



## **RENT STABILIZATION BOARD**

### **Regular Meeting**

**Monday, March 23, 2026 – 7:00 p.m.**

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

**Teleconference Location – 2010 Fifth Street, Unit 260, 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 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: 881 9921 7055 and Passcode: 505132. 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](mailto: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 7:08 p.m.  
Aimee Mueller called roll.  
Commissioners present: Elgstrand, Johnson, Kelley, Marrero (via Zoom), Martinac, Mizell, Twu, Alpert  
Commissioners absent: Walker  
Staff present: Brown, Bursell, Chang, Cole, Fabish, Kim, Lecky, Mueller, Williams
2. **Approval of Agenda** – M/S/C (Kelley/Twu) APPROVE AGENDA AS WRITTEN. Roll call vote.  
YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Alpert; NO: None; ABSTAIN: None; ABSENT: Walker. 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. **Introduction of new Rent Board staff:** Public Information Unit Manager Abigail Vieira introduced herself to the Board.
5. **Public Comment for Unions representing Rent Board staff** – No speakers.
6. **Public Comment** – “Anonymous” spoke about 2425 Durant Ave. Phoebe Green ceded her time to “Anonymous”.
7. **Consent Items**
  - a. Approval of the February 19<sup>th</sup> regular meeting minutes

- b. Recommendation to adopt proposed amendments to Regulations 525, 1205, 1210 and 1242 regarding E-Service – Second Reading (Chair Alpert)
- c. Recommendation to adopt Resolution 26-14 in support of the American Homeownership Act (Commissioner Kelley and Chair Alpert)
- d. Proposal to approve staff recommendations on requests for waivers of late registration penalties (Executive Director/Registration Unit Manager)

M/S/C (Mizell/Johnson) MOVE ALL CONSENT ITEMS AS WRITTEN. Roll call vote.  
YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Alpert; NO: None;  
ABSTAIN: None; ABSENT: Walker. Carried: 8-0-0-1.

8. **Special Presentation:** *Finance 365*

Finance Director Shamika Cole presented and took questions from the Board.

9. **Special Presentation:** *Web Content Accessibility Project Update – Upcoming Changes to Federal Requirements*

Operations and Systems Coordinator Jen Fabish presented and took questions from the Board.

10. **Appeal in Case No. RWN-1682 (702 Hillsdale Ave.)** – This appeal will not be heard before 7:30 p.m. but may be heard anytime thereafter.

*Parties present: Annie Andre (Respondent) and Stephen Breslow (Appellant)*

M/S/C (Johnson/Marrero) MOTION TO AFFIRM THE HEARING EXAMINER'S DECISION.  
Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Alpert;  
NO: None; ABSTAIN: None; ABSENT: Walker. Carried: 8-0-0-1.

11. **Action Items**

a. **Special Presentation:** *Spring Legislative Update*

Rent Board Legislative Advocate Brian Augusta presented and took questions from the Board. Following Mr. Augusta's presentation and discussion, the Board took the following action:

M/S/C (Johnson/Marrero) THAT THE BOARD TAKE THE FOLLOWING POSITIONS ON HOUSING LEGISLATION AND DIRECT THE RENT BOARD'S LEGISLATIVE ADVOCATE TO SEND A LETTER FROM THE CHAIR CONVEYING THESE POSITIONS TO BILL AUTHORS:

**Priority**

SB 1155 Eviction Pause - *Support and request inclusion of Section 8 tenants*  
AB 1771 Eliminate Property Managers - *Oppose*  
AB 2128 Work Requirements - *Support*

**Priority Support If Amended**

AB 1695 Smoking Ban

**Support**

AB 1543 Mobile Home Parks  
SB 1160 Data Collection  
SB 1296 Pet Disclosure  
AB 1963 Screening  
SB 868 Balcony Solar  
AB 2389 Solar Tax  
AB 2162 Foster Youth

**Authorize Priority Support Position**

AB 2616 Cooling - *Support, request lower temperature, consider humidity standards as well*

Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Alpert; NO: None; ABSTAIN: None; ABSENT: Walker. Carried: 8-0-0-1.

