Board Social Media Site reflects the opinion of the User only, and publication of any Content does not imply endorsement of, or agreement by, the Rent Board, nor does such Content necessarily reflect the opinions or policies of the Berkeley Rent Board. The Berkeley Rent Board assumes no liability regarding any event or interaction that takes place by participants on any Rent Board Social Media Site.
- D. Improper Use:** The following types of content are prohibited and will be removed without advance notice:
- a. Any material unrelated to the stated purpose of the Rent Board Social Media Site;
 - b. Content that violates any applicable federal, state or local law, including but not limited to the Electronic Communications Privacy Act of 1986;
 - c. Profane, obscene or pornographic content and/or language;
 - d. Content that promotes, fosters, or perpetuates discrimination on the basis of race, age, religion, gender, sexual orientation, or national origin;
 - e. Threats to any person or organization;
 - f. Defamatory statements as defined by applicable law;
 - g. Private, personal information published without the consent of the individual identified;
 - h. Content that violates the legal ownership interest of any other party;
 - i. Information that is likely to compromise the safety or security of the public or public systems;
 - j. Solicitation of commerce, including but not limited to advertising of any business or product for sale; except as provided for on certain Social Media Sites and/or blogs;

- k. Content that intimidates or harasses, or is intended to do so;
- l. Advocacy with respect to specific political parties or candidates, whether local, state or national;
- m. Photos or other images that fall in any of the above categories; and
- n. Hyperlinks to material that falls in any of the above categories.

- E. Termination; Suspension:** The Rent Board has the right to terminate or suspend any User's access to Rent Board Social Media Sites immediately, without prior notice or a hearing, if such User violates any of the conditions identified herein.
- F. Compliance with Law:** Any violation of applicable federal, state, or local laws or regulations will be prosecuted. Illegal activity will be reported to proper legal authorities.
- G. Privacy:** Content posted on Rent Board Social Media Sites is not private and may be disclosed by the Rent Board at any time.
- H. Entire Agreement; Severability; Waiver:** These Conditions of Use comprise the entire agreement between User and the Rent Board regarding the use of Rent Board Social Media Sites. If any portion of these Conditions of Use is found to be unenforceable, the remainder shall continue in full force and effect. Failure on behalf of the Rent Board to enforce any of these Conditions shall not be considered a waiver.



Item 9.a.

Web Content Accessibility: Upcoming Changes to Federal Requirements

PRESENTED FOR
Berkeley Rent Board, October 16, 2025, Regular Meeting

PRESENTED BY
Jen Fabish
Community Services Specialist II



Upcoming Change in Federal Legal Requirement

Web Content Accessibility Guidelines (WCAG), Version 2.1, Level AA

- Currently – best practice
- April 26, 2026 – all web content and mobile apps will be required to meet WCAG

Web Content & Mobile Apps

All web content and mobile apps the City provides or makes available even if created by a vendor. For example:

- All content on the Rent Board's Website, including documents
 - The website's HTML pages are designed to be compliant
- 3Di
- Bookings.com

Exceptions

Archived web content

- Probably would meet exemption: Rent Board Meeting videos prior to April 26, 2026

Preexisting conventional electronic documents

- Probably would meet exemption: Reports, agendas created prior to April 26, 2026
- BUT: All documents used to access services **MUST** be compliant regardless of when they were created (e.g., forms)

Exceptions (Con't)

Content posted by an unaffiliated 3rd party

- Applies only for third parties that we do not have a contractual, licensing, or other agreement with.
- Probably would meet exception: Comments on a social media post
- Would not meet exception: Content developed for us by an external company (for example, vendor-created videos, payment portal, application system, etc.)

