



RENT STABILIZATION BOARD

Regular Meeting

Thursday, October 15, 2026 – 6:30 p.m.

School District Board Room – 1231 Addison Street, Berkeley, CA 94702

Teleconference location: 651 Addison Street, Apt. 215, Berkeley, CA 94710

Teleconference location: Prudential Properties Unit 11-Potworks, St. James Parish, Nevis, KN1102

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 Board 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: 851 0368 6594 and Passcode: 652769. To comment during the public comment part of the agenda, Press *9 and wait to be recognized by the Chair.

Email comments

Email comments must be submitted to amueller@berkeleyca.gov by **4:00 p.m.** on the day of the meeting in order to be considered by the Board 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

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REVISED AGENDA

1. **Roll call**

2. **Closed Session**: Pursuant to California Government Code Section 54957(b)(1), the Board will adjourn to reconvene in closed session to discuss the following:

Public Employee Evaluation of Performance

Title: Executive Director

3. **Approval of Agenda**

4. **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.

5. **Public Comment for Unions representing Rent Board staff**

6. **Public Comment**

7. **Consent Items**

- a. Approval of the July 16th regular meeting minutes
- b. Approval of the September 17th regular meeting minutes *TO BE DELIVERED
- c. Recommendation to adopt Resolution 26-31 amending the Rent Board's Records Retention Schedule to include updated retention code descriptions and periods for enhanced records management (Executive Director) *TO BE DELIVERED

- d. Recommendation to amend Regulations 403.5 and 1269 to address security issues associated with room locks (LIRA Committee)
 - e. Recommendation to adopt Resolution 26-32 confirming the 2027 Annual General Adjustment (AGA) 2.5 percent and order that the 2027 AGA be published as Regulation 1149
 - f. Recommendation to adopt Resolution 26-33 confirming that the 2027 relocation assistance payments for Owner Move-In and Ellis Act evictions shall increase by 3.8 percent effective January 1, 2027, and publishing the 2027 relocation payment amounts
 - g. Proposal to approve staff recommendations on requests for waivers of late registration penalties (Executive Director/Registration Unit Manager) – ***Please see attachment 7.g. for a list of all addresses with discretionary waivers that will be considered by the Board.***
8. **Special Order of Business:** Honorary Resolution in Appreciation of Moni T. Law
- a. **Action Item:** Adopt Resolution 26-26 in Appreciation of Moni Trenise Law for More Than Fifteen Years of Distinguished Public Service to the Berkeley Rent Stabilization Board and the Berkeley community (Chair Alpert and Vice-Chair Walker)
9. **Special Presentation:** *Rent Board Data System Modernization Project*
Presenter: Matt Harding, CEO, EcoMetricx
10. **Action Items**
- a. Recommendation to amend Regulations 1206 and 1269 to address time limitations for filing rent increase petitions for added space and services (LIRA Committee)
 - b. Discussion and possible action regarding Evans Manor and potential enforcement action within the City (Chair Alpert)
 - c. Recommendation to adopt Resolution 26-34: Ensuring Equitable, Accessible, and Inclusive Participation in Berkeley Rent Board Meetings (Outreach & Accessibility Committee)
 - d. Discussion and possible action to adopt the new Outreach & Accessibility Committee mission statement (Outreach & Accessibility Committee)
11. **Information, Announcements and Articles/Media**
NOTE: The Board may vote to move Information Items to the Action calendar.
- a. Commissioner attendance records for Board and Committee meetings through September 2026 (Board Secretary Aimee Mueller)
 - b. Deadline to submit agenda items/topics for the November regular Rent Board meeting: **Thursday, November 5th by 5:00 p.m.** – Verbal (Board Secretary)
12. **Committee/Board Meeting Updates and Announcements**

- a. Budget & Personnel Committee (Vice-Chair Walker, Chair)
- b. Climate Resilience & Habitability Committee (Commissioner Martinac, Chair)
- c. Eviction/Section 8/Foreclosure Committee (Commissioner Elgstrand, Chair)
- d. Legislation, IRA/AGA & Registration Committee (LIRA Committee) (Chair Alpert, Chair)
- e. Outreach & Accessibility Committee (Commissioner Kelley, Chair)
- f. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Commissioner Marrero, Chair)
- g. 4 x 4 Joint Task Force Committee on Housing: City Council/Rent Board (Councilmember Lunaparra & Chair Alpert, Co-Chairs)
- h. Updates and Announcements
- i. Discussion of items for possible placement on future agenda

13. Adjournment

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The Rent Board strives to make all documents available to the public accessible to everyone. If you are having trouble accessing any of the content in this document and need it in an alternative format or require another accommodation for a Rent Board meeting, please contact Board Secretary Aimee Mueller at amueller@berkeleyca.gov



RENT STABILIZATION BOARD

Regular Meeting

Thursday, July 16, 2026 – 7:00 p.m.

School District Board Room – 1231 Addison Street, Berkeley, CA 94702

Teleconference Location – 2010 Fifth Street, Apt. 260, Berkeley, CA 94710

Public participation

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Minutes – *Unapproved*

Prior to Roll call, Commissioner Kelley stated that he would be participating remotely under the Just Cause provision of the Brown Act due to illness.

1. Roll call – Chair Alpert called the meeting to order at 7:06 p.m.

Aimee Mueller called roll.

Commissioners present: Elgstrand, Johnson, Kelley (via Zoom), Marrero (via Zoom), Martinac, Mizell, Twu, Walker, Alpert

Commissioners absent: None

Staff present: Brown, Kim, Lecky, Mueller, Williams

Prior to approval of the agenda, Commissioner Marrero acknowledged the tragic deaths of two men during recent federal enforcement operations: Joan Sebastián Durán Guerrero, a 25-year-old husband and father of a 3-year-old daughter, was shot and killed by an Immigration and Customs Enforcement (ICE) officer while commuting to his job on Monday, July 13th in Biddeford, Maine. Lorenzo Salgado Araujo, a father of three and a beloved local business owner who had lived and worked in the United States for 35 years, was shot and killed by an ICE officer on July 7th while driving to work in Houston, Texas.

The Board and all present observed a moment of silence to publicly recognize and honor their memory.

2. Approval of Agenda – M/S/C (Johnson/Martinac) APPROVE AGENDA 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.

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 uncended 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** – No speakers.
5. **Public Comment** – Nicole Campbell was present to speak about the wavier for 3035 Deakin Street. Joseph Friedman spoke about his experiences with mold and reimbursement issues at Evans Manor. Katherine Poltoratzky spoke about her experiences with code enforcement issues and miscommunications with property management at Evans Manor.

6. **Consent Items**

- a. Approval of the June 18th regular meeting minutes
- b. Proposal to approve staff recommendations on requests for waivers of late registration penalties (Executive Director/Registration Unit Manager)

M/S/C (Twu/Johnson) MOVE ALL CONSENT ITEMS 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.

7. **Special Presentation: Annual Program Report**

Presenters: Anne T. Omura, Executive Director, Eviction Defense Center (EDC); and Linda Yu, Co-Director, Housing Practice, East Bay Community Law Center (EBCLC)

Linda Yu and Anne T. Omura presented and took questions from the Board.

8. **Appeal in Case No. T-6149 (1339 Rose St., Unit A)**

Parties present: Vik Mohan, Appellant Landlord; Eva Thomas, on behalf of Tenant Respondent; and Milani Karpinski-Pelley, Respondent Tenant.

M/S/C (Alpert/Johnson) MOTION TO UPHOLD THE HEARING EXAMINER'S DECISION. Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

9. **Action Items**

- a. **Chair Update: Ordinance Amendments update** – *Verbal* (Chair Alpert)
Chair Alpert informed the Board that Council voted unanimously to put the Board's proposed amendments on the ballot.
- b. Discussion and possible action to amend the Board's Meeting Procedures (Chair Alpert)
Following discussion, the Board took the following action:

M/S/C (Alpert/Johnson) APPROVE PROPOSED AMENDMENTS TO THE BOARD'S MEETING PROCEDURES WITH ONE CHANGE: INCREASE THE MAXIMUM NUMBER OF MINUTES THAT AN INDIVIDUAL CAN SPEAK AT PUBLIC COMMENT TO A TOTAL OF EIGHT MINUTES. 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 26-25 Authorizing the Executive Director to Execute a Contract for Client-Side Implementation Strategist Services (Executive Director Williams)

M/S/C (Twu/Elgstrand) ADOPT RESOLUTION 26-25 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.

10. Information, Announcements and Articles/Media

ALL ITEMS BELOW WERE MENTIONED OR BRIEFLY DISCUSSED. UNDERLINED ITEMS HAVE ADDITIONAL COMMENTS.

- a. Institute for Local Government's Leadership and Governance Resources for Local Officials (Commissioner Marrero)
- b. Copy of flyer for Landlord Resource Fair on July 22, 2026, from 10:00 - 11:30 a.m. at the Rent Board Offices (Executive Director Williams)
- c. Commissioner attendance records for Board and Committee meetings updated through June of 2026 (Board Secretary)
- d. Deadline to submit agenda items/topics for the September regular Rent Board meeting: Thursday, September 3rd by 5:00 p.m. – *Verbal* (Board Secretary)

11. Committee/Board Meeting Updates and Announcements

- a. Budget & Personnel Committee (Vice-Chair Walker, Chair) - Vice-Chair Walker said the Committee held a closed session to discuss the General Counsel's contract; they're also having an ongoing discussion about creating a formal executive compensation policy.
- b. Climate Resilience & Habitability Committee (Commissioner Martinac, Chair) – Committee Chair Martinac said the Committee met on June 30th to identify the subset of landlords who are paying for energy. The Committee also discussed the elevator ordinance which will be referred to the Legal Unit for review. Both items will then be referred to the Outreach & Accessibility Committee.
- c. Eviction/Section 8/Foreclosure Committee (Commissioner Elgstrand, Chair) – Committee Chair Elgstrand said the Committee met on Tuesday, July 14th and reviewed several staff reports that provided the latest statistics on Owner Move-in and Ellis Act evictions, and foreclosures.
- d. Legislation, IRA/AGA & Registration Committee (LIRA Committee) (Chair Alpert, Chair) – Chair Alpert said the Committee also met on Tuesday, July 14th and heard two items that stemmed from appeals heard by the Board: locks on internal doors in rooming houses, and the issue of a time limit for increase in service petitions by landlords. Legal staff are developing final recommendations to come back to the Committee and then to the full Board. The internal locks issue may also be brought to the 4 x 4 Committee.

- e. Outreach & Accessibility Committee (Commissioner Kelley, Chair) – Committee Chair Kelley said the Committee received a wonderful update from Committee Staffer Abigail Vieira on the excellent work being done by Rent Board staff. The Committee is excited about the inaugural Landlord Resource Fair that will be held at the Rent Board offices on July 22, 2026, as another important step in our commitment to serving landlords better. The Committee plans to meet in September.
- f. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Commissioner Marrero, Chair) – Committee Chair Marrero said the Committee will be meeting in the new school year.
- g. 4 x 4 Joint Task Force Committee on Housing: City Council/Rent Board (Councilmember Lunaparra & Chair Alpert, Co-Chairs) – Chair Alpert said the 4 x 4 Committee have mostly been discussing the ballot measure. They will meet tomorrow and hear a presentation from the Planning Dept. about their code inspection work. And Commissioner Twu suggested exploring the possibility of having a written, posted score for housing and code compliance at properties, similar to health inspection scores in restaurants.
- h. Updates and Announcements – Chair Alpert asked commissioners to be sure to check their voter registration status. He also announced that City Council is considering unbanning tear gas, smoke and pepper spray at protests in Berkeley. This vote was agendaized for Tuesday, July 14th but wasn't heard so it should be on their next meeting's agenda. Executive Director Williams reminded the Board to check their inboxes for her email about voter status and let her know if there are any questions.
- i. Discussion of items for possible placement on future agenda

12. Closed Session: Pursuant to Government Code section 54957(b)(1), the Board will convene in closed session for a Public Employee contract discussion: General Counsel

Chair Alpert announced that the Board voted to approve a contract extension for General Counsel Matt Brown, the details of which will be presented as a resolution at the next meeting of the Board.

13. Adjournment – M/S/C (Twu/Mizell) ADJOURN MEETING. Roll call vote. YES: Elgstrand, Johnson, Marrero, Martinac, Mizell, Twu, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: Kelley. Carried: 8-0-0-1.



Memorandum

DATE: October 15, 2026

TO: Honorable Members of the Berkeley Rent Stabilization Board

FROM: Honorable Members of the LIRA Committee

By: Matt Brown, General Counsel; Ollie Ehlinger, Staff Attorney

SUBJECT: Recommendation to adopt substantive amendments to the following existing regulations regarding the operation of rooming houses: 403.5 [Rooming House; definition] and 1269 [Changes in Space or Services; Substantial Deterioration]

Recommendation

That the full Board adopt substantive amendments to the following two existing Regulations regarding the operation of rooming houses: 403.5 [Rooming House; definition] and 1269 [Changes in Space or Services; Substantial Deterioration]. The LIRA Committee reviewed staff's proposed amendments at the Committee's September 15, 2026 and October 5, 2026 meetings. At the October 5, 2026 meeting, the Committee unanimously recommended adoption of this proposal.

Background

Rooming houses are a specific type of Group Living Arrangement, where multiple, unrelated individuals occupy separate portions of a single rental unit under individual lease agreements. A common example of a rooming house is a larger building that may have originally been constructed as a single-family dwelling where individual bedrooms are rented out to different tenants. Such an arrangement allows the landlord greater control over which individuals occupy the unit and to set a vacancy rent for each bedroom whenever an individual surrenders possession of that bedroom. For the Board's purposes, a rooming house is defined in Regulation 403.5 as "a property which property contains at least five rooms rented individually to at least five tenants under separate rental agreements." The Board intends 403.5 to be consistent with the definition of "rooming house" in the Planning Code, currently located at Berkeley Municipal Code section 23.502.020.R.18.

