BERKELEY RENT BOARD

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

Minutes – *Approved*

1. General Counsel Brown called the roll at 5:34 pm. Commissioners Alpert, Elgstrand, and Mizell present. Commissioner Martinac present at 5:37pm.

2. The Land Acknowledgment Statement was played.

3. The Committee approved the agenda with a 3-0-0-1 vote. Commissioner Martinac was absent.

4. The Committee approved the September 15, 2026 meeting minutes with a 3-0-0-1 vote. Commissioner Martinac was absent.

5. There was no public comment on items not on the agenda.

6. Discussion and possible action to adopt a Regulation mandating paperless billing for certain properties. The Committee discussed proposed Regulation 806 which permits the Executive Director to mandate paperless billing for certain properties by published policy. The Committee voted to recommend the full Board adopt proposed Regulation 806 at the November 19, 2026 Regular Board Meeting. 4-0-0-0.

7. Discussion and possible action to recommend full Board amend Regulations 403.5 and 1269 to address security issues associated with room locks. The Committee discussed staff's proposed amendments to Regulations 403.5 and 1269 regarding security issues with room locks in rooming houses. The Committee voted to recommend the full Board adopt the proposed amendments to Regulation 403.5 and 1269 at the October 15, 2026 Regular Board Meeting. 4-0-0-0.

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. The Committee discussed staff's proposed amendments to Regulations 1206 and 1269 regarding time limitations for filing rent increase petitions for added space/services. The Committee voted to recommend the full Board adopt the proposed amendments to Regulation 1206 and 1269 at the October 15, 2026 Regular Board Meeting. 4-0-0-0.

9. Discussion and possible action to recommend that full Board approve publication of the 2027 Annual General Adjustment at the October 15, 2026 meeting. The Committee discussed the staff report on the 2027 Annual General Adjustment. The Committee voted to recommend the full Board adopt the 2027 Annual General Adjustment at its October 15, 2026 Regular Board Meeting. 4-0-0-0.

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. The Committee discussed the staff report on the 2027 Inflationary Adjustments to

11. the Owner Move-In and Ellis Act Relocation Assistance payments. The Committee voted to recommend the full Board adopt the 2027 Inflationary Adjustments at the October 15, 2026 Regular Board Meeting. 4-0-0-0.

12. The Committee agreed to discuss a possible amendment to Regulation 801 regarding verification of registration information on the online rent registry, registration fees for nonprofit affordable housing providers, and potential non-substantive regulation amendments due to Measure X.

13. The Committee confirmed its next meeting for November 9, 2026 at 5:30 pm.

14. The Committee voted to adjourn at 6:07 pm. 4-0-0-0.

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

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