Individualized, password-protected documents

- Needs to meet three criteria
- Probably would meet exemption: Registration bill created for a specific customer, available only to them through a password-protected account

Preexisting social media posts

City Task Force

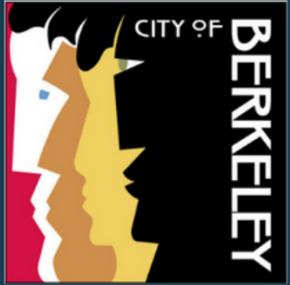
- **Led by City Communications Department**
- **Kick Off meeting was in August**
- **Representatives from all City Departments**
- **Creating a workplan**
- **Identifying documents essential for accessing city services**
- **Compiling questions for the City Attorney's Office**
- **Creating document creation tips**

Challenges

- **Creating accessible PDFS is complicated, particularly for fillable forms**
 - Challenging to remediate
 - Remediation is fragile
- **Steep learning curve**
- **Timeline & staff capacity**
- **Accessibility begins at the source document**
- **Implicates all documents posted online**
 - Board & Committee agendas
 - Anything that goes in an agenda packet, including presentations by third parties
 - Our regulations are posted in PDF format
 - Reports

Moving in the Right Direction

- **Reviewing all documents posted on the website and identifying high priority documents (those essential for accessing Rent Board services)**
- **Internal audit of Forms & Literature**
- **Exploring third party vendors for remediation services**
- **Creating agenda templates**
- **Creating accessible documents where possible (e.g., recent update to Empty Homes Tax Guidelines)**



Thank you!

Questions?



Contact Us

2000 Center Street Suite 400
Berkeley, CA 94707

Open Hours: M, T, Th, F, 9 am - 4:45 pm
(510) 981-RENT (7368)

rent@berkeleyca.gov
rentboard.berkeleyca.gov



Join Our Email List!

Policy Updates, Regulation Reminders,
Education, and More!

bit.ly/RSBmailinglists



Follow Us on Social Media

@BerkeleyRentBoard on Instagram,
Facebook, Bluesky, and LinkedIn



RENT STABILIZATION BOARD

LEGISLATION, IRA / AGA & REGISTRATION COMMITTEE MEETING

Thursday, October 9, 2025 – 6:30 p.m.

Rent Stabilization Board Conference Room B – 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/81952458837?pwd=r6R66y2QDyrtnpASKa8Wa41JiJef5K.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: 819 5245 8837 and Passcode: 109823. 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 4:30 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
LEGISLATION, IRA / AGA & REGISTRATION COMMITTEE MEETING

Thursday, October 9, 2025 – 6:30 p.m.

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

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 July 22, 2025 meeting – See attached
5. Public Comment
6. Discussion and possible action to recommend that full Board approve publication of the 2026 Annual General Adjustment at the October 16, 2025 meeting (see attached Staff Report)
7. Discussion and possible action to recommend that full Board approve the 2026 Annual Inflationary Adjustment of the Owner Move-In and Ellis Act Relocation Assistance payments at the October 16, 2025 meeting (see attached Staff Report)
8. 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 (see attached Staff Report)
9. Discussion and possible action regarding future agenda items
10. Confirm next meeting date
11. Adjournment

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



2 X 2 JOINT COMMITTEE ON HOUSING

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

Monday, September 29, 2025 – 5:00 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/81401999608?pwd=D0FXfgUHYYWJDjClzShRJGH3Qczbkm.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: 814 0199 9608 and Passcode: 628825. 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 3:00 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.



2 X 2 JOINT COMMITTEE ON HOUSING
RENT STABILIZATION BOARD (RSB)/BERKELEY UNIFIED SCHOOL DISTRICT (BUSD)
Monday, September 29, 2025 – 5:00 p.m.
Rent Stabilization Board Conference Room A – 2000 Center Street, 4th floor, Berkeley, CA

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 March 3, 2025 meeting minutes (attached to agenda)
6. Presentation on Measure BB (Ollie Ehlinger, Staff Attorney/RSB)
7. Title III Update National Association Bilingual Educators (Marrero, Committee Chair)
8. 2025-26 Areas of Focus
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) (Chair), Soli Alpert (RSB), Mike Chang (BUSD), Jennifer Shanoski (BUSD)