Under Regulation 403.5, each bedroom rented in a property that meets the definition of a rooming house is an individual rental unit. The Board requires a separate registration fee and vacancy registration for each bedroom and maintains and tracks the tenancy data for each bedroom separately.

In the appeal of Petition T-6133 (*Nishida v. MGH Management LLC*), the Board considered whether individually rented bedroom was required to have a unique lock or locking mechanism, distinct from the other rented bedrooms in the unit. In upholding the decision of the hearing examiner, the Board determined that, absent an agreement between the parties that a unique lock was a housing service for a specific tenancy, Regulation 403.5 did not require unique locks.

The LIRA Committee provided direction to staff to propose updates to Regulation 403.5 to establish unique locks as a required housing service for each individually rented bedroom in a rooming house. This requirement is consistent with the actual usage of individually rented bedrooms in a rooming house as distinct units and protects the safety and privacy of tenants in a rooming house.

The proposed text of Regulation 403.5 as amended and approved by the LIRA Committee at its October 5, 2026 meeting is below. The amendments also contain minor updates to sections of the Rent Ordinance cited in the regulation. Additions are in red text; deletions are in strikethrough.

403.5 Rooming House; definition

(A) Background and Purpose. Since the Board passed Regulation 403 in 1998 a number of questions have arisen regarding the definition of “rooming house.” The Board has always defined a rooming house to mean a building with at least five rooms that are rented to at least five individuals with at least five separate leases. This Regulation is meant to clarify the specific requirements to be considered a rooming house. Since 1998, the Board has intended to make this definition consistent with the definition of “rooming house” in the City’s Zoning Ordinance (Berkeley Municipal Code Section 23F.04.010) and this continues to be the Board’s intention.

This regulation will lower the number of rooms required for a rental unit to qualify as a rooming house in multi-unit properties. Units in multi-unit properties with four or more rooms will qualify as rooming houses (assuming the other conditions are satisfied). This does not stray from the definition of rooming houses in B.M.C. 23F.04.010 as there will still be five or more rooms on the entire property.

Unlike other group living arrangements where the remaining tenants choose tenants to replace those who vacate the unit, rooming houses allow the landlord or his agent to maintain control over who rents each room/unit within the rooming house. A

landlord may not, however, rent an entire property under a single lease as a means to avoid registering the unit as a rooming house. The Board will examine whether the landlord is renting to a household or group living arrangement conceived and brought together by the occupants when determining whether a unit qualifies for any claimed exemption.

(B) Rooming House. For purposes of this subchapter, a rooming house shall consist of a rental unit on a property which ~~property~~ contains at least five rooms rented individually to at least five tenants under separate rental agreements. Each room in a rooming house must be individually registered with the Board as a separate rental unit. Each time a tenant permanently surrenders possession of a rental unit in the rooming house, the landlord is entitled to a vacancy rent adjustment subject to the restrictions of Chapter 10 of these regulations. The landlord or his agent shall maintain control over who occupies the various rental units within the rooming house as they become vacant. Use of a single lease will not convert a rooming house into a group living arrangement if the landlord or his agent maintains control over tenant replacement.

(1) Single Family Homes A single family home must contain at least five separately rented rooms to be considered a rooming house.

(2) Multi-Unit Properties A unit within a multi-unit property may be rented as a rooming house provided the rental unit to be rented as a rooming house contains at least four separately rented rooms.

(3) A landlord may not compel the tenants or sub-tenants to sign separate agreements in order to qualify as a rooming house if a single lease agreement remains in effect, or the tenants are living under a group living arrangement as defined by Chapter 10 of these regulations. If the tenants and landlords agree, however, the parties may voluntarily choose to convert their tenancy from a group living arrangement with one lease agreement to a rooming house with multiple agreements if the unit otherwise qualifies.

(C) Unique room locks required Beginning June 1, 2027, the landlord of any property that contains a rooming house as identified in Sections (B)(1) and (B)(2) of this regulation must install a unique lock for each room that is rented to an individual tenant under a separate lease. The landlord shall not provide any tenant of a rooming house a key or key card that will unlock the room of another tenant. In instances where individual rooms in a rooming house have electronic locks operated via keypad, the landlord shall not assign the same code to any two individually rented rooms in a rooming house. The failure of a landlord to comply with this section shall support a petition for a rent ceiling reduction under Regulation 1269(B)(3).

(D) Exemption under B.M.C. 13.76.050F. (Owner-occupied duplex)
13.76.050.C(9) (Golden Duplex Exemption). If a property owner otherwise qualifies for an exemption under B.M.C. Section ~~13.76.050F.~~ 13.76.050.C.9, the property owner is entitled to claim that exemption if the other unit on the property contains four or fewer separately rented rooms.

(~~D~~E) Disputes regarding rooming house designation. A tenant who claims that a rental unit must be registered as a rooming house under this regulation may obtain review of the unit's status by filing a tenant petition for rent withholding for non-registration as outlined in Regulation 522. A landlord or tenant who disputes the landlord's eligibility to establish the rental unit's initial rental rate as allowed by the Costa-Hawkins Rental Housing Act (Civil Code Section 1954.50, et seq.) under this regulation may file a petition under Regulation 1018.

Staff also included (and the LIRA Committee approved) an update to Regulation 1269(B)(3) to clarify that the failure to provide a unique lock on an individually rented bedroom in a rooming house could support a petition to decrease the rent ceiling of that unit as the result of inadequate services. Additions are in red.

1269. Changes in Space or Services

(B) Decrease in Space or Services; Substantial Deterioration; Failure to Provide Adequate Services; Failure to Comply with Codes, the Warranty of Habitability or the Rental Agreement...

3. Substantial Deterioration, Inadequate Services. Rent ceilings shall be adjusted downward for any substantial deterioration in a rental unit and/or for any failure to provide adequate housing services occurring during the petitioner's tenancy, including. The amount of the rent decrease is calculated by multiplying the percentage of impairment of the tenant's use of and benefit from the unit (as a result of the deterioration or failure to provide adequate service) by the rent ceiling in effect at the time of the impairment. For purposes of this subsection, a substantial deterioration means a noticeable decline in the physical quality of the rental unit resulting from a failure to perform reasonable or timely maintenance and adequate housing services means all services necessary to operate and maintain a rental property in compliance with all applicable state and local laws, including Regulation 403.5(C), and with the terms of the rental agreement.

Contact Person

Matt Brown, General Counsel: 510-981-4930



Memorandum

DATE: October 15, 2026

TO: Honorable Members of the Berkeley Rent Stabilization Board

FROM: Honorable Members of the LIRA Committee

By: Matt Brown, General Counsel

SUBJECT: 2027 Annual General Adjustment Staff Report

Recommendation

That the Board adopt Resolution 26-32 to publish and publicize that, pursuant to Berkeley Municipal Code section 13.76.110, the annual general adjustment (AGA) of rent ceilings for 2027 is an upward adjustment of 2.5%. The LIRA Committee reviewed this staff report and attachments at its October 5, 2026 meeting and unanimously voted to send it to the full Board.

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.

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, 2026, the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose region increased from 356.460 to 369.913, an increase of 13.453 points. Thus, the relevant CPI from June 2025 (356.460) to June 2026 (369.913) has increased by 3.8%.¹ (See Attachment 1.) Under Berkeley Municipal Code section 13.76.110.A, the AGA for 2027 is 2.5% (i.e., 65% of 3.8 = 2.5 rounded to the nearest tenth decimal place).

Accordingly, effective January 1, 2027, the 2026 rent ceilings for all controlled rental units, except those for which an initial rent was established between January 1, 2026 and December 31, 2026, shall be increased by 2.5%.

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.

¹ While the actual difference is 3.7741%, it has been the Board's practice to base the 65% calculation on the CPI percentage increase rounded to the nearest tenth decimal place.

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

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 2027 AGA is an increase of 2.5%. Staff recommends that the Board adopt Resolution 26-32 to publish the 2027 AGA as Regulation 1149 and to direct staff to publicize the 2027 AGA in a manner reasonably calculated to notify all affected persons of the terms of the 2027 Annual General Adjustment no later than November 30, 2026.

Attachments

1. U.S. Department of Labor, Consumer Price Index, All Urban Consumers (CPI), San Francisco-Oakland-San Jose, CA., All items, June 2022 - June 2026
2. Proposed Resolution 26-32 Confirming that the 2027 Annual General Adjustment Increases Rent Ceilings by **2.5%** and Publishing the 2027 AGA as Regulation 1149
3. Proposed 2027 Annual General Adjustment (AGA) Order – Regulation 1149



U.S. BUREAU OF LABOR STATISTICS

Databases, Tables & Calculators by Subject

Data extracted on: August 31, 2026 (12:10:52 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: [xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
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		357.992		-(X)		358.568	356.005	354.522	357.786
2026		363.211		369.215		369.913								365.906	
X: Data unavailable due to the 2025 lapse in appropriations															

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: [xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
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		2.5		(X)		3.0	2.2	1.9	2.5
2026		2.5		3.8		3.8								3.2	
X: Data unavailable due to the 2025 lapse in appropriations															

RESOLUTION 26-32

CONFIRMING THAT THE 2027 ANNUAL GENERAL ADJUSTMENT (AGA) INCREASES RENT CEILINGS BY 2.5 PERCENT AND ORDERING THAT THE 2027 AGA BE PUBLISHED AS REGULATION 1149

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, 2026, has increased by 3.8 percent from 356.460 to 369.913; and

WHEREAS, 65 percent of 3.8 percent results in an upward adjustment of 2.5 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; and

WHEREAS, the LIRA Committee reviewed the staff report and this proposed resolution at its October 5, 2026 meeting and unanimously voted to send it to the full Board.

NOW, THEREFORE BE IT RESOLVED by the Rent Stabilization Board that the 2027 Annual General Adjustment of 2.5% shall be published as Rent Board Regulation 1149 and that Rent Board staff shall publicize the 2027 Annual General Adjustment in a manner reasonably determined to notify all affected persons of the terms of the 2027 Annual General Adjustment no later than November 30, 2026.

RESOLUTION 26-32

CONFIRMING THAT THE 2027 ANNUAL GENERAL ADJUSTMENT (AGA) INCREASES RENT CEILINGS BY 2.5 PERCENT AND ORDERING THAT THE 2027 AGA BE PUBLISHED AS REGULATION 1149 (page 2)

Dated: October 15, 2026

Adopted by the Rent Stabilization Board of the City of Berkeley by the following vote:

YES:

NO:

ABSTAIN:

ABSENT:

Soli Alpert, Chairperson
Rent Stabilization Board

Attest: _____
DéSeana Williams, Executive Director

1149. ANNUAL GENERAL ADJUSTMENT ORDER FOR 2027

(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 2026 Rent Ceilings (exclusive of temporary increases in rent ceilings) upward by 2.5% 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, 2026.

The Year 2026 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, 2025, 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, 2027, 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, 2026.

(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 2027 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 2027 AGA Order adjusts 2026 rent ceilings by 2.5%]

Your rent will increase by \$_____ pursuant to the 2027 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 4:45 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, 2026, 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.



Memorandum

DATE: October 15, 2026

TO: Honorable Members of the Berkeley Rent Stabilization Board

FROM: Honorable Members of the LIRA Committee

By: Matt Brown, General Counsel

SUBJECT: 2027 Inflationary Adjustments of Relocation Assistance Payments

Recommendation

That the Board adopt Resolution 26-33 to publish 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 relocation assistance payments set forth in sections 13.76.130.A.8.g. (Owner Move-In) and 13.77.055.A (Ellis Act) shall increase by 3.8% effective January 1, 2027. The LIRA Committee reviewed this staff report and attachments at its October 5, 2026 meeting and unanimously voted to send it to the full Board.

Background and Need for Committee Action

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, 2026, the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose region increased from 356.460 to 369.913, an increase of 13.453 points. Thus, the relevant CPI from June 2025 (356.460) to June 2026 (369.913) has increased by 3.8%.¹ (See Attachment 1.)

The current relocation assistance payment amounts are \$19,413 for standard relocation and an additional \$6,471 for qualifying tenant households. In accordance with the 3.8% increase in CPI, effective January 1, 2027, the relocation assistance payment amounts set forth in section 13.76.130.A.8.g. (Owner Move-In), are increased to \$20,151 for the standard relocation payment with an additional \$6,717 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 \$20,151 for the standard relocation payment with an additional \$6,717 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 2026 relocation payments are subject to an increase of 3.8% effective January 1, 2027. Staff recommends that the Board adopt Resolution 26-33 to publish the 2027 Relocation Assistance Payment Amounts no later than October 31, 2026, 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 2022 - June 2026.
2. Proposed Resolution 26-33 Confirming that the 2026 Relocation Assistance Payments for Owner Move-In and Ellis Act Shall Increase by 3.8 Percent Effective January 1, 2027 and Publishing the 2027 Relocation Payment Amounts.

¹ While the actual difference is 3.7741%, 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 31, 2026 (12:10:52 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: [xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
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		357.992		-(X)		358.568	356.005	354.522	357.786
2026		363.211		369.215		369.913								365.906	
X: Data unavailable due to the 2025 lapse in appropriations															

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: [xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
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		2.5		(X)		3.0	2.2	1.9	2.5
2026		2.5		3.8		3.8								3.2	
X: Data unavailable due to the 2025 lapse in appropriations															

RESOLUTION 26-33

CONFIRMING THAT THE 2027 RELOCATION ASSISTANCE PAYMENTS FOR OWNER MOVE-IN AND ELLIS ACT EVICTIONS SHALL INCREASE BY 3.8 PERCENT EFFECTIVE JANUARY 1, 2027, AND PUBLISHING THE 2027 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, 2026, has increased by 3.8 percent from 356.460 to 369.913; and,

WHEREAS, a 3.8 percent increase in the current Owner Move-In and Ellis Act Relocation Assistance Payment Amounts of \$19,413 and an additional \$6,471 for eligible tenant households yields a 2027 Relocation Assistance Payment amount of \$20,151 for the standard relocation payment with an additional \$6,717 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; and

WHEREAS, the LIRA Committee reviewed the staff report and this proposed resolution at its October 5, 2026 meeting and unanimously voted to send it to the full Board.