- b. Discussion and possible action regarding the Ad Hoc Committee's recommendation to place Potential Berkeley Rent Ordinance Amendments on the November 2026 General Election Ballot – Following General Counsel Matt Brown’s presentation on this item, the Board took the following action:

M/S/C (Alpert/Elgstrand) THAT THE BOARD RECOMMEND THE AD HOC COMMITTEE’S PROPOSED CHANGES TO THE 4 X 4 COMMITTEE FOR CITY COUNCIL TO PLACE THE BERKELEY RENT ORDINANCE AMENDMENTS ON THE NOVEMBER 2026 GENERAL ELECTION BALLOT WITH TWO CHANGES: 1.) ADD THE WORD “INITIAL” BEFORE “RENTAL AGREEMENT” IN THE SECTION ON THE NOTICE REQUIREMENT FOR GOLDEN DUPLEXES; AND 2.) AUTHORIZE THE CHAIR AND LEGAL STAFF TO AMEND THE CIVIL CODE 1954.52(b) LANGUAGE TO MIRROR THE CHANGES TO NEW CONSTRUCTION FOR SEPARATELY ALIENABLE UNITS. Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Alpert; NO: None; ABSTAIN: None; ABSENT: Walker. Carried: 8-0-0-1.

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

M/S/C (Kelley/Alpert) TABLE THIS ITEM AND BRING IT BACK AT THE CHAIR’S DISCRETION. Roll call vote. YES: Elgstrand, Johnson, Kelley, Martinac, Mizell, Alpert; NO: None; ABSTAIN: Marrero; ABSENT: Walker; RECUSED: Twu. Carried: 6-0-1-1-1.

- d. Recommendation to adopt Resolution 26-15 establishing a Rent Board Language Access Policy (Outreach Committee/Commissioners Twu and Marrero)

M/S/C (Twu/Kelley) ADOPT RESOLUTION 26-15 AS WRITTEN. Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Alpert; NO: None; ABSTAIN: None; ABSENT: Walker. Carried: 8-0-0-1.

- e. Recommendation to adopt Resolution 26-13 Advancing Justice: Ensuring Access and Inclusion for All (Outreach Committee/Commissioners Marrero and Twu)

M/S/C (Alpert/Elgstrand) REFER THIS ITEM BACK TO THE OUTREACH & ACCESSIBILITY COMMITTEE FOR FURTHER DEVELOPMENT, A COST ANALYSIS WITH STAFF FEEDBACK, AND IDENTIFICATION OF NEXT STEPS INCLUDING THE INTEGRATION OF WCAG COMPLIANCE. Roll call vote. YES: Elgstrand, Johnson, Kelley, Martinac, Mizell, Alpert; NO: Marrero; ABSTAIN: Twu; ABSENT: Walker. Carried: 6-1-1-1.

## 12. Information, Announcements and Articles/Media

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

- a. Update on the Data System Request for Proposal (RFP) Process – Principal Program Manager Andrew Chang and Senior Planner Lief Bursell presented and took questions from the Board.
- b. Update on the Apparent Lawful Rent Ceiling (ALRC) Notice mailing to tenants this month (Principal Program Manager Andrew Chang)
- c. Commissioner Attendance Records for Board and Committee meetings updated through December 2025 (Board Secretary)
- d. Copy of the Rent Board's Quarterly Newsletter: *The Rent Board Review – Housing News You Can Use! Spring 2026* (Executive Director)
- e. Annual Statement of Economic Interests (Form 700) filing due April 1, 2026, via NetFile (Board Secretary)
- f. Deadline to submit agenda items/topics for the April regular Rent Board meeting: **Thursday, April 2<sup>nd</sup>** by 5:00 p.m. – *Verbal* (Board Secretary)

## 13. Committee/Board Meeting Updates and Announcements

- a. Ad Hoc Committee to Consider Rent Ordinance Amendments at the November 2026 Election (Chair Alpert, Chair)
- b. Budget & Personnel Committee (Vice-Chair Walker, Chair)
- 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 & Accessibility Committee (Commissioner Kelley, Chair)
- 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 Board (Councilmember Lunaparra & Chair Alpert, Co-Chairs)

- i. Updates and Announcements – Chair Alpert announced that City Council would be voting on the Flock contract tomorrow and encouraged commissioners to attend. Executive Director Williams asked that any commissioners who might need to complete the mandatory education and training for elected officials contact her or the Board Secretary for assistance.
  - j. Discussion of items for possible placement on future agenda
14. **Adjournment** – M/S/C (Kelley/Martinac) MOTION TO ADJOURN. Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu; NO: Alpert; ABSTAIN: None; ABSENT: Walker. Carried: 7-1-0-1.

The meeting adjourned at 10:35 p.m.