



RENT STABILIZATION BOARD

Regular Meeting

Thursday, February 19, 2026 – 7:00 p.m.

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

Public participation

This meeting will be conducted in a hybrid model with both in-person and remote participation, and in accordance with Government Code Section 54953 and all current state and local requirements allowing public participation in meetings of legislative bodies. Any member of the public may attend this meeting at the posted location(s). Questions regarding this matter may be addressed to DéSeana Williams, Executive Director of the Rent Board, at 510-981-7368 (981-RENT). The 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: 810 5085 2854 and Passcode: 683480. 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*

Prior to Roll call, it was announced that two commissioners would be participating remotely under the Brown Act's Just Cause provision: Commissioner Marrero stated that she would be participating remotely due to a medical issue; and Vice Chair Walker stated that she would be participating remotely due to a medical issue.

1. **Roll call** – The Chair called the meeting to order at 7:18 p.m.
Aimee Mueller called roll.
Commissioners present: Elgstrand, Johnson, Kelley, Marrero (via Zoom), Martinac, Mizell, Twu, Walker (via Zoom), Alpert
Commissioners absent: None
Staff present: Brown, Kim, Lecky, Mueller, Williams
2. **Approval of Agenda** – M/S/C (Kelley/Mizell) ADOPT AGENDA WITH THESE CHANGES: MOVE THE DISCRETIONARY WAIVER FOR 2315 DWIGHT WAY FROM CONSENT ITEM 7.e. TO ACTION AND MOVE CONSENT ITEM 7.c. TO ACTION. 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 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** – No speakers.

6. **Special Presentation**: *Rent Board Research Project Proposal* by the Student Policy Institute at Berkeley
Presenters Sanjna Shah, Anshika Agrawal, Emma Wang, Hailey Kim, Chloe West, Kaylie Tran and Kimia Mostowfi presented and took questions from the Board.

7. **Consent Items**

- a. Approval of December 18, 2025, regular meeting minutes
- b. Approval of January 15th regular meeting minutes
- c. 2026 Committee Assignments (Chair Alpert)
- d. Recommendation to adopt Resolution 26-06 increasing the purchase order with ACRO Service Corporation to support additional temporary staff assistance through May 31, 2026 (Executive Director)
- e. Proposal to approve staff recommendations on requests for waivers of late registration penalties (Executive Director/Registration Unit Manager)

M/S/C (Elgstrand/Two) APPROVE ALL CONSENT ITEMS EXCEPT ITEM 7.c. AND THE DISCRETIONARY WAIVER FOR 2315 DWIGHT WAY FROM ITEM 7.e., BOTH OF WHICH WERE MOVED TO ACTION BY AN EARLIER VOTE. Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Two, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

8. **Appeal in Case No. IRD-191 (2924 Florence St., Unit B)** – Parties present: Daniel Bornstein (on behalf of Respondent), Ganchimeg Nasan (Respondent), Samba Munkhbayar (Respondent), Daniela Cronembold (on behalf of Respondent) and Peter Selawsky (on behalf of Appellant)

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

9. **Action Items**

Item 7.c. 2026 Committee Assignments (Chair Alpert) – Moved from Consent to Action by an earlier vote:

M/S/C (Alpert/Martinac) ADOPT PROPOSED COMMITTEE ASSIGNMENTS AS WRITTEN WITH THE FOLLOWING MODIFICATIONS: CHANGE THE NAME OF THE OUTREACH COMMITTEE TO THE "OUTREACH & ACCESSIBILITY COMMITTEE" AND REQUEST THAT EXISTING COMMITTEE MEMBERS BRING A REVISED COMMITTEE DESCRIPTION TO THE MARCH 23RD BOARD MEETING. Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Two, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

- a. Discussion and possible action to adopt Resolution 26-07 modifying the Board's 2026 Regular Meeting Schedule to hold an additional regular meeting on Thursday, March 5, 2026 (Chair Alpert)