RESOLUTION 26-33

CONFIRMING THAT THE 2027 RELOCATION ASSISTANCE PAYMENTS FOR OWNER MOVE-IN AND ELLIS ACT EVICTIONS SHALL INCREASE BY 3.8 PERCENT EFFECTIVE JANUARY 1, 2027, AND PUBLISHING THE 2027 RELOCATION PAYMENT AMOUNTS
(Page 2)

NOW, THEREFORE BE IT RESOLVED by the Rent Stabilization Board that the 2027 Relocation Assistance Payments required for Owner Move-In evictions and Ellis Act evictions shall be adjusted upward by 3.8% effective January 1, 2027, and Rent Board staff shall publicize the 2027 Relocation Assistance Payments in a manner reasonably determined to notify all affected persons. A 3.8 percent increase in the current Owner Move-In and Ellis Act Relocation Assistance Payment Amounts of \$19,413 and an additional \$6,471 for eligible tenant households yields a 2027 Relocation Assistance Payment amount of \$20,151 for the standard relocation payment with an additional \$6,717 for qualifying tenant households.

Dated: October 15, 2026

Adopted by the Rent Stabilization Board of the City of Berkeley by the following vote:

YES:

NO:

ABSTAIN:

ABSENT:

Soli Alpert, Chairperson
Rent Stabilization Board

Attest: _____
DéSeana Williams, Executive Director



Memorandum

DATE: October 15, 2026
 TO: Honorable Members of the Rent Stabilization Board
 FROM: DéSeana Williams, Executive Director
 BY: Basil Lecky, Community Services Specialist II
 SUBJECT: Request for Waiver of Late Registration Penalties

Recommendation

Approve staff recommendation to waive penalties for FY 2026-2027 totaling \$50,132.80.

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 have 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 requests will be decided ministerially, unless the Board has reason to believe the underlying basis of the recommended assessment is inappropriate.

Approval of the Executive Director's recommendations will decrease the Board's current accounts receivable by \$11,548.80.

Property Address	Penalty Assessed	Penalty Waived	Penalty Imposed
1115 Ward St	\$4,856.00	\$3,884.80	\$971.20
1012 Pardee St	\$3,149.00	\$2,519.20	\$629.80
1318 Carrison St	\$3,598.00	\$2,878.40	\$719.60
1825 Vine St #1	\$848.00	\$848.00	\$0.00
1256 67th St	\$1,773.00	\$1,418.40	\$354.60
Total	\$14,224.00	\$11,548.80	\$2,675.20

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.

Approval of the Executive Director's recommendations will decrease the Board's current accounts receivable by \$38,584.00.

Property Address	Penalty Assessed	Penalty Waived	Penalty Imposed
2435 San Pablo Ave	\$14,840.00	\$7,420.00	\$7,420.00
2055 Center St	\$62,328.00	\$31,164.00	\$31,164.00
Total	\$77,168.00	\$38,584.00	\$38,584.00

Fiscal Impact

Approval of the staff action will decrease the Board's current accounts receivable balance by \$50,132.80.

In Fiscal Year 2026-2027, through September 2026, the Board has considered waiver requests for imposed penalties totaling \$65,706 and has approved a total of \$58,799 in waived penalties.

Name and Telephone Number of Contact Person

DéSeana Williams, Executive Director, Rent Stabilization Board, 2000 Center Street, Suite 400, Berkeley, CA 94704, (510) 981-7368.

City Of Berkeley Rent Stabilization Board

Recommendation on Requested Waiver of Registration Penalties

Waiver No: W5177	Property address: 2435 SAN PABLO AVE, BERKELEY, CA 94702	Transferred: 01/28/2022
Exempt units (as of February 2021): Unit # 201 - NAR - , Unit # 202 - NAR - , Unit # 204 - MANAGER -		
Owner(s): POETS CORNER PLACE LLC	Waiver filed by: Property Manager	# of Units: 41
Other Berkeley rental property owned: None		
Late payment/penalty history: 2025-2026 Registration Year		

Registration Date or Year	Units Requiring Registration at That Time	Registration Fees Paid	Date Fees Paid	Penalties Charged	Penalties Forgiven	Penalties Paid
FY2025-26	35	\$7,420.00	07/02/2026	\$14,840.00	\$0.00	\$0.00
Totals (penalties previously assessed)				\$14,840.00	\$0.00	\$0.00

Penalties Currently Under Consideration

Reason for Penalties: Late payment of registration fees
--

Registration Date or Year	Unit(s) Registered Late At This Time	Registration Fees Paid	Date Fees Paid	Penalties Charged	Penalties Forgiven	Penalties Due
FY2025-26	35	\$7,420.00	07/02/2026	\$14,840.00	\$0.00	\$14,840.00
Total				\$14,840.00	\$0.00	\$14,840.00

Grounds under Regulation 884(B): (6) The landlord requesting the waiver owns or manages 11 or more rental units
--

Good cause claimed by owner: The property manager requests a waiver of late registration penalties, stating that management did not receive the initial registration billing notices because they were delivered to an alternate address while the property's initial registration, unit statuses, and exemption classifications were undergoing active reconciliation. Upon becoming aware of the outstanding balance, management coordinated with Rent Board staff to reconcile the account, submit all required registration updates, and pay the underlying registration fees.

Recommendation: Staff recommends waiving 50% of the penalties
--

Staff Analysis: Property owners and designated managers bear the responsibility under the Rent Ordinance to maintain accurate, updated contact information with the Rent Board. Furthermore, because the current owner has held
--

the property since 2022, they should be well acquainted with annual registration obligations and compliance timelines. Therefore, staff recommends a 50% penalty waiver.

City Of Berkeley Rent Stabilization Board

Recommendation on Requested Waiver of Registration Penalties

Waiver No: W5178	Property address: 2055 CENTER ST BERKELEY CA 94704	Transferred: 02/28/2025
Exempt units (as of February 2021): Unit # 406 - MANAGER -		
Owner(s): 2055 CENTER ST OWNER LLC	Waiver filed by: Property Manager	# of Units: 143
Other Berkeley rental property owned: 2055 CENTER ST BERKELEY CA 94704		
Late payment/penalty history: 2025-2026 Registration Cycle		

Registration Date or Year	Units Requiring Registration at That Time	Registration Fees Paid	Date Fees Paid	Penalties Charged	Penalties Forgiven	Penalties Paid
FY2025-26	ALL	\$31,164.00	06/23/2026	\$62,328.00	\$0.00	\$0.00
Totals (penalties previously assessed)				\$62,328.00	\$0.00	\$0.00

Penalties Currently Under Consideration

Reason for Penalties: Late payment of registration fees
--

Registration Date or Year	Unit(s) Registered Late At This Time	Registration Fees Paid	Date Fees Paid	Penalties Charged	Penalties Forgiven	Penalties Due
FY2025-26	143	\$31,164.00	06/23/2026	\$62,328.00	\$0.00	\$62,328.00
Total				\$62,328.00	\$0.00	\$62,328.00

Grounds under Regulation 884(B): (6) The landlord requesting the waiver owns or manages 11 or more rental units (11) The Executive Director, or his or her designee, recommends that the interests of justice require that a greater or lesser amount be waived
--

Good cause claimed by owner: The property manager requests a waiver of late registration penalties, explaining that the ownership entity acquired the building on February 28, 2025, and worked with Rent Board staff in July 2025 to onboard the property, update Section 8 tenancy records under Measure BB, and establish billing. To establish the City of Berkeley as an approved vendor in their accounts payable system, management requested and received an official City of Berkeley Form W-9 from staff listing the City's address at 2180 Milvia Street. Management subsequently issued a check in September 2025 payable to the City of Berkeley and mailed it to the Milvia Street address. However, the check was received and deposited by the City Finance Department/Treasury Division rather than being credited to the Rent Board's registration account.
--

Recommendation: Staff recommends waiving 50% of the penalties.

Staff Analysis: Staff notes that the Rent Board does not maintain an independent Form W-9, as it operates under the City of Berkeley's tax identification number. However, all official Rent Board invoices explicitly specify the correct mailing and remittance address for fee payments (2000 Center Street, Suite 400). Therefore, staff recommends a 50% penalty waiver.

RESOLUTION 26-26**IN APPRECIATION OF MONI TRENISE LAW FOR MORE THAN FIFTEEN YEARS OF
DISTINGUISHED PUBLIC SERVICE TO THE BERKELEY RENT STABILIZATION BOARD
AND THE BERKELEY COMMUNITY**

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

WHEREAS, Moni Trenise Law retired from the Berkeley Rent Stabilization Board on July 31, 2026, following more than fifteen years of dedicated service to the Rent Board and the Berkeley community; and

WHEREAS, Moni joined the Rent Board in January 2011 and, throughout her tenure as a Housing Counselor, brought to her work an extraordinary combination of legal knowledge, compassion, advocacy, creativity, and an unwavering commitment to public service; and

WHEREAS, before returning to her college hometown of Berkeley, Moni built a distinguished career as an attorney and advocate, working in legal services and private practice on matters involving housing, employment, discrimination, public benefits, domestic violence, personal injury, and civil rights, and bringing that breadth of experience to her service at the Rent Board; and

WHEREAS, Moni understood that meaningful public service requires more than knowing the law - it requires making the law understandable and accessible to the people it is intended to serve - and she devoted countless hours to helping tenants, housing providers, students, seniors, Realtors, and other members of the Berkeley community understand their rights and responsibilities under local rental housing laws; and

WHEREAS, Moni became one of the Rent Board's most recognizable public educators, regularly leading and participating in community presentations, Rent Board 101 programs, Realtor education, tenant and housing provider workshops, and other trainings designed to transform complex housing laws into practical information that community members could understand and use; and

WHEREAS, Moni was a cornerstone of the Rent Board's outreach to Berkeley's student community, developing relationships with the University of California, Berkeley and mentoring generations of student interns whose work strengthened the agency's outreach, educational resources, technology, and connection to younger renters; and

WHEREAS, Moni's commitment to students extended beyond traditional housing education, including her work supporting projects examining student homelessness and housing insecurity and mentoring students who created resources, research, and documentary work intended to bring greater visibility to the challenges faced by housing-insecure students; and

WHEREAS, Moni demonstrated an equally enduring commitment to Berkeley's senior community, regularly bringing Rent Board information and housing resources directly to senior centers and helping older residents navigate rental housing questions with patience, dignity, and care; and

WHEREAS, Moni's commitment to education and mentorship was reflected throughout her Rent Board career as she supervised and mentored interns, supported special projects, shared her institutional knowledge with colleagues, stepped into leadership roles when needed, and consistently sought new and creative ways to strengthen the agency's service to the public; and

RESOLUTION 26-26

IN APPRECIATION OF MONI TRENISE LAW FOR MORE THAN FIFTEEN YEARS OF DISTINGUISHED PUBLIC SERVICE TO THE BERKELEY RENT STABILIZATION BOARD AND THE BERKELEY COMMUNITY (Page 2)

WHEREAS, Moni's service to Berkeley extended well beyond the walls of the Rent Board through decades of civic and community involvement, including work with the Berkeley Chapter of the NAACP and service as an adviser to the NAACP Youth Council, through which she advocated for young people, civil rights, equity, and community engagement; and

WHEREAS, in 2016, Moni was recognized by the City of Berkeley Commission on the Status of Women as an Outstanding Woman of the Year and received its Trailblazer Award in recognition of her leadership and commitment to helping youth of color, students, and residents understand and exercise their legal rights pertaining to rental housing; and

WHEREAS, Moni's passion for storytelling and social justice also found expression through filmmaking, reflecting her belief that education, advocacy, art, and civic engagement can each serve as powerful vehicles for giving voice to people and issues that might otherwise go unheard; and

WHEREAS, throughout her more than fifteen years with the Rent Board, Moni approached public service not simply as a profession, but as a responsibility to educate, mentor, advocate, and reach back to support the generations coming behind her; and

WHEREAS, Moni leaves behind a legacy that cannot be measured solely by years of service, presentations delivered, residents counseled, or projects completed, but also by the countless people who are better informed, better equipped to advocate for themselves, and more connected to their community because Moni Law took the time to teach, guide, encourage, and serve them;

NOW, THEREFORE BE IT RESOLVED that the Berkeley Rent Stabilization Board expresses its profound gratitude and appreciation to Moni Trenise Law for more than fifteen years of distinguished service to the Rent Board, for her lifelong commitment to education, housing rights, mentorship, civic engagement, and public service, and for the lasting contribution she has made to the agency and the Berkeley community; and

NOW, THEREFORE BE IT FURTHER RESOLVED that the Berkeley Rent Stabilization Board proudly honors Moni Law upon her retirement, celebrates the remarkable legacy of service she leaves behind, and wishes her happiness, fulfillment, continued adventure, and every success in the next chapter of a life that has already touched and strengthened so many others.

Dated: October 15, 2026

Adopted by the Rent Stabilization Board of the City of Berkeley by the following vote:

YES:

NO:

ABSTAIN:

ABSENT:

Soli Alpert, Rent Stabilization Board Chair

Attest: _____
DéSeana Williams, Executive Director



Memorandum

DATE: October 15, 2026

TO: Honorable Members of the Berkeley Rent Stabilization Board

FROM: Honorable Members of the LIRA Committee

By: Matt Brown, General Counsel; Ollie Ehlinger, Staff Attorney

SUBJECT: Recommendation to adopt substantive amendments to the following existing regulations regarding the timing of petitions for a rent ceiling adjustment as a result of added space or services: 1206 [Acceptance of Landlord Petitions] and 1269 [Changes in Space or Services; Substantial Deterioration]

Recommendation

That the full Board adopt substantive amendments to the following two existing Regulations regarding the timing of petitions for a rent ceiling adjustment as a result of added space or services: 1206 [Acceptance of Landlord Petitions] and 1269 [Changes in Space or Services; Substantial Deterioration]. The LIRA Committee reviewed staff's proposed amendments at the Committee's September 15, 2026 and October 5, 2026 meetings. At the October 5, 2026 meeting, the Committee unanimously recommended adoption of this proposal.

