



RENT STABILIZATION BOARD

Regular Meeting

Thursday, January 15, 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: 867 6895 0580 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*

1. **Roll call** – Chair Alpert called the meeting to order at 7:06 p.m.
Aimee Mueller called roll.
Commissioners present: Elgstrand, Johnson, Kelley, Martinac, Mizell, Twu, Walker, Alpert
Commissioners absent: Marrero
Staff present: Brown, Eberhart, Lecky, Mueller, Tombrello, Williams
2. **Approval of Agenda** – M/S/C (Mizell/Elgstrand) ADOPT AGENDA AS WRITTEN WITH ONE CHANGE: ADJOURN TONIGHT’S MEETING IN MEMORY OF RENEE NICOLE GOOD WHO WAS SHOT AND KILLED BY ICE AGENTS IN MINNEAPOLIS, MINNESOTA. Voice vote. ABSENT: Marrero. 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 Chochochenyo (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** – Cody McGillivray spoke about habitability issues at Evans Manor.
6. **Special Order of Business**
 - a. **Election of Rent Board Chair** – General Counsel Matt Brown opened the floor for nominations for Board Chair.

Commissioner Kelley nominated Commissioner Alpert. He accepted.

Motion: ELECT COMMISSIONER SOLI ALPERT AS BOARD CHAIR. Roll call vote.
YES: Elgstrand, Johnson, Kelley, Martinac, Mizell, Twu, Walker, Alpert; NO: None;
ABSTAIN: None; ABSENT: Marrero. Carried: 8-0-0-1.

- b. Election of Rent Board Vice Chair – Chair Alpert opened the floor for nominations for Board Vice Chair.

Commissioner Kelley nominated Commissioner Walker. She accepted.

Motion: ELECT COMMISSIONER DOMINIQUE WALKER AS BOARD VICE CHAIR. Roll call vote. YES: Elgstrand, Johnson, Kelley, Martinac, Mizell, Twu, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: Marrero. Carried: 8-0-0-1.

- c. Comments from newly elected Chair and Vice Chair – Chair Alpert and Vice Chair Walker thanked the Board and spoke about their goals and hopes for the coming year.

7. Consent Items

- a. Approval of October 10, 2025, special meeting minutes
- b. Approval of December 18, 2025, regular meeting minutes
- c. Proposal to approve staff recommendations on requests for waivers of late registration penalties (Executive Director/Registration Unit Manager)
- d. Recommendation to adopt proposed Regulation 1283 to allow for rent ceiling increases to government-subsidized tenancies that are now subject to rent control due to Ordinance amendments of Measure BB – Second Reading (LIRA Committee/General Counsel)

M/S/C (Alpert/Kelley) APPROVE ALL CONSENT ITEMS AS WRITTEN WITH THE FOLLOWING CHANGES: CONTINUE ITEM 7.B. TO THE NEXT MEETING, AND MOVE DISCRETIONARY WAIVER W5166 (2315 DWIGHT WAY) TO ACTION. Voice vote. ABSENT: Marrero. Carried: 8-0-0-1.

8. **Special Presentation: Registration 365** (Amanda Eberhart, Registration Unit Manager) – Amanda Eberhart and Ryan Tombrello presented and took questions from the Board.

9. Action Items

Discretionary Waiver for 2315 Dwight Way – Item moved from Consent to Action by an earlier vote:

M/S/C (Elgstrand/Walker) CONTINUE THIS ITEM TO THE FEBRUARY MEETING. Voice vote. ABSENT: Marrero. Carried: 8-0-0-1.

- a. **Chair Update 1: Reminder of the process for making Board Submissions** (Chair Alpert) – The Chair discussed this item but no formal action was taken.
- b. **Chair Update 2: Committee Assignments** (Chair Alpert) – The Chair discussed this item and said it would be agendaized for the February meeting.