M/S/C (Kelley/Twu) ADOPT RESOLUTION 26-07 AS WRITTEN THEREBY ADDING A REGULAR BOARD MEETING ON THURSDAY, MARCH 5, 2026, TO THE BOARD'S 2026 REGULAR MEETING SCHEDULE. Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

- b. Recommendation to adopt Resolution 26-08 urging Minnesota Governor Tim Walz to enact an eviction moratorium to prevent displacement during the ICE terror campaign (4 x 4 Committee)

M/S/C (Twu/Martinac) ADOPT RESOLUTION 26-08 AS WRITTEN. Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

- c. Recommendation to adopt proposed amendments to Regulations 525, 1205, 1210 and 1242 regarding E-Service – First Reading (Chair Alpert)

M/S/C (Elgstrand/Marrero) ADOPT PROPOSED AMENDMENTS TO REGULATIONS 525, 1205, 1210 AND 1242 ON FIRST READING. Roll call vote. YES: Elgstrand, Johnson, Marrero, Martinac, Mizell, Twu, Walker, Alpert; NO: None; ABSTAIN: Kelley; None; ABSENT: None. Carried: 8-0-1-0.

- d. Discussion and possible action on Discretionary Waiver for 2315 Dwight Way (Executive Director/Registration Unit Manager)

M/S/C (Alpert/Mizell) CONTINUE ITEM TO THE MARCH 23, 2026 BOARD MEETING. Roll call vote. YES: Elgstrand, Johnson, Marrero, Martinac, Mizell, Walker, Alpert; NO: Kelley; ABSTAIN: None; ABSENT: None; RECUSED: Twu. Carried: 7-1-0-0-1.

10. Information, Announcements and Articles/Media

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

- a. Board and Committee Meeting attendance records updated through the 4th quarter of 2025 (Board Secretary)
- b. Deadline to submit agenda items/topics for the next regular Rent Board meeting: Monday, February 23rd by 5:00 p.m. – Verbal (Board Secretary)

11. 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 plans to hold their final meeting on March 5th and bring the final draft of their proposed Ordinance amendments to the March 23rd Board Meeting.

- b. Budget & Personnel Committee (Vice Chair Walker, Chair) – Vice Chair Walker said the majority of what the Committee recently recommended will be on the March 5th Board Meeting agenda.
- c. Climate Resilience & Habitability Committee (Commissioner Martinac, Chair) – All Committee members present agreed to schedule their next meeting for Friday, March 13th at 6:00 p.m.
- d. Eviction/Section 8/Foreclosure Committee (Commissioner Elgstrand, Chair) – Committee Chair Elgstrand said the Committee hasn't met but plans to do so next month now that the new Committee Assignments are in place.
- e. Legislation, IRA/AGA & Registration Committee (LIRA Committee) (Chair Alpert, Chair) – Chair Alpert said this Committee's usual subject matter has been under the Ad Hoc Committee's purview recently.
- f. Outreach Committee (Commissioner Kelley, Chair) – Committee Chair Kelley said the Committee has been working on a language access policy and other accessibility items; and that they are switching their meeting schedule to meet next week and the week after the next Board meeting.
- g. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Commissioner Marrero, Chair) – Committee Chair Marrero said the Committee's next meeting is March 11th at 5:00 p.m.
- 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 approved an item from Councilmember Tregub on tenants' rights. Chair Alpert brought forth a possible ordinance for Council to regulate junk fees.
- i. Updates and Announcements – Commissioner Mizell noted a recent court case regarding police accountability and its impact on the City's Police Accountability Board. Commissioner Kelley spoke in support of Commissioner Mizell's comments about the essentiality of upholding rules and laws, especially in light of what is happening at the federal level.
- j. Discussion of items for possible placement on future agenda – It was agreed that a presentation from the Board's Legislative Advocate, Brian Augusta, would be scheduled for the March 23rd Board Meeting.

The Chair announced that the Board would be adjourning to reconvene in closed session as shown below.

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

Following the Board's return from closed session, Chair Alpert announced that no reportable action was taken.

- 13. Adjournment** – M/S/C (Johnson/Mizell) ADJOURN THE 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 was adjourned at 9:57 p.m.