Background

Section 12 of the Ordinance authorizes the Board to adjust the rent ceiling of a fully covered unit upward or downward through the Board's petition process. Under Berkeley Municipal Code section 13.76.120.C.4, the Board may adjust the rent ceiling of a unit in responses to "increases or decreases in the number of tenants occupying the rental unit, living space, furniture, furnishings, equipment, or other housing services provided, or occupancy rules."

Regulation 1269(A) sets out the specific conditions under which "rent ceilings may be adjusted upward when there is an increase to the usable space or the housing services beyond that which was provided to a unit" at the time the base rent for that unit was set. Regulation 1269(A) does not place a limit on how long a landlord has to bring a petition to increase the rent ceiling of a unit after the addition to space or services.

In the appeal of Petition L-4366 (*East Bay 1 Properties v. Frankfurt*), the Board considered a landlord's petition for an upward adjustment of the rent ceiling based on the addition of a bedroom and bathroom to the unit. This addition of space occurred in 1982, and no landlord of the rental unit had sought a rent ceiling adjustment until 2025. Although the Board determined the landlord in this matter was not entitled to a rent ceiling adjustment for a different reason, the Board expressed concern that the open-ended timeframe to bring such petitions could cause confusion and hardship. The LIRA Committee directed staff to propose regulatory language that placed a reasonable time limit to bring petitions for an upward adjustment of a unit's rent ceiling as the result of additional space or services.

Staff's proposed language creates a two-year time limit to bring petitions for added space or services under Regulation 1269(A). The time limit applies prospectively (a petition for any space or service added after the presumed effective date of the amendment must be brought within two years of the date the space or service was added to the unit) and retroactively (a petition to adjust the rent ceiling for the addition of space or services that occurred prior to the effective date of the amendment must be brought within two years of the effective date of the amendment). The proposal adds this language to Regulations 1206 and 1269(A). The LIRA Committee unanimously approved this proposal at its October 5, 2026 meeting.

Additions are in red text.

1206. Acceptance of Petitions

(A) Except as provided below in Subsection (C), no landlord petition for an individual rent adjustment will be accepted for filing unless the unit for which the adjustment is requested has been properly registered for at least 30 days. A unit is considered properly registered only if the completed registration statement has been filed with the Board, and the registration fee (plus any late fee) has been paid in full.

(B) No landlord petition for an individual rent adjustment will be accepted for filing unless the landlord has completed the provision of the petition form certifying that all security deposits for the units for which the adjustment is requested have been placed in an interest-bearing account at an institution whose accounts are insured by the Federal Savings and Loan Insurance Corporation.

(C) A landlord who is participating in the Shelter-Plus Care Program, 42 U.S.C. section 11403, is eligible to file an HLR petition, pursuant to Regulation 1280, at any time after he or she has filed a completed rent registration statement and paid all required registration fees (plus any late fee). Any HLR petition filed pursuant to this section shall be treated expeditiously by the Board.

(D) A petition by a former tenant pursuant to these Regulations shall be commenced within three years from the date the tenant vacated the unit in question.

(E) A petition by a landlord seeking the upward adjustment of a rent ceiling due to an increase in space or services under Regulation 1269(A)(1) and (2) for any space or service added on or after December 1, 2026, must be filed within two years of the date the landlord completed the addition of the habitable living space or non-habitable space to the unit or the date any increase in services provided to a unit was effective. In cases where there is a dispute as to the addition of space that requires a permit, the date on which the addition of space to a unit is completed shall be the date of final inspection approval by the City.

A petition by a landlord seeking the upward adjustment of a rent ceiling due to an increase in space or services under Regulation 1269(A)(1) and (2) for any space or service added prior to December 1, 2026, and for which an upward adjustment has not yet been granted, must be filed by November 30, 2028.

1269. Changes in Space or Services

(A) Increase in Space or Services. Rent ceilings may be adjusted upward when there is an increase to the usable space or the housing services beyond that which was provided to a unit on May 31, 1980 or when the base rent was first established.

1. Additional space. Where a landlord adds habitable living space to a unit, other than by merely reconfiguring existing residential rental space, the lawful rent ceiling for such unit shall be permanently increased by 1.042% of the cost of adding such additional space to the existing unit. The supporting documentation must substantiate the nature and cost of the claimed additional space and may include copies of invoices, signed contracts, material and labor receipts, self labor logs, proof of entitlement to skilled labor rate (if claimed), canceled checks or any other items of documentation accepted and used in the normal course of business. Reports which merely summarize or refer to undocumented expenditures are not, by themselves, adequate substantiation. Hearing Examiners shall weigh and evaluate the nature of the documentation submitted as substantiation, and may require additional proof. Evidence of compliance with applicable permit requirements and correction of any cited code violations may also be required.

For increases in space for which on-site construction commenced before April 17, 1995, the owner may elect, as an alternative to the rent adjustment set forth above, a permanent rent increase equal to \$1.00 per square foot of

habitable living space added to the unit.

2. Additional services. Where a landlord adds non-habitable space or increases the services provided to a unit, the lawful rent ceiling for such unit shall be increased by an amount representing the market value of the additional space or increased services.

If the additional services and proposed rent adjustment are agreed to in writing by the landlord and tenants, the Board shall approve the proposed rent increase unless it can be shown that the agreement clearly violates the Ordinance. Increases may be denied if a tenant objects and the added space or services do not clearly benefit a majority of the affected tenants. If the additional space or services are subsequently reduced or eliminated, the rent increase authorized herein shall be reduced or terminated. If a rent increase is granted under this subsection, no additional rent increase shall be granted under Regulation 1264 or 1267 for materials or labor involved in providing the space or service. Any increase for an additional bedroom shall result in an increase to the base occupancy level for an additional occupant.

The addition of furniture or furnishings will not be considered an increase in services eligible for a permanent rent increase, but may be the subject of a separate agreement under Regulation 1012.

For any space or service added on or after December 1, 2026, any petition brought under Regulation 1269(A)(1) and (A)(2) must be filed within two years of the date the landlord completed the addition of the habitable living space or non-habitable space to the unit or the date any increase in services provided to a unit was effective.

For any space or service added prior to December 1, 2026, and for which an upward adjustment has not yet been granted, any petition brought under Regulation 1269(A)(1) and (A)(2) must be filed by November 30, 2028.

In cases where there is a dispute as to the addition of space that requires a permit, the date on which the addition of space to a unit is completed shall be the date of final inspection approval by the City.

Contact Person

Matt Brown, General Counsel: 510-981-4930



Memorandum

DATE: October 15, 2026

TO: Honorable Members of the Berkeley Rent Stabilization Board

FROM: Outreach and Accessibility Committee

By: Abby Vieira

SUBJECT: Recommendation to Adopt Resolution 26-34: *Ensuring Equitable, Accessible, and Inclusive Participation in Berkeley Rent Board Meetings*

Recommendation

The Outreach and Accessibility Committee recommends that the Board adopt the attached Resolution 26-34: Ensuring Equitable, Accessible, and Inclusive Participation in Berkeley Rent Board Meetings.

Background and Need for Rent Board Action

On September 30, 2026, the Outreach and Accessibility Committee discussed the staff analysis of the impact of implementing the Resolution and voted to recommend its adoption by the full board.

The full Board first considered the Resolution on April 16, 2026, when it was referred back to the Outreach and Accessibility Committee for further discussion about the implications of implementing the Resolution before returning to the full board for a vote. During the June 24, 2026, Outreach and Accessibility Meeting, staff was asked to perform an analysis that would examine the financial, operational and policy implications of the resolution. The staff analysis and staff revised resolution are both attached to this memo.

II. Existing Framework for Access and Inclusion

Accessibility and Disability Compliance

The Rent Board operates in accordance with the requirements of the Americans with Disabilities Act (ADA) and all City of Berkeley policies that implement its requirements. Recent efforts include compliance with WCAG mandates for web content accessibility as well as accessibility considerations embedded in the core functionality of a new Rent Registry and Housing Services Data System. Additionally, in the past four years, no

complaints have been filed, and no findings of accessibility barriers have been made related to Rent Board ADA compliance.

Language Access Services

The Rent Board provides language access, including ASL, through City Language Line services, translated materials including the Rent Control Guide in Spanish, website translation tools, public notices of language access availability, and bilingual staff who provide real-time assistance.

Technology and Equitable Access

The Rent Board's investment in a modernized Rent Registry and Housing Services Data System to replace the legacy system represents its commitment to accessibility, usability, and equitable access to the agency's services, data, and documents.

III. Operational and Resource Considerations

Rent Board staff conducted a preliminary evaluation of the cost, staff time, and anticipated policy implications of each of the nine recommendations included in the June 24 memorandum from the O&A Committee. Below is each recommendation, followed by staff's analysis of the policy considerations, estimated implementation time, estimated cost, and staff's recommendation on whether to adopt it.

1. **Advance notice and clarity:** Accommodation deadline (48 hours), and accessible parking entry instructions broadly across agenda notices, website, and meeting reminders.
 - **Policy considerations:** There is no specific time frame required by ADA, and the standard practice used by the Commission on Disability and other COB departments is 72 hours.
 - **Estimated staff time:** 4hrs. This is a two-step process: confirming 48 hours' notice for accommodation requests and creating a list of accessible parking options with entry instructions for both locations where Board and Committee meetings are held.
 - **Estimated cost:** \$500. This cost is an estimate that includes staff time to research parking options and to develop standard language for agenda notices, meeting reminders, and the website.
 - **Staff recommendation:** RSB staff recommend using consistent practices with other COB departments and request 72 hours' notice for accommodations in the entry instructions for agenda notices, the website, and meeting reminders.
2. **Transit guidance:** Provide consolidated transit directions (BART station exits, nearest bus/rail stops, elevator locations) on meeting notices.

- **Policy considerations:** None identified.
 - **Estimated staff time:** 2hrs. One-time staff investment to research transit directions and then develop standard language for instructions.
 - **Estimated cost:** \$250. This cost is an estimate that includes staff time to conduct research, and development standard language for notices.
 - **Staff recommendation:** RSB staff recommend the approval of a requirement to consolidate transit directions on meeting notices.
3. **Physical access:** Ensure meeting locations, entryways, seating, restrooms, and parking meet ADA standards.
- **Policy considerations:** These requirements are already codified into existing RSB and City of Berkeley accessibility policies, as required by ADA.
 - **Estimated staff time:** None identified.
 - **Estimated cost:** None identified.
 - **Staff recommendation:** RSB staff do not recommend adopting this requirement since the objective is already being met by COB and RSB policies, as required by ADA.
4. **Remote access:** Notice the high-quality, reliable virtual participation options (live streaming, two-way remote participation, and archived recordings). Ensure live-stream captions and ASL interpretation on request.
- **Policy considerations:** RSB currently provides virtual participation options and is required to provide notice in accordance with Brown Act requirements. Captions and ASL interpretation are covered under the adopted Language Access Policy.
 - **Estimated staff time:** Staff time to provide this accessibility request is already planned for and incorporated into workflow for FY 26-27.
 - **Estimated cost:** Annual Zoom subscription, including live-stream captioning capabilities, is projected to be \$3,240, and sufficient budget is already appropriated for FY 26-27.
 - **Staff recommendation:** RSB staff do not recommend adopting this requirement since the objectives are already being met by current policy. The Brown Act mandates the notice requirement, and RSB's adopted Language Access Policy includes the captions and ASL interpretation requirements.
5. **Communication access:** Notice the offer of real-time captioning, sign language interpretation, large-print and braille documents, and plain language materials.

- **Policy considerations:** The notice of real-time captioning, sign language, and large print are currently addressed through RSB's Language Access Policy and City of Berkeley accessibility policies. Additionally, COB policies require that documents be translated into braille when requested and, when possible, materials are developed for a 6th grade reading level to satisfy the best practice of writing in plain language. No other policy conflicts have been identified.
 - **Estimated staff time:** 8 hrs. This cost is an estimate that includes a one- time staff investment to develop standard language for the notice, review COB's braille translation contract with Lighthouse for the Blind, and to draft and enter into a vendor contract for braille translation.
 - **Estimated cost:** \$1,000. This cost is an estimate that includes staff time to draft a contract with Lighthouse for the Blind, braille translation with an estimated cost of \$45/page, time to coordinate the translation of requested documents into braille, time to ensure materials are offered in plain language, and to develop language for the notice.
 - **Staff recommendation:** RSB staff recommend the approval of the requirement to offer documents in plain language and braille when requested, consistent with other COB agencies. Real-time captioning, sign language interpretation and large print are all services that are already required by RSB's adopted Language Access Policy.
6. **Clear signage & wayfinding:** Post accessible route and parking instructions at site entrances and on the meeting webpage; include downloadable accessible map with agenda.
- **Policy Considerations:** None identified.
 - **Estimated staff time:** 4 hrs. One time staff investment to research accessible mapping options and develop standard language for parking instructions. Possible ongoing staff time if routes change overtime.
 - **Estimated cost:** \$500. This cost is an estimate to cover staff time to research accessible mapping, develop standard language for instructions, and to allow for ongoing modifications, if necessary.
 - **Staff Recommendation:** RSB staff recommend the approval of a requirement to post accessible route and parking instructions at site entrances where meetings are held, and on meeting webpages.
7. **Language Access:** Provide notice and timely interpretation in commonly used community languages for meetings and, upon request, translated meeting materials.