- c. Recommendation to adopt Resolution 26-01: A Call to Action: Promoting Peace and Housing Stability in Caracas, Venezuela (Commissioner Marrero & Commissioner Twu)

M/S/C (Mizell/Twu) ADOPT RESOLUTION 26-01 AS WRITTEN BUT DO NOT PROCEED WITH RECOMMENDATIONS 3 AND 4 NOTED IN THE CORRESPONDING MEMO, AND TAKE NO ACTION ON RESOLUTION 26-02. Roll call vote. YES: Johnson, Martinac, Mizell, Twu, Walker, Alpert; NO: None; ABSTAIN: Elgstrand, Kelley; ABSENT: Marrero. Carried: 6-0-2-1.

- d. Recommendation to adopt Resolution 26-02 Condemning Illegal Military Aggression in Venezuela (Chair Alpert) – NO ACTION TAKEN.

- e. Discussion and recommendation to adopt Resolution 26-03 modifying the Board's 2026 Regular Meeting Schedule (Executive Director/Board Secretary)

M/S/C (Twu/Mizell) ADOPT RESOLUTION 26-03 TO MODIFY THE BOARD'S 2026 REGULAR MEETING SCHEDULE BY CHANGING THE DATE OF THE MAY REGULAR BOARD MEETING TO MAY 28, 2026. Voice vote. ABSENT: Marrero. Carried: 8-0-0-1.

- f. Recommendation to adopt Resolution 26-04 Revising the Rent Board Records Retention Schedule (Executive Director)

M/S/C (Twu/Elgstrand) ADOPT RESOLUTION 26-04 AS WRITTEN. Voice vote. ABSENT: Marrero. Carried: 8-0-0-1.

- g. Recommendation to adopt Resolution 26-05 Revising Resolution 22-12 concerning Commissioner stipends (Chair Alpert)

M/S/C (Mizell/Johnson) ADOPT RESOLUTION 26-05 AS WRITTEN. Voice vote. ABSENT: Marrero. Carried: 8-0-0-1.

10. Information, Announcements and Articles/Media

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

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

- a. Update on limited post-emergency options for remote participation in Board and Committee meetings (General Counsel) – General Counsel Matt Brown presented and took questions from the Board.
- b. Deadline to submit agenda items/topics for the February 2026 regular Rent Board meeting: Friday, February 6th 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 that Legal staff conducted a review of other jurisdictions' policies around maximum rent payments outside of the rent cap

which will inform the Committee's eventual proposal to the full Board which is planned for April.

- b. Budget & Personnel Committee (Vice-Chair Walker, Chair) – Vice Chair Walker said the Committee will meet on January 20th at 5:00 p.m.
- c. Climate Resilience & Habitability Committee (Commissioner Martinac, Chair)
- d. Eviction/Section 8/Foreclosure Committee (Commissioner Elgstrand, Chair)
- e. Legislation, IRA/AGA & Registration Committee (LIRA Committee) (Chair Alpert, Chair)
- f. Outreach Committee (Commissioner Kelley, Chair) – Committee Chair Kelley said the Committee is meeting twice this month, with their next meeting scheduled for January 28th. He said the Committee is excited to be moving closer to having a language access policy in place thanks in large part to Commissioners Marrero and Twu. And the Committee heard updates on social media and digital outreach from Digital Education & Media Coordinator Kayla Ginsburg.
- g. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Commissioner Marrero, Chair)
- h. 4 x 4 Joint Task Force Committee on Housing: City Council/Rent (Councilmember Lunaparra & Chair Alpert, Co-Chairs) Board
- i. Updates and Announcements – Chair Alpert reminded the Board that the ADU/Condo Conversion Ordinance is coming before Council next Tuesday. He encouraged Board members to attend and provide comment in support of this item. Commissioner Elgstrand said that committee assignments in the State Capitol go into effect in February, and the Housing Committee's new Chair will be former Rent Board Chair and Berkeley Mayor, Jesse Arreguín. He also provided updates on AB 1157 and AB 1482. Commissioner Mizell gave his thanks to the people of Berkeley for empowering the Council and the great attorneys we have, and the importance of their vital work in maintaining coherence in Berkeley and across the state.
- j. Discussion of items for possible placement on future agenda

12. Adjournment – M/S/C (Kelley/Twu) MOTION TO ADJOURN MEETING. Voice vote. ABSENT: Marrero. Carried: 8-0-0-1.

The meeting adjourned at 8:59 p.m.