

Rent Stabilization Board

RENT STABILIZATION BOARD
EVICITION / SECTION 8 / FORECLOSURE COMMITTEE MEETING

Tuesday, September 16, 2025 – 6:30 p.m.

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

Teleconference Location: 1990 N California Blvd, Floor 9, Walnut Creek, CA 94596

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/82533681277?pwd=j2tMUqIFbiz7LYadZZ3skfG3R8XREN.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 1-669-444-9171 and enter Webinar ID: 825 3368 1277 and Passcode: 605026. 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 oeHLinger@berkeleyca.gov with the Subject line in this format: "PUBLIC COMMENT ITEM FOR EVICITION/SECTION 8 COMMITTEE". Please observe a 150-word limit. Time limits on public comments will apply. Written comments will be entered into the public record. **Email comments must be submitted to the email address above by 4:30 p.m. on the day of the Committee meeting in order to be included.**

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

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



COMMUNICATION ACCESS INFORMATION:

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

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



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Tuesday, September 16, 2025 – 6:30 p.m.

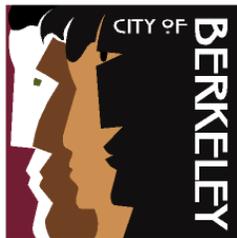
Rent Board Conference Room A – 2000 Center Street Suite 400, Berkeley

Teleconference Location: 1990 N California Blvd, Floor 9, Walnut Creek, CA 94596

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 8, 2025 meeting
5. Public Comment
6. Discussion and possible action regarding recent eviction data
7. Discussion and possible action regarding tracking eviction trends after Measure BB (oral report only).
8. Confirm next meeting date
9. Adjournment

STAFF CONTACT: Ollie Ehlinger, Staff Attorney – (510) 981-4924
COMMITTEE: Stefan Elgstrand (Chair), Xavier Johnson, Nathan Mizell



Rent Stabilization Board

RENT STABILIZATION BOARD

EVICTION / SECTION 8 / FORECLOSURE COMMITTEE MEETING

Tuesday, July 8, 2025 – 6:00 p.m.

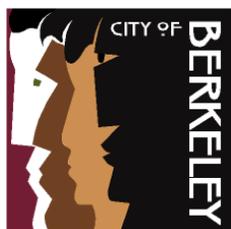
Rent Stabilization Board Conference Room A – 2000 Center Street, Suite 400

MINUTES – (*Unapproved*)

1. Roll call: Committee Staffer Ollie Ehlinger called Roll at 6:00 pm
Members present: Elgstrand, Johnson, Mizell
Staff present: O. Ehlinger
2. Land Acknowledgment Statement: The Land Acknowledgment Statement was played.
3. Approval of the Agenda: The Committee approved the agenda with no changes. M/S/C (Johnson/Mizell). Voice vote, motion carried.
4. Approval of Minutes of the May 13, 2025 meeting: M/S/C (Johnson/Mizell) Motion to approve the May 13, 2025 meeting minutes without amendment. Voice vote, motion carried
5. Public Comment: No members of the public offered a comment.
6. Discussion and possible action regarding recent eviction data: Committee Staffer Ehlinger gave a brief report on the Board’s data regarding eviction notices. The Committee briefly discussed the report and took no action.
7. Discussion regarding Ellis Act Eviction Report: Committee Staffer Ehlinger gave a brief report on the Ellis Act evictions in Berkeley From July 2024 through June 2025. The Committee briefly discussed the report and took no action. One member of the public offered comment.
8. Confirm next meeting date: The Committee confirmed September 9, 2025 at 6:00 pm as its next meeting date.
9. Adjournment: M/S/C (Johnson/Mizell) Motion to Adjourn. Voice vote, motion carried. Meeting adjourned at 6:23 p.m.

STAFF CONTACT: Ollie Ehlinger, Staff Attorney – (510) 981-4924

COMMITTEE: Stefan Elgstrand (Chair), Xavier Johnson, Nathan Mizell



Rent Stabilization Board

MEMORANDUM

DATE: September 16, 2025

TO: Honorable Members of the Eviction/Section 8/Foreclosure Committee

FROM: Ollie Ehlinger, Staff Attorney

SUBJECT: Rent Board Eviction Data: May 1, 2025-August 31, 2025

Under Berkeley Municipal Code section 13.76.130.D, any landlord covered by the Good Cause for Eviction provisions of the Rent Stabilization Ordinance must file “a copy of any notice of termination, notice to quit, and summons and complaint” with the Board within three days of the service of that document on the tenant.

For the period from May 1, 2025 through August 31, 2025, the Board received the following eviction filings:

Total Termination Notices¹: 187
Termination Notices alleging non-payment of rent: 162
Termination Notices alleging substantial violations of a material term of the rental agreement: 15
Termination Notices alleging substantial damage to the rental unit: 3
Termination Notice alleging destruction of the peace: 9
Termination Notices alleging Owner Move-in: 5
Termination Notices alleging withdrawal of accommodations under Ellis Act: 3
Unlawful Detainer Complaints: 23

This report contains reflected completed filing and logging of eviction notices that were pending at the time of the July 8 report to this committee.

¹ Notices may allege more than one good cause for eviction.