- **Policy Considerations:** Language access standards are currently included in RSB's adopted Language Access Policy.
 - **Estimated staff time:** No additional staff time required. Ongoing staff time has already been implemented into workflow for FY 26-27.
 - **Estimated cost:** \$30,000 has been budgeted for FY 26-27; future costs TBD.
 - **Staff Recommendation:** RSB staff do not recommend adopting this requirement since the objective is already being met by RSB's Language Access Policy.
8. **Procedural access:** Make public comment, agenda access, and meeting notices accessible and explainable in multiple formats and channels including digital.
- **Policy Considerations:** Notices are currently required by COB policy to be posted on-site and online. RSB staff are working on development of an online educational video resource library intended to make information on RSB procedures and processes more accessible to the general public.
 - **Estimated staff time:** None identified.
 - **Estimated cost:** None identified.
 - **Staff Recommendation:** RSB staff recommend the approval of a requirement to make public comment, agenda access, and meeting notices accessible and explainable in multiple formats and channels, including digital.
9. **Sensory accommodations:** Request that attendees refrain from wearing perfumes or scented products to accommodate those with environmental illnesses or multiple chemical sensitivities.
- **Policy Considerations:** Already codified in existing COB policies.
 - **Estimated staff time:** None identified. Ongoing staff time has already been implemented into workflow for FY 26-27.
 - **Estimated cost:** None identified.
 - **Staff Recommendation:** RSB staff recommend the approval of a request that attendees of meetings refrain from wearing perfumes or scented products to accommodate those with environmental illnesses or multiple chemical sensitivities to align with other COB agencies.

IV. Summary of Staff Recommendations

Based on analysis of the requested policy provisions for feasibility, cost, and compatibility with existing City of Berkeley and Rent Board policy, RSB staff recommend the following policy provisions for approval by the Outreach & Accessibility Committee.

- Requiring consolidated transit directions on meeting notices and posting of accessible route and parking instructions at site entrances and on webpages. This practice will increase the ease of planning for and attending in-person meetings.
- The right to request documents in braille or plain language. These provisions complement already existing COB and RSB policies that provide real-time captioning, sign language interpretation, and access to large print materials.
- Requiring standard language requesting attendees of in-person meetings to refrain from wearing perfumes or scented products. This would strengthen our already existing accessibility practices to encourage greater in-person participation.

The following policies were identified as having objectives that are already being met by existing RSB, or COB policy or by requirements of the ADA or Brown Act.

- Changing our policy regarding advance notice for accommodation requests and clarity of accessibility routes from 72 to 48 hours. Maintaining our current policy allows our office time to adequately comply with all requests, and preserves consistent standards with other City of Berkeley departments and the Commission on Disability.
- Recommendations that are already codified into existing Rent Stabilization Board policies, such as ensuring ADA standards are met in all meeting locations, the provision of interpretation and translation, and virtual participation options, like live-stream captions, are not suggested by staff for further adoption, as they are already embedded in our accessibility framework.

V. Conclusion

The actions and commitments outlined in the Resolution largely align with existing Rent Board practices and ongoing initiatives. Specifically, accessibility commitments are being addressed through compliance with federal ADA requirements, City of Berkeley policies, the Rent Board's adopted Language Access Policy, and continued efforts to achieve WCAG compliance, including accessibility considerations embedded in the approved RFP for a new core data system. Current language access service needs are met through City Language Line services, some translated public-facing materials, website translation tools, and bilingual staff support, with continued refinement through clearer public notice and consistent application across programs.

Recommendations for technology investment are being advanced through the Board-approved data system replacement process, intended to improve usability, accessibility, and equitable access to services. Training and awareness objectives are supported through existing City-provided ADA, reasonable accommodation, and customer service training available to staff, with any future formalization or expansion of training

requirements to be evaluated in coordination with Citywide policies and resource availability.

Where the Resolution calls for new or expanded actions, such as providing accessible transit routes and parking instructions, translating documents into braille, translating transit instructions into Chinese, and translating materials into plain language, this policy enhancement will require one-time and ongoing investments of staff time and resources.

In this way, adoption of the RSB staff-recommended objectives of the Resolution reaffirms the Rent Board's direction and values while ensuring that implementation of its specific actions remains sustainable, coordinated, and grounded in existing operational frameworks.

The full staff analysis and staff revised Resolution are both attached to this memo.

Financial Impact

Estimated one-time costs of \$2,250 including materials and staff time.

Contact Person

Abby Vieira, Public Information Unit Manager, avieira@berkeleyca.gov

Attachments

1. Resolution 26-34: Ensuring Equitable, Accessible, and Inclusive Participation in Rent Board Meetings
2. Staff Analysis for Outreach and Accessibility Committee of Resolution Ensuring Equitable, Accessible, and Inclusive Participation in Berkeley Rent Board Meetings

RESOLUTION 26-__

ENSURING EQUITABLE, ACCESSIBLE, AND INCLUSIVE PARTICIPATION IN RENT BOARD MEETINGS

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

WHEREAS, the Board is an independently governed, fee-funded public agency responsible for administering the City's rent stabilization and housing programs; and

WHEREAS, the Board is committed to providing equitable and meaningful access to its meetings, services, information, and resources for tenants, landlords, commissioners, persons with disabilities, individuals with limited English proficiency, and other members of the Berkeley community; and

WHEREAS, the Board currently provides accessibility measures through compliance with the Americans with Disabilities Act, City of Berkeley accessibility policies, the Board's adopted Language Access Policy, virtual participation and captioning practices, and ongoing efforts to meet Web Content Accessibility Guidelines (WCAG); and

WHEREAS, on April 16, 2026, the Board referred the proposed Resolution: Ensuring Equitable, Accessible, and Inclusive Participation in Berkeley Rent Board Meetings to the Outreach and Accessibility Committee for further review of its fiscal, operational, staffing, and policy implications; and

WHEREAS, staff subsequently evaluated the proposed accessibility measures and identified opportunities to strengthen access while avoiding duplication of requirements and services already established by federal law, City policy, Board policy, and existing agency practices; and

WHEREAS, the Board seeks to implement accessibility improvements in a manner that is practical, sustainable, coordinated with Citywide standards, and responsive to the needs of the public;

NOW, THEREFORE, BE IT RESOLVED that the City of Berkeley Rent Stabilization Board reaffirms its commitment to equitable, accessible, and inclusive participation in Board and Committee meetings and directs staff to implement the following accessibility enhancements:

1. Provide consolidated public transit directions on meeting notices, including relevant BART, bus, rail, and elevator information, as appropriate;
2. Provide accessible route and parking information at meeting locations and on meeting webpages, including clear entry instructions where applicable;
3. Make documents available in braille or plain-language formats upon request, consistent with applicable City policies, available services, and operational requirements;
4. Continue improving access to public comment procedures, agendas, and meeting notices through multiple formats and channels, including digital resources; and
5. Include standard language requesting that attendees at in-person meetings refrain from wearing perfumes or scented products to support individuals with environmental illnesses or multiple chemical sensitivities.

RESOLUTION 26-__

ENSURING EQUITABLE, ACCESSIBLE, AND INCLUSIVE PARTICIPATION IN RENT BOARD MEETINGS (Page 2)

BE IT FURTHER RESOLVED that the Board shall maintain the existing 72-hour advance notice standard for accommodation requests, consistent with City of Berkeley practices and the Commission on Disability, while continuing to address accommodation requests in accordance with applicable law and City policy;

BE IT FURTHER RESOLVED that accessibility measures already required or provided through the Americans with Disabilities Act, City of Berkeley policies, the Board's Language Access Policy, Brown Act requirements, and existing Rent Board practices—including accessible meeting facilities, language interpretation and translation, virtual participation, live-stream captioning, sign language interpretation, and large-print materials—shall continue to be administered through those existing frameworks rather than duplicated through separate requirements under this Resolution;

BE IT FURTHER RESOLVED that implementation of these accessibility enhancements shall be coordinated with the Board's annual budget, available staffing and resources, Citywide accessibility practices, and ongoing technology and digital accessibility initiatives; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to implement the provisions of this Resolution through appropriate administrative procedures and to make operational adjustments necessary to maintain consistency with applicable law, City policy, Board policy, and available resources.

Dated: _____, 2026

Adopted by the Rent Stabilization Board of the City of Berkeley by the following vote:

YES:

NO:

ABSTAIN:

ABSENT:

Soli Alpert, Chair

Rent Stabilization Board

Attest: _____

DéSeana Williams, Executive Director



MEMORANDUM

DATE: July 16, 2026

TO: Outreach and Accessibility Committee, Berkeley Rent Stabilization Board

FROM: Abby Vieira, Public Information Unit Manager

SUBJECT: Staff Analysis of Resolution: *Ensuring Equitable, Accessible, and Inclusive Participation in Berkeley Rent Board Meetings*

I. Background and Purpose of This Analysis

On April 16, 2026, the full Board considered the Resolution: Ensuring Equitable, Accessible, and Inclusive Participation in Berkeley Rent Board Meetings for adoption. After full-board discussion, the resolution was referred back to the Outreach and Accessibility Committee to discuss fiscal and operational implications before returning to the full board for a vote. During the Outreach and Accessibility Committee meeting held on June 24, 2026, RSB staff was asked to perform an analysis of the cost, impact on staff time, and policy implications of adopting the Resolution. This analysis provides the information requested on the impact of implementing this resolution on the Rent Board's budget and staffing, allowing the O&A Committee to vote on adoption. This analysis will also include a staff-recommended revised resolution grounded in its findings.

II. Existing Framework for Access and Inclusion

Accessibility and Disability Compliance

The Rent Board operates in accordance with the requirements of the Americans with Disabilities Act (ADA) and all City of Berkeley policies that implement its requirements. Recent efforts include compliance with WCAG mandates for web content accessibility as well as accessibility considerations embedded in the core functionality of a new Rent Registry and Housing Services Data System. Additionally, in the past four years, no complaints have been filed, and no findings of accessibility barriers have been made related to Rent Board ADA compliance.

Language Access Services

The Rent Board provides language access, including ASL, through City Language Line services, translated materials including the Rent Control Guide in Spanish, website

translation tools, public notices of language access availability, and bilingual staff who provide real-time assistance.

Technology and Equitable Access

The Rent Board's investment in a modernized Rent Registry and Housing Services Data System to replace the legacy system represents its commitment to accessibility, usability, and equitable access to the agency's services, data, and documents.

III. Operational and Resource Considerations

Rent Board staff has conducted a preliminary evaluation of the cost, staff time, and anticipated policy implications of each of the nine recommendations included in the June 24 memorandum from the O&A Committee. Below is each recommendation, followed by staff's analysis of the policy considerations, estimated implementation time, estimated cost, and staff's recommendation on whether to adopt it.

1. **Advance notice and clarity:** Accommodation deadline (48 hours), and accessible parking entry instructions broadly across agenda notices, website, and meeting reminders.
 - **Policy considerations:** There is no specific time frame required by ADA, and the standard practice used by the Commission on Disability and other COB departments is 72 hours.
 - **Estimated staff time:** 4hrs. This is a two-step process: confirming 48 hours' notice for accommodation requests and creating a list of accessible parking options with entry instructions for both locations where Board and Committee meetings are held.
 - **Estimated cost:** \$500. This cost is an estimate that includes staff time to research parking options and to develop standard language for agenda notices, meeting reminders, and the website.
 - **Staff recommendation:** RSB staff recommend using consistent practices with other COB departments and request 72 hours' notice for accommodations in the entry instructions for agenda notices, the website, and meeting reminders.
2. **Transit guidance:** Provide consolidated transit directions (BART station exits, nearest bus/rail stops, elevator locations) on meeting notices.
 - **Policy considerations:** None identified.
 - **Estimated staff time:** 2hrs. One-time staff investment to research transit directions and then develop standard language for instructions.
 - **Estimated cost:** \$250. This cost is an estimate that includes staff time to conduct research, and development standard language for notices.

- **Staff recommendation:** RSB staff recommend the approval of a requirement to consolidate transit directions on meeting notices.
3. **Physical access:** Ensure meeting locations, entryways, seating, restrooms, and parking meet ADA standards.
- **Policy considerations:** These requirements are already codified into existing RSB and City of Berkeley accessibility policies, as required by ADA.
 - **Estimated staff time:** None identified.
 - **Estimated cost:** None identified.
 - **Staff recommendation:** RSB staff do not recommend adopting this requirement since the objective is already being met by COB and RSB policies, as required by ADA.
4. **Remote access:** Notice the high-quality, reliable virtual participation options (live streaming, two-way remote participation, and archived recordings). Ensure live-stream captions and ASL interpretation on request.
- **Policy considerations:** RSB currently provides virtual participation options and is required to provide notice in accordance with Brown Act requirements. Captions and ASL interpretation are covered under the adopted Language Access Policy.
 - **Estimated staff time:** Staff time to provide this accessibility request is already planned for and incorporated into workflow for FY 26-27.
 - **Estimated cost:** Annual Zoom subscription, including live-stream captioning capabilities, is projected to be \$3,240, and sufficient budget is already appropriated for FY 26-27.
 - **Staff recommendation:** RSB staff do not recommend adopting this requirement since the objectives are already being met by current policy. The Brown Act mandates the notice requirement, and RSB's adopted Language Access Policy includes the captions and ASL interpretation requirements.
5. **Communication access:** Notice the offer of real-time captioning, sign language interpretation, large-print and braille documents, and plain language materials.
- **Policy considerations:** The notice of real-time captioning, sign language, and large print are currently addressed through RSB's Language Access Policy and City of Berkeley accessibility policies. Additionally, COB policies require that documents be translated into braille when requested and, when possible, materials are developed for a 6th grade reading level to satisfy the best practice of writing in plain language. No other policy conflicts have been identified.

