



RENT STABILIZATION BOARD

Regular Meeting

Thursday, November 20, 2025 – 7:00 p.m.

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

**Teleconference Location – Chome-1-5 Hamadera Ishizuchonishi, Nishi Ward, Sakai, Osaka
Prefecture, 592-8333, Japan**

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: 811 2273 9966 and Passcode: 157031. 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

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.

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Minutes – *Approved*

- 1. Roll call** – The Chair called the meeting to order at 7:05 p.m.
Aimee Mueller called roll.
Commissioners present: Elgstrand, Johnson (via Zoom), Kelley, Marrero, Martinac, Mizell (arrived 7:21 p.m.), Twu, Walker, Alpert
Commissioners absent: None
Staff present: Brown, Bursell, Chang, Kim, Lecky, Mueller, Williams
- 2. Approval of Agenda** – M/S/C (Elgstrand/Kelley) APPROVE AGENDA WITH TWO CHANGES: ADJOURN THE MEETING IN MEMORY OF TRANSGENDER DAY OF REMEMBRANCE, AND CONTINUE THE SPECIAL CEREMONIAL ITEM TO THE NEXT MEETING. Roll call vote.
YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Twu, Walker, Alpert; NO: None;
ABSTAIN: None; ABSENT: Mizell. Carried: 8-0-0-1.
- 3. Land Acknowledgment Statement**: The Berkeley Rent Stabilization Board recognizes that the rental housing units we regulate are built on the territory of xučyun (Huchiun-(Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's landlords and tenants have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878 and since the Rent Stabilization Board's creation in 1980. As stewards of the laws regulating rental housing, it is not only vital that we recognize the history of this land but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today.

The Land Acknowledgment Statement was played aloud.
- 4. Public Comment for Unions representing Rent Board staff** – No speakers.
- 5. Public Comment** – Derek Wallace spoke about the living conditions at Evans Manor. Michael Hagarty ceded his time to Derek Wallace. Cody McGillivray spoke about the smoke detectors at Evans Manor. Daniel Sepulveda spoke about the living conditions at Evans Manor. Brenda Arjona spoke about the living conditions at Evans Manor. Kathryn Polteresky spoke about living conditions at Evans Manor.

6. Consent Items

- a. Approval of the October 16th 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 (Kelley/Johnson) ADOPT 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. Action Items

- a. **Chair Update:** Empty Homes Tax Program Update (Senior Planner Lief Bursell)
Lief Bursell presented and took questions from the Board.
- b. **Special Ceremonial Act:** Recommendation to adopt Resolution 25-29 Honoring Urban Compassion Project (Chair Alpert) – ITEM CONTINUED TO NEXT MEETING BY AN EARLIER VOTE OF THE BOARD.

8. Information, Announcements and Articles/Media

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

- a. Copy of the Rent Board's Fall 2025 newsletter: *The Rent Board Review – Housing News You Can Use* (Executive Director)
- b. Copy of the 2026 Annual General Adjustment (AGA) and 2025 Security Deposit Interest postcard mailed to property owners this month (Executive Director)
- c. Update on the Apparent Lawful Rent Ceiling (ALRC) Notice mailing to tenants this month (Executive Director)
- d. Deadline to submit agenda items/topics for the December regular Rent Board meeting: Monday, December 8th by 5:00 p.m. – Verbal (Board Secretary)

9. Committee/Board Meeting Updates and Announcements

- a. Ad Hoc Committee to Consider Rent Ordinance Amendments at the November 2026 Election (Chair Alpert, Chair) – Chair Alpert said the Committee met twice and continues to research and consider the feasibility of some amendments with the goal of forwarding their recommendations to the 4 x 4 Committee in early 2026.
- b. Budget & Personnel Committee (Vice-Chair Walker, Chair) – Vice-Chair Walker said the Committee met on October 30th and received updates on the Fiscal Year 2026 1st Quarter budget, as well as staffing, recruitment systems and capacity building. The Committee's next meeting will be December 2nd at 5:30 p.m.
- c. Climate Resilience & Habitability Committee (Commissioner Martinac, Chair) – The Committee has not met.

- d. Eviction/Section 8/Foreclosure Committee (Commissioner Elgstrand, Chair) – Commissioner Elgstrand said the Committee plans to meet next month.
- e. Legislation, IRA/AGA & Registration Committee (LIRA Committee) (Chair Alpert, Chair) – General Counsel Matt Brown polled the members who agreed to schedule their next meeting for December 3rd at 6:00 p.m.
- f. Outreach Committee (Commissioner Kelley, Chair) – Commissioner Kelley said most of the Committee’s information is on tonight’s agenda. The Committee will meet again in December.
- g. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Commissioner Marrero, Chair) – Commissioner Marrero said the Committee plans to meet in January.
- h. 4 x 4 Joint Task Force Committee on Housing: City Council/Rent Board (Councilmember Lunaparra & Chair Alpert, Co-Chairs) – Chair Alpert said the Committee met and received an update from the Tenants Organizing Taskforce out of Councilmember Lunaparra’s office. They also discussed cooling standards, and emergency action around federal funding, immigration and natural disasters.
- i. Updates and Announcements – Commissioner Marrero highlighted the San Francisco upzoning debate and asked that those that are willing to sign a letter to the Board of Supervisors encouraging them to ensure that amendments stay in place to protect rent-controlled units. Commissioner Kelley noted the need to reach out to the Alameda County Board of Supervisors regarding the moratorium for protection of mobile home park residents.
- j. Discussion of items for possible placement on future agenda – Chair Alpert suggested an update on the status of Section 8 and other federally-subsidized housing related to whether funding has been restored and is retroactive, and what impact that is having on Berkeley tenants.

10. Closed Session: Pursuant to Government Code section 54956.9(a), the Board will convene in closed session for an update on litigation: *Harris et al. v. City of Los Angeles*, Appeal Case No. 25-5029.

The Chair announced that the Board voted to file an amicus brief in support of Los Angeles in the Ninth Circuit Court of Appeals.

11. Closed Session: Pursuant to California Government Code Section 54956.9(d)(2), the Board will convene in closed session for an update on possible exposure to litigation: pending claim(s) under the Government Claims Act (Government Code sections 810-996.6).

The Chair announced that the Board voted to authorize the Legal Department to respond to the claim.

12. **Adjournment** – M/S/C (Kelley/Martinac) MOTION TO ADJOURN MEETING. Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

The meeting adjourned at 8:10 p.m.