- **Estimated staff time:** 8 hrs. This cost is an estimate that includes a one- time staff investment to develop standard language for the notice, review COB's braille translation contract with Lighthouse for the Blind, and to draft and enter into a vendor contract for braille translation.
 - **Estimated cost:** \$1,000. This cost is an estimate that includes staff time to draft a contract with Lighthouse for the Blind, braille translation with an estimated cost of \$45/page, time to coordinate the translation of requested documents into braille, time to ensure materials are offered in plain language, and to develop language for the notice.
 - **Staff recommendation:** RSB staff recommend the approval of the requirement to offer documents in plain language and braille when requested, consistent with other COB agencies. Real-time captioning, sign language interpretation and large print are all services that are already required by RSB's adopted Language Access Policy.
6. **Clear signage & wayfinding:** Post accessible route and parking instructions at site entrances and on the meeting webpage; include downloadable accessible map with agenda.
- **Policy Considerations:** None identified.
 - **Estimated staff time:** 4 hrs. One time staff investment to research accessible mapping options and develop standard language for parking instructions. Possible ongoing staff time if routes change overtime.
 - **Estimated cost:** \$500. This cost is an estimate to cover staff time to research accessible mapping, develop standard language for instructions, and to allow for ongoing modifications, if necessary.
 - **Staff Recommendation:** RSB staff recommend the approval of a requirement to post accessible route and parking instructions at site entrances where meetings are held, and on meeting webpages.
7. **Language Access:** Provide notice and timely interpretation in commonly used community languages for meetings and, upon request, translated meeting materials.
- **Policy Considerations:** Language access standards are currently included in RSB's adopted Language Access Policy.
 - **Estimated staff time:** No additional staff time required. Ongoing staff time has already been implemented into workflow for FY 26-27.
 - **Estimated cost:** \$30,000 has been budgeted for FY 26-27; future costs TBD.

- **Staff Recommendation:** RSB staff do not recommend adopting this requirement since the objective is already being met by RSB's Language Access Policy.
8. **Procedural access:** Make public comment, agenda access, and meeting notices accessible and explainable in multiple formats and channels including digital.
- **Policy Considerations:** Notices are currently required by COB policy to be posted on-site and online. RSB staff are working on development of an online educational video resource library intended to make information on RSB procedures and processes more accessible to the general public.
 - **Estimated staff time:** None identified.
 - **Estimated cost:** None identified.
 - **Staff Recommendation:** RSB staff recommend the approval of a requirement to make public comment, agenda access, and meeting notices accessible and explainable in multiple formats and channels, including digital.
9. **Sensory accommodations:** Request that attendees refrain from wearing perfumes or scented products to accommodate those with environmental illnesses or multiple chemical sensitivities.
- **Policy Considerations:** Already codified in existing COB policies.
 - **Estimated staff time:** None identified. Ongoing staff time has already been implemented into workflow for FY 26-27.
 - **Estimated cost:** None identified.
 - **Staff Recommendation:** RSB staff recommend the approval of a request that attendees of meetings refrain from wearing perfumes or scented products to accommodate those with environmental illnesses or multiple chemical sensitivities to align with other COB agencies.

IV. Summary of Staff Recommendations

Based on analysis of the requested policy provisions for feasibility, cost, and compatibility with existing City of Berkeley and Rent Board policy, RSB staff recommend the following policy provisions for approval by the Outreach & Accessibility Committee.

- Requiring consolidated transit directions on meeting notices and posting of accessible route and parking instructions at site entrances and on webpages. This practice will increase the ease of planning for and attending in-person meetings.
- The right to request documents in braille or plain language. These provisions complement already existing COB and RSB policies that provide real-time captioning, sign language interpretation, and access to large print materials.

- Requiring standard language requesting attendees of in-person meetings to refrain from wearing perfumes or scented products. This would strengthen our already existing accessibility practices to encourage greater in-person participation.

The following policies were identified as having objectives that are already being met by existing RSB, or COB policy or by requirements of the ADA or Brown Act.

- Changing our policy regarding advance notice for accommodation requests and clarity of accessibility routes from 72 to 48 hours. Maintaining our current policy allows our office time to adequately comply with all requests, and preserves consistent standards with other City of Berkeley departments and the Commission on Disability.
- Recommendations that are already codified into existing Rent Stabilization Board policies, such as ensuring ADA standards are met in all meeting locations, the provision of interpretation and translation, and virtual participation options, like live-stream captions, are not suggested by staff for further adoption, as they are already embedded in our accessibility framework.

V. Conclusion

The actions and commitments outlined in the Resolution largely align with existing Rent Board practices and ongoing initiatives. Specifically, accessibility commitments are being addressed through compliance with federal ADA requirements, City of Berkeley policies, the Rent Board's adopted Language Access Policy, and continued efforts to achieve WCAG compliance, including accessibility considerations embedded in the approved RFP for a new core data system. Current language access service needs are met through City Language Line services, some translated public-facing materials, website translation tools, and bilingual staff support, with continued refinement through clearer public notice and consistent application across programs.

Recommendations for technology investment are being advanced through the Board-approved data system replacement process, intended to improve usability, accessibility, and equitable access to services. Training and awareness objectives are supported through existing City-provided ADA, reasonable accommodation, and customer service training available to staff, with any future formalization or expansion of training requirements to be evaluated in coordination with Citywide policies and resource availability.

Where the Resolution calls for new or expanded actions, such as providing accessible transit routes and parking instructions, translating documents into braille, translating transit instructions into Chinese, and translating materials into plain language, this policy enhancement will require one-time and ongoing investments of staff time and resources.

In this way, adoption of the RSB staff-recommended objectives of the Resolution reaffirms the Rent Board's direction and values while ensuring that implementation of its specific actions remains sustainable, coordinated, and grounded in existing operational frameworks. RSB staff recommend the O&A Committee review the findings and recommendations in this analysis and consider the adoption of the staff proposed revised resolution that accompanies it.



Memorandum

DATE: October 15, 2026

TO: Honorable Members of the Berkeley Rent Stabilization Board

FROM: Outreach and Accessibility Committee

By: Abby Vieira, Public Information Unit Manager

SUBJECT: Recommendation to Adopt New Mission Statement for Outreach and Accessibility Committee

Recommendation

That the full board adopt a new Mission Statement for the Outreach and Accessibility Committee.

Background and Need for Rent Board Action

On March 25, 2026, the Outreach and Accessibility Committee voted to approve a new mission statement to be sent to the full board for adoption. The approved mission statement can be found below.

Outreach and Accessibility Committee new Mission Statement

This Committee reviews efforts and makes recommendations for informing Berkeley residents and property owners of the services that the Rent Board provides and for expanding access to these services. Outreach projects include, but are not limited to, informative workshops, webinars, mailings, advertising, community events and on-the-spot counseling services.

The Committee further advises on efforts to ensure that all tenants, landlords, and community members — including persons with disabilities, individuals with limited English proficiency, and historically underserved populations — have full and equitable access to Rent Board services and resources. This includes recommending policies and initiatives related to language services, assistive technology, accommodations, staff training, and the removal of systemic barriers to participation and inclusion.

Financial Impact

None.

Contact Person

Abby Vieira, Public Information Unit Manager, avieira@berkeleyca.gov

**Commissioner Attendance at Rent Stabilization Board Meetings
Through Q3 of 2026**

2026	Soli ALPERT	Stefan ELGSTRAND	Xavier JOHNSON	Andy KELLEY	Vanessa Danielle MARRERO	Ida MARTINAC	Nathan MIZELL	Alfred TWU	Dominique WALKER
January 15	Present	Present	Present	Present	ABSENT*	Present	Present	Present	Present
February 19	Present	Present	Present	Present	Present	Present	Present	Present	Present
March 5	Present	Present	Present	Present	Present	Present	Present	Present	Present
March 23	Present	Present	Present	Present	Present	Present	Present	Present	ABSENT*
April 16	Present	Present	Present	Present	Present	Present	Present	Present	Present
May 28	Present	Present	Present	Present	Present	Present	Present	Present	Present
June 18	Present	Present	Present	Present	Present	Present	Present	Present	Present
July 16	Present	Present	Present	Present	Present	Present	Present	Present	Present
~~August 20~~ Cancelled	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
September 17	Present	Present	Present	Present	Present	Present	Present	Present	Present
October 15									
November 19									
December 17									
Red = absent without notice									
* = Absent <i>with</i> compensation ** = Absent due to a medical reason <i>Bold and italicized</i> = Special Meeting									

Commissioner Attendance
Rent Stabilization Board COMMITTEE Meetings:
January - March (Q1)

COMMITTEES	Soli ALPERT	Stefan ELGSTRAND	Xavier JOHNSON	Andy KELLEY	Vanessa Danielle MARRERO	Ida MARTINAC	Nathan MIZELL	Alfred TWU	Dominique WALKER
AD HOC Committee to Consider Rent Ordinance Changes at the November 2026 General Election									
January 8, 2026	Present	Present						Present	
March 5, 2026	Present	Present						Present	
Budget & Personnel									
January 20, 2026	Present			Present			Present		Present
February 3, 2026	Present			Present			Present		Present
Climate Resilience & Habitability									
January 26, 2026^					Absent	Present		Present	Absent
March 13, 2026					Absent*	Present		Present	
Eviction / Section 8 / Foreclosure									
<i>This Committee did not meet this quarter.</i>									
LIRA									
<i>This Committee did not meet this quarter.</i>									
Outreach									
January 9, 2026				Present	Present	Present		Present	
January 28, 2026				Present	Absent	Present		Present	
February 25, 2026				Present	Present	Present		Present	
March 25, 2026				Present	Absent	Present		Present	

Commissioner Attendance
Rent Stabilization Board COMMITTEE Meetings:
January - March (Q1)

COMMITTEES	Soli ALPERT	Stefan ELGSTRAND	Xavier JOHNSON	Andy KELLEY	Vanessa Danielle MARRERO	Ida MARTINAC	Nathan MIZELL	Alfred TWU	Dominique WALKER
2 x 2 Joint Committee on Housing (BUSD/Rent Board)									
March 11, 2026	Present				Present				
4 x 4 Joint Committee on Housing (City Council/Rent Board)									
January 23, 2026	Present		Present		Present			Present	
February 20, 2026	Present		Present	Present				Present	
March 20, 2026	Present		Present	Present				Present	

^ = Meeting cancelled due to lack of a quorum

* = Absent with compensation

 = Not a member of this Committee at this time

Commissioner Attendance
Rent Stabilization Board COMMITTEE Meetings
April - June (Q2)

COMMITTEES	Soli ALPERT	Stefan ELGSTRAND	Xavier JOHNSON	Andy KELLEY	Vanessa Danielle MARRERO	Ida MARTINAC	Nathan MIZELL	Alfred TWU	Dominique WALKER
Budget & Personnel									
May 27, 2026	Present			Present			Present		Present
Climate Resilience & Habitability									
April 10, 2026					Present	Present		Present	
May 8, 2026					Present	Present		Present	
June 30, 2026					Absent	Present		Present	
Eviction / Section 8 / Foreclosure									
May 12, 2026		Present	Present				Present		Present
LIRA									
<i>This Committee did not meet this quarter.</i>									
Outreach									
April 29, 2026^									
May 27, 2026				Present	Present	Present		Present	
June 24, 2026				Present	Present	Present		Present	
2 x 2 Joint Committee on Housing (BUSD/Rent Board)									
<i>This Committee did not meet this quarter.</i>									
4 x 4 Joint Committee on Housing (City Council/Rent Board)									
April 17, 2026	Present		Present	Present				Present	

^ = Meeting cancelled due to lack of a quorum

* = Absent with compensation

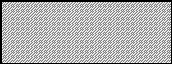
 = Not a member of this Committee at this time

Rent Board Commissioner Attendance
COMMITTEE Meetings
July-September (Q3)

COMMITTEES	Soli ALPERT	Stefan ELGSTRAND	Xavier JOHNSON	Andy KELLEY	Vanessa Danielle MARRERO	Ida MARTINAC	Nathan MIZELL	Alfred TWU	Dominique WALKER
Budget & Personnel									
July 2, 2026	Present			Present			Present		Present
Climate Resilience & Habitability									
<i>This Committee did not meet this quarter.</i>									
Eviction / Section 8 / Foreclosure									
July 14, 2026		Present	Present				Present		Present
LIRA									
July 14, 2026	Present	Present				Present	Present		
September 15, 2026	Present	Present				Present	Present		
Outreach									
September 30, 2026				Present	Absent	Present		Present	
2 x 2 Joint Committee on Housing (BUSD/Rent Board)									
<i>This Committee did not meet this quarter.</i>									
4 x 4 Joint Committee on Housing (City Council/Rent Board)									
July 17, 2026^	Present		Present	Present				Present	
September 18, 2026	Present		Present	Present				Present	

^ = Meeting cancelled due to lack of a quorum

* = Absent with compensation

 = Not a member of this Committee at this time

2026 Unanticipated Remote Participation at Rent Board and Committee Meetings									
Soli ALPERT									
Stefan ELGSTRAND									
Xavier JOHNSON									
Andy KELLEY						7/16/26 Regular Board Meeting attended remotely.	9/17/26 Regular Board Meeting attended remotely.	9/18/26 4x4 Joint Task Force Committee Meeting - attended remotely.	
Vanessa Danielle MARRERO	1/9/26 Outreach meeting - attended remotely.	2/19/26 Regular Board Meeting attended remotely.	2/25/26 Outreach Committee Meeting - attended remotely.						
Ida MARTINAC				5/28/26 Regular Board Meeting attended remotely.					
Nathan MIZELL					7/2/26 Budget and Personnel Committee Meeting - attended remotely.				
Alfred TWU*									
Dominique WALKER		2/19/26 Regular Board Meeting attended remotely.		5/28/26 Regular Board Meeting attended remotely.					



LEGISLATION, IRA / AGA & REGISTRATION COMMITTEE MEETING

Monday, October 5, 2026 – 5:30 p.m.

Berkeley Rent Board Conference Room A – 2000 Center Street, Suite 400, Berkeley, CA 94704

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 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 1-669-900-6833 and enter Webinar ID: 884 2060 1311, Passcode: 069666. 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 mbrown@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: "PUBLIC COMMENT ITEM FOR LIRA COMMITTEE." 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.



AGENDA: LEGISLATION, IRA / AGA & REGISTRATION COMMITTEE MEETING

Monday, October 5, 2026 – 5:30 p.m.

Berkeley Rent Board Conference Room A – 2000 Center Street, Suite 400, Berkeley, CA 94704

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 uncaded 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 September 15, 2026 meeting minutes – see attachment
5. Public Comment
6. Discussion and possible action to adopt a Regulation mandating paperless billing for certain properties-see attachment
7. Discussion and possible action to recommend full Board amend Regulations 403.5 and 1269 to address security issues associated with room locks – see attachment
8. Discussion and possible action to recommend full Board amend Regulations 1206 and 1269 to address time limitation for filing rent increase petitions for added space/services – see attachment
9. Discussion and possible action to recommend that full Board approve publication of the 2027 Annual General Adjustment at the October 15, 2026 meeting-see attachment
10. Discussion and possible action to recommend that full Board approve the 2027 Annual Inflationary Adjustment of the Owner Move-In and Ellis Act Relocation Assistance payments at the October 15, 2026 meeting-see attachment.

11. Discussion and possible action regarding future agenda items
12. Confirm next meeting date
13. Adjournment

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

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



OUTREACH AND ACCESSIBILITY COMMITTEE MEETING

Wednesday, September 30, 2026 – 5:30 p.m.

Berkeley Rent Board Conference Room A – 2000 Center Street, 4th floor, Berkeley, CA 94704

Teleconference Location – 651 Addison Street, Apt. 215, Berkeley, CA 94710

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 1-669-900-6833, enter Webinar ID: 878 2742 3377 and Passcode: 074533. 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 avieira@berkeleyca.gov by **3:30 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: "PUBLIC COMMENT ITEM FOR OUTREACH AND ACCESSIBILITY COMMITTEE." 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.



AGENDA: OUTREACH AND ACCESSIBILITY COMMITTEE MEETING

Wednesday, September 30, 2026 – 5:30 p.m.

Berkeley Rent Board Conference Room A – 2000 Center Street, 4th floor, Berkeley, CA 94704

Teleconference Location – 651 Addison Street, Apt. 215, Berkeley, CA 94710

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 uncended 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. Review and approval of June 24, 2026, Meeting Minutes
5. Public Comment
6. Language Access Policy Update
7. Rent Board Outreach Staff Report
8. Discussion and Action Item: Staff Analysis and Proposed Resolution Ensuring Equitable, Accessible, and Inclusive Participation in Berkeley Rent Board Meetings
9. Next Meeting: October 28, 2026, 6:30pm
10. Future Agenda Items
11. Adjournment

STAFF CONTACT: Abby Vieira, Public Information Unit Manager (510) 981-4935

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



4 X 4 JOINT TASK FORCE COMMITTEE ON HOUSING

CITY COUNCIL/RENT BOARD

Friday, September 18, 2026 – 12:00 p.m.

2180 Milvia Street, 1st floor, Cypress Room, Berkeley, CA

Teleconference Location – 2185 N California Blvd. Suite 450, Walnut Creek, CA 94596

Teleconference Location – 5555 Laval Rd, Arvin, CA 93203

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.

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To join by phone

Dial 1-669-254-5252, enter Webinar ID: 161 785 7476 and Passcode: 456921. 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 Hkim@berkeleyca.gov by **9:00 a.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: "PUBLIC COMMENT ITEM FOR 4x4 COMMITTEE." Please observe a 150-word limit. Time limits on public comments will apply.

Decorum

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Communications access information

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AGENDA: 4 X 4 JOINT TASK FORCE COMMITTEE ON HOUSING

CITY COUNCIL/RENT BOARD

Friday, September 18, 2026 – 12:00 p.m.

2180 Milvia Street, 1st floor, Cypress Room, Berkeley, CA

Teleconference Location – 2185 N California Blvd. Suite 450, Walnut Creek, CA 94596

Teleconference Location – 5555 Laval Rd, Arvin, CA 93203

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 uncaded 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. Non-agenda public comment
5. Approval of April 17, 2026, meeting minutes
6. Discussion and possible action on adopting the Ordinance to Enable the City Council to Invoke Temporary Eviction Protections During Declared States of Emergency. See attached presentation material. (Requested by Co-Chairs Alpert and Lunaparra).
7. Discussion on Housing Inspection Scoring System. See attached memorandum. (Requested by Commissioner Twu).
8. Discussion and feedback on recent HAC action regarding Short-Term Tenant Relocation Per-Diem Payment Rate. (Requested by Co-Chair Alpert).
9. Confirm next meeting date
10. Adjournment

COMMITTEE MEMBERS:

City Councilmember Ben Bartlett

City Councilmember Brent Blackaby

City Councilmember Cecilia Lunaparra

City Councilmember Igor Tregub

Rent Board Chairperson Soli Alpert

Rent Board Commissioner Xavier Johnson

Rent Board Commissioner Andy Kelley

Rent Board Commissioner Alfred Twu

The Rent Board strives to make all documents available to the public accessible to everyone. If you are having trouble accessing any of the content in this document and need it in an alternative format or require another accommodation for the

4 x 4 Joint Task Force Committee on Housing,
please contact Committee Staffer Hannah Kim
at hkim@berkeleyca.gov



4 X 4 JOINT TASK FORCE ON HOUSING

CITY COUNCIL/RENT BOARD

Friday, April 17, 2026 – 11:00 a.m.

2180 Milvia Street, 1st floor, Cypress Room, 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.

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[Join 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 1-669-254-5252, enter Webinar ID: 161 785 7476 and Passcode: 456921. 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 HKim@berkeleyca.gov by **9:00 a.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: "PUBLIC COMMENT ITEM FOR 4x4 COMMITTEE." 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.



AGENDA: 4 X 4 JOINT TASKFORCE ON HOUSING

CITY COUNCIL/RENT BOARD

Friday, April 17, 2026 – 11:00 a.m.

2180 Milvia Street, 1st floor, Cypress Room, Berkeley, CA

Minutes -To Be Approved

1. **Roll Call:** Co-Chair Alpert called the meeting to order.

Present: Blackaby, Lunaparra, Tregub, Alpert, Johnson, Kelley, Twu

Absent: Bartlett

Staff present: Matt Brown, Ollie Ehlinger, Hannah Kim (remote), DeSeana Williams, Andrew Yang, Olga Bolotina, Jonah Gottlieb.

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:** M/S/C (Tregub/Johnson) Voice Vote. Carried: 7-0-0-1. Absent: Bartlett.
4. **Non-agenda public comment:** One speaker relating to petition signature gatherers unlawfully trading signatures for snacks and drinks.
5. **Approval of March 20, 2026, meeting minutes:** M/S/C (Tregub/Kelley) Tregub moves to approve minutes with correction that he did not abstain at the last meeting. Voice Vote. Carried:7-0-0-1. Absent: Bartlett.
6. **Discussion and possible action regarding potential amendments to the Rent Ordinance proposed by the Rent Board for the November 2026 General Election (attached to agenda):** See below.
7. **Discussion and possible action regarding Affordable Housing Provider Fees under the Rent**



Ordinance:

Items 6 and 7 Discussed together.

Presentation by Matt Brown. Power Point Slides made available for public inspection.

Public Comments: In person: 7; Remote: 2.

Written Submissions: See attached.

Motion to recommend to City Council to place a measure on the 2026 general election ballot amending Berkeley municipal code chapter 13.76 as set forth in the attachment to the meeting materials with the following changes:

1. Proposed section .050.C.9 shall be amended to read:

Golden Duplex Exemption. Rental units in a residential property which is divided into two units where:

(a) one of the units was owner-occupied on December 31, 1979, and is currently occupied by the landlord as their principal residence.; and

(b) for any tenancy commencing on or after July 1, 2027, the tenant must be provided written notice, in a form prescribed by the Board, as part of their initial rental agreement that the residential property is exempt from this Chapter.

2. Section .080.N shall be amended to read:

Paperless Billing Requirement. The Board may, by regulation, require that registration fees and penalties due under this Section be paid through the Board's online rent registry. A landlord subject to this requirement must provide the Board a current email address in order to receive billing statements.

3. Proposed Section .080.O shall be added to read:

Notwithstanding any other provision of this Chapter, the Board shall have the authority to adopt regulations to waive or reduce fees owing under this Section for a residential property owned or leased by an organization exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code containing rental units that are subject to a regulatory agreement with a governmental agency that controls the units' rent levels.

4. Proposed Section .110.F shall be amended to read:



Notwithstanding Subsection A above, which establishes the rules associated with rent ceiling increases, a landlord shall not increase the lawful periodic rent charged for any unit in a 12-month period by more than ten percent (10%) for rent increases based on the Annual General Adjustment. In the event Civil Code section 1947.12 or any successor statute establishes a lower maximum rent increase than ten percent (10%), then that lower maximum rent increase shall apply.

5. Any nonsubstantial edits by Rent Board Legal Staff.

(M/S/C) (Tregub/Alpert). Voice Vote. 7-0-0-1. Absent: Bartlett.

8. **Update on the Emergency Ordinance.** Not discussed.

9. **Confirm next meeting to return to regular time of 12 p.m.:** Confirmed.

10. Adjournment: M/S/C (Johnson/Tregub). Vote Voice. Carried: 7-0-0-1. ABSENT: Bartlett.

COMMITTEE MEMBERS:

City Councilmember Ben Bartlett	Rent Board Chairperson Soli Alpert
City Councilmember Brent Blackaby	Rent Board Commissioner Xavier Johnson
City Councilmember Cecilia Lunaparra	Rent Board Commissioner Andy Kelley
City Councilmember Igor Tregub	Rent Board Commissioner Alfred Twu



April 16, 2026

Councilmember Cecilia Lunaparra, Co-Chair
Commissioner Soli Alpert, Co-Chair
4x4 Joint Task Force Committee on Housing
2000 Center Street, Suite 400
Berkeley, CA 94704

Re: Item #7, Measure BB Registration Fee for Non-profit Affordable Housing Providers

Dear Chair Lunaparra and Chair Alpert:

Thank you for your leadership and for your willingness to work collaboratively with the nonprofit affordable housing community to reduce the impact of Rent Board registration fees on our properties. In advance of Item #7 on the April 4x4 Committee agenda, the Northern California Land Trust would like to express our strong support for placing clean-up amendments to Measure BB on the November 2026 ballot to allow the Rent Board to administratively develop a fee-waiver program for nonprofit affordable housing providers, similar to the approach used by the City of Santa Monica.

This solution is a thoughtful balance between taking prompt action and mitigating legal and administrative risk. It allows our shared momentum to continue while creating space for the ongoing, productive conversations needed to design a program that meets the needs of both the Rent Board and nonprofit providers.

We are mindful, however, that this path will take time, and that the due date for FY 26–27 registration fees is approaching quickly. To bridge this gap, we respectfully request that the Rent Board provide a 12-month amnesty period for nonprofit affordable housing providers for late payment of FY 26–27 Measure BB registration fees that would otherwise be due in June 2026.

Thank you again for taking our concerns seriously and for your partnership on this issue. We look forward to continued collaboration as we work together to develop a durable fee waiver program for nonprofit affordable housing.

Sincerely,

Asn Ndiaye
Executive Director
Northern California Land Trust



Creating & Preserving Affordable Housing

April 16, 2026

Councilmember Cecilia Lunaparra, Co-Chair
Commissioner Soli Alpert, Co-Chair
4x4 Joint Task Force Committee on Housing
2000 Center Street, Suite 400
Berkeley, CA 94704

Re: Item #7, Measure BB Registration Fee for Non-profit Affordable Housing Providers

Dear Chair Lunaparra and Chair Alpert:

Thank you for your leadership and for your willingness to work collaboratively with the nonprofit affordable housing community to reduce the impact of Rent Board registration fees on our properties. In advance of Item #7 on the April 4x4 Committee agenda, RCD would like to express our strong support for placing clean-up amendments to Measure BB on the November 2026 ballot to allow the Rent Board to administratively develop a fee waiver program for nonprofit affordable housing providers, similar to the approach used by the City of Santa Monica.

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We are mindful, however, that this path will take time, and that the due date for FY 26-27 registration fees is approaching quickly. To bridge this gap, we respectfully request that the Rent Board provide a 12-month amnesty period for nonprofit affordable housing providers for late payment of FY 26-27 Measure BB registration fees that would otherwise be due in June 2026.

Thank you again for taking our concerns seriously and for your partnership on this issue. We look forward to continued collaboration as we work together to develop a durable fee waiver program for nonprofit affordable housing.

Sincerely,

Courtney Pal
Policy Manager
Resources for Community Development



1835 Alcatraz Avenue
Berkeley, CA 94703
P 510.647.0700
F 510.647.0820
TTY 711
WWW.SAHAHOMES.ORG

April 16, 2026

Councilmember Cecilia Lunaparra, Co-Chair
Commissioner Soli Alpert, Co-Chair
4x4 Joint Task Force Committee on Housing
2000 Center Street, Suite 400
Berkeley, CA 94704

Re: Item #7, Measure BB Registration Fee for Non-profit Affordable Housing Providers

Dear Chair Lunaparra and Chair Alpert:

Thank you for your leadership and for your willingness to work collaboratively with the nonprofit affordable housing community to reduce the impact of Rent Board registration fees on our properties. In advance of Item #7 on the April 4x4 Committee agenda, Satellite Affordable Housing Associates would like to express our strong support for placing clean-up amendments to Measure BB on the November 2026 ballot to allow the Rent Board to administratively develop a fee-waiver program for nonprofit affordable housing providers, similar to the approach used by the City of Santa Monica.

This solution is a thoughtful balance between taking prompt action and mitigating legal and administrative risk. It allows our shared momentum to continue while creating space for the ongoing, productive conversations needed to design a program that meets the needs of both the Rent Board and nonprofit providers.

We are mindful, however, that this path will take time, and that the due date for FY 26-27 registration fees is approaching quickly. To bridge this gap, we respectfully request that the Rent Board provide a 12-month amnesty period for nonprofit affordable housing providers for late payment of FY 26-27 Measure BB registration fees that would otherwise be due in June 2026.

Thank you again for taking our concerns seriously and for your partnership on this issue. We look forward to continued collaboration as we work together to develop a durable fee waiver program for nonprofit affordable housing.

Sincerely,


Susan Friedland
Chief Executive Officer
Satellite Affordable Housing Associates

CONSENT CALENDAR

October 13, 2026

To: Honorable Members of the City Council

From: Councilmember Lunaparra (Author), Councilmember Humbert (cosponsor)

Subject: Adopt an Ordinance to Enable the City Council to Invoke Temporary Eviction Protections During Declared States of Emergency

RECOMMENDATION

Adopt an Ordinance to Enable the City Council to Invoke Temporary Eviction Protections During Declared States of Emergency

CURRENT SITUATION AND ITS EFFECTS

In recent years, natural disasters exacerbated by the climate crisis have increased in frequency and severity, crises like the COVID-19 pandemic have disrupted the very fabric of society, and critical emergencies have caused harm to the lives and livelihoods of the people of Berkeley and beyond. These trends necessitate the creation of additional tools that the City Council may use to protect its most vulnerable residents during times of extreme crisis.

Allowing Berkeleyans to stay housed and off the streets during such natural disasters and times of crises is one of the most effective ways to keep our residents safe and stable. The City Council is already permitted to invoke an eviction moratorium if the State of California has declared a State of Emergency. It is necessary to enact this Chapter to provide the City Council with an administrative framework to swiftly but temporarily pause residential evictions during a local declaration of an emergency so that any delays in the State of California's declaration of a State of Emergency do not inhibit the City of Berkeley's ability to protect its most vulnerable residents from displacement.

Under this ordinance:

1. The City Council would be able to invoke a temporary eviction moratorium while declaring an emergency or at any point during the emergency.
2. Any moratorium would last for 30 days after either: the emergency ends or until the City Council passes a resolution ending the moratorium.
3. During the moratorium, residential evictions would only be permitted for threats to health and safety, to clear a condemned building, or as required under state law.
4. Any moratorium would be tied to Rental Assistance but would not require a tenant to disclose any confidential information to their landlord regarding the impact of the emergency on their ability to pay rent. After the moratorium, landlords would only collect rent that became owed during the moratorium if the tenant has not applied for or is rejected for Rental Assistance. This would allow tenants to stay housed while ensuring that small landlords would not lose their source of income during times of extreme crisis.

To be abundantly clear: passage of this ordinance does not declare an emergency or eviction moratorium outright. It merely gives the City Council the authority to enact an eviction moratorium during potential future disasters. Depending on the nature of the emergency situation, the City Council could apply future eviction moratoria to all tenants or make it more targeted if the emergency only impacts specific parts of the city's populace.

The proposed ordinance has been reviewed by the City Attorney's Office and the Rent Stabilization Board Legal Department. It was also discussed at the 4x4 Joint Task Force Committee on Housing meetings of February 20, 2026, March 20, 2026, and April 17, 2026 and the Rent Stabilization Board meetings of April 17, 2025 and November 20, 2025.

BACKGROUND

During any declared local or state emergency, maintaining housing stability and avoiding the displacement of residents is a key component to a quick and equitable community recovery. Local and state emergency orders often require the closing of businesses, schools, roads, and other infrastructure and create conditions which prevent residents from reaching worksites. These residents may be temporarily unable to meet financial obligations, such as the payment of rent.

In the case of a local or state emergency that arises from a public health crisis, such as the COVID-19 pandemic which prompted the City Council to pass Chapter 13.110 in 2020, it is necessary to avoid displacement of residents in order to prevent the transmission of contagious disease.

This proposed ordinance draws from Berkeley Municipal Code Chapter 13.110¹, the COVID-19- specific eviction moratorium, and Sonoma County Code section 4-258², which was enacted in 2024 and allows the Sonoma County Board of Supervisors to temporarily pause residential eviction during declared local emergencies. The Sonoma County Board of Supervisors invoked these protections during the local emergency caused by the flooding of the Russian River in January and February 2025.

Recognizing that a delay in rental payments impacts rental housing owners and that this impact is more acutely felt by those owners with fewer properties. In 1993, the City Council began funding the Homeless Prevention Grants program, which later became the Housing Retention Program in 2008³. During the COVID-19 pandemic, the program paid over \$6.7 million to Berkeley landlords. City Council finds that coordination with the Rental Assistance program is a necessary component of any pause on residential evictions.

¹ <https://berkeley.municipal.codes/BMC/13.110>

²

https://library.municode.com/ca/sonoma_county/codes/code_of_ordinances?nodeId=CH4AMBURE_ARTI_XESRETEPR_S4-258PRTETECEDSTEM

³ <https://berkeleyca.gov/sites/default/files/documents/2023-11-07%20Item%2013%20Budget%20Referral%20Supplemental%20Funding.pdf>

ENVIRONMENTAL SUSTAINABILITY

No direct environmental impacts. The climate crisis has caused natural disasters to increase in frequency and severity, necessitating the creation of additional tools that the City Council may use to protect its most vulnerable residents.

FISCAL IMPACTS

No direct fiscal impacts.

Attachments:

1. Text of Ordinance

CONTACT PERSON

Councilmember Cecilia Lunaparra, (510) 981-7170

Jonah Gottlieb, Chief of Staff

Chapter 13.115: EMERGENCY EVICTION PROTECTIONS

13.115.010 Findings and Purpose

The City Council finds that, during any declared local or state emergency, maintaining housing stability and avoiding the displacement of residents is a key component to a quick and equitable community recovery. Local and state emergency orders often require the closing of businesses, schools, roads, and other infrastructure and create conditions which prevent residents from reaching worksites. These residents may be temporarily unable to meet financial obligations, such as the payment of rent.

In the case of a local or state emergency that arises from a public health crisis, such as the COVID-19 pandemic which prompted the City Council to pass Chapter 13.110 in 2020, it is necessary to avoid displacement of residents in order to prevent the transmission of contagious disease.

Recognizing that a delay in rental payments impacts rental housing owners and that this impact is more acutely felt by those owners with fewer properties. In 1993, the City Council began funding the Homeless Prevention Grants program, which later became the Housing Retention Program in 2008. During the COVID-19 pandemic, the program paid over \$6.7 million to Berkeley landlords. City Council finds that coordination with the Rental Assistance program is a necessary component of any pause on residential evictions.

Therefore, City Council finds that it is necessary to enact this Chapter to provide City Council with an administrative framework to swiftly but temporarily pause residential evictions during emergency events.

13.115.020 Definitions.

- A. "Landlord" includes owners, lessors, or sublessors of either residential rental property, and the agent, representative, or successor of any of the foregoing. A Landlord includes an entity that obtains title to a residential rental property after a Trustee's sale.
- B. "Local Emergency" means a local emergency proclaimed pursuant to Chapter 2.88.
- C. "Moratorium period" means the time period during which Council has invoked this Chapter, including the 30-day period after the termination of a local emergency or the passage of a resolution ending the invocation of this chapter.
- D. "State of Emergency" has the same meaning as in Government Code section 8558(b) and, as invoked by the Governor, and includes any State of Emergency broadly applying to Alameda County.
- E. "Tenant" includes a tenant, subtenant, lessee, sublessee, lodger or any other person entitled by written or oral rental agreement to use or occupancy of residential property. "Tenant" includes a former trustor or homeowner who has lost title to the real property in which they reside after a Trustee's sale.

- F. "Rental Assistance" means funds from any governmental or nonprofit program that provides financial assistance, paid to a Tenant or to a Landlord on a Tenant's behalf, for all or part of a Tenant's unpaid or past-due rent, including, but not limited to, the City's Housing Retention Program and any successor program, programs administered by a college or university, and programs administered by a Registered Student Organization at a college or university.

13.115.030 Procedure for Invoking a Moratorium.

- A. To enact an eviction moratorium consistent with this Chapter, the City Council shall do so through an explicit, written invocation of this Chapter included in a declaration of a local emergency or through a separate resolution subsequent to the declaration of a local emergency.
- B. Once invoked, this Chapter shall remain in effect until thirty days after the termination of the local emergency or state of emergency, whichever is later, or thirty days after City Council passes a resolution ending an invocation of this Chapter.
- C. Once the City Council invokes this Chapter, the City shall publicize information regarding sources of Rental Assistance for Tenants who are unable to pay rent due to the emergency conditions.

13.115.040 Prohibited Conduct During the Moratorium Period

- A. During the Moratorium period, no Landlord shall evict or attempt to evict a Tenant, or otherwise require a Tenant to vacate, unless: necessary to stop an imminent threat to the health and safety of other occupants; required to comply with an order issued by a government agency or court requiring that the rental unit be permanently vacated; or to effectuate the withdrawal of all residential rental units on a particular property in accordance with the Ellis Act (Government Code Chapter 12.75) and in compliance with Berkeley Municipal Code Chapter 13.77.
- B. The following actions shall constitute evicting or attempting to evict a tenant:
 - 1. Issuing a demand for possession of a rental unit;
 - 2. Threatening to terminate a tenancy verbally or in writing;
 - 3. Serving any notice to quit or other eviction notice; or
 - 4. Bringing any court action to recover possession or be granted recovery of possession of a rental unit, including by seeking the entry of an eviction judgment, or by causing a writ of possession to be entered or executed.
- C. It shall be an affirmative defense to any unlawful detainer action that a termination notice upon which the action is based was served during the Moratorium Period, unless that termination notice asserts the exclusive grounds allowed in subsection A.

13.115.050 Rent that Became due During a Moratorium Period

- A. After the expiration of the Moratorium Period, a Landlord shall not serve a notice pursuant to Code of Civil Procedure section 1161(2) demanding payment of rent which became due during the Moratorium Period if:
 - 1. The Tenant has provided the Landlord written notice asserting that the Tenant has applied for Rental Assistance to cover any unpaid rent from the Moratorium Period; or
 - 2. An entity administering Rental Assistance has contacted the landlord regarding the tenant's application for Rental Assistance.
- B. Subsection A shall no longer apply:
 - 1. If a Tenant does not respond to a Landlord's written inquiry regarding the status of the Tenant's Rental Assistance application; or
 - 2. Thirty (30) days after an entity administering Rental Assistance has made a final determination rejecting the Tenant's Rental Assistance application.

If one (1) year has passed from the date the Tenant has submitted a complete application for Rental Assistance the application shall be considered rejected. Nothing in this paragraph shall prevent a Tenant from submitting subsequent applications for Rental Assistance to different entities administering Rental Assistance. However, Subsection A shall no longer apply one (1) year from the date the Tenant's first complete application to any entity administering Rental Assistance.

- C. A Landlord may not charge late fees for rent that became delinquent during the Moratorium Period if the Tenant provided notice under Subsection A.
- D. Nothing in this Chapter shall relieve a Tenant of the liability for unpaid rent that accrued during the Moratorium Period.

13.115.060 Remedies

- A. In the event of a violation of this Ordinance, any person or entity aggrieved by the violation may institute a civil proceeding for injunctive relief, and monetary damages as specified below, and whatever other relief the court deems appropriate.
 - 1. An award of actual damages may include an award for mental and/or emotional distress and/or suffering. The amount of actual damages awarded to a prevailing plaintiff shall be trebled by the Court outside of the presence, and without the knowledge of, the jury, if any, if a defendant acted in knowing violation of, or in reckless disregard for, the provisions of this Chapter.

2. A defendant shall be liable for additional civil penalties of up to five thousand dollars for each violation of this Chapter committed against a person who is disabled within the meaning of California Government Code section 12926, et seq., or aged sixty-five or over.
 3. In addition to the above awards of damages in a civil action under this Chapter, a prevailing plaintiff shall be entitled to an award of reasonable attorney's fees. A prevailing defendant in a civil action under this Chapter shall only be entitled to an award of attorney's fees if it is determined by the Court the action was wholly without merit or frivolous.
- B. The protections provided by this ordinance shall be available to all Tenants, regardless of any agreement wherein a Tenant waives or purports to waive their rights under this Ordinance, with any such agreement deemed void as contrary to public policy.
- C. Nonexclusive Remedies and Penalties. The remedies provided in this section are not exclusive, and nothing in this Chapter shall preclude any person from seeking any other remedies, penalties or procedures provided by law.

13.115.070 Severability

If any section, subsection, sentence, clause, phrase, or word of this Chapter, or any application thereof to any person or circumstance, is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions or applications of this Chapter. The Council of the City of Berkeley hereby declares that it would have passed this Chapter and each and every section, subsection, sentence, clause, phrase, and word not declared invalid or unconstitutional without regard to whether any other portion of this Chapter or application thereof would be subsequently declared invalid or unconstitutional.



Memorandum

DATE: July 17, 2026
TO: Honorable Members of the 4x4 Committee on Housing
FROM: Alfred Twu, Soli Alpert
SUBJECT: Housing Inspection Scoring System

Recommendation

Explore feasibility of creating a housing inspection scoring system with searchable map and inspection score signs.

Background and Need for Action

To protect the public and encourage businesses to improve, the health department inspects and scores restaurants and makes the information available to the public.

Some cities have similar systems for rental housing. Since 2021, the city of Toronto in Canada has an online map called RentSafeTO where inspection scores are posted. Starting this year, buildings are required to post color-coded signs with inspection scores. Los Angeles launched an online Housing Violations Map in 2026.

With our large student population, many Berkeley renters sign leases without being able to visit the building in person. Some end up paying too much for housing that has many problems. Meanwhile, landlords who make the effort to maintain quality housing lack official certification that could be useful as a trusted selling point. Publicly available inspection data and scores would help renters make informed decisions and also encourage owners to maintain their buildings.

Discussion Points

Applicability: Toronto's RentSafeTO only applies to buildings with 3 or more floors and 10 or more units.

Scoring System: RentSafeTO uses a 100-point scale and three sign colors. 85-100 is green, 70-84 is yellow, under 70 is red.

Whether to integrate the scoring system into the Rent Registry or have it as a separate database that the registry can link to.

References

RentSafeTO: rentsafeto.com

Los Angeles Problem Rental Properties Map: prp.lacontroller.app

Financial Impact

Staff time to evaluate feasibility and potential cost of implementation.

Contact Person

Alfred Twu, RSBTwu@berkeleyca.gov

Attachments

None