



RENT STABILIZATION BOARD

Regular Meeting

Thursday, April 17, 2025 – 7:00 p.m.

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

Teleconference location: 1700 17 Mile Drive, Pebble Beach, CA

Teleconference location: 5 Embarcadero Center, San Francisco, CA

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION.

For in-person attendees, face coverings or masks that cover both the nose and the mouth are encouraged.

If you are feeling sick, please do not attend the meeting in person.

To access this meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device by clicking on this URL: <https://us06web.zoom.us/j/86787656370?pwd=nQZeQULpTnmBC14UL3EmO0HxY6pdLm.1>. If you do not wish for your name to appear on the screen, then 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 1-669-900-6833 and enter Webinar ID: 867 8765 6370 and Passcode: 332558. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Chair.

To submit a written communication for the Board's consideration and inclusion in the public record, please email amueller@berkeleyca.gov with the Subject line in this format: "RENT BOARD MEETING PUBLIC COMMENT ITEM." Please observe a 150-word limit. **Email comments must be submitted to the email address above by 4:00 p.m. on the day of the meeting in order to be included.**

Please be mindful that this will be a public meeting, and all rules of procedure and decorum apply for both in-person attendees and those participating by teleconference or videoconference.

This meeting will be conducted 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, at (510) 981-7368 (981-RENT). The Rent Board may take action related to any subject listed on the Agenda.



COMMUNICATION 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.

Attendees at public meetings are reminded that other attendees may be sensitive to various scents, whether natural or manufactured, in products and materials. Please help the City respect these needs.

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MINUTES – *Approved*

- 1. Roll call** – Chair Alpert called the meeting order at 7:03 p.m.
Aimee Mueller called roll.
Commissioners present: Elgstrand, Johnson (arrived at 7:20 p.m.), Kelley (via Zoom), Marrero (arrived at 7:50 p.m. via Zoom), Martinac, Mizell, Twu, Walker, Alpert
Commissioners absent: None
Staff present: Brown, Bursell, Lapira, Lecky, Mueller, Williams
- 2. Approval of Agenda** – M/S/C (Twu/Mizell) APPROVE AGENDA WITH ONE CHANGE: MOVE ITEM 7.a. TO BE HEARD AFTER ITEM 7.c. Roll call vote.
YES: Elgstrand, Kelley, Martinac, Mizell, Twu, Walker Alpert; NO: None: ABSTAIN: None; ABSENT: Johnson, Marrero. Carried: 7-0-0-2.
- 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 Acknowledgement Statement was played aloud.
- 4. Public Comment** – No speakers.
- 5. Public Comment for Unions representing Rent Board staff** – No speakers.

6. CONSENT ITEMS

- a. Approval of the March 20th regular meeting minutes
- b. Proposal to approve staff recommendations on the following requests for waivers of late registration penalties (Registration Unit Manager/Staff)

Ministerial Waivers

Property Address

1926 Alcatraz Ave
2946 Harper St
2410 9th St
2604 Fulton St
714 Gilman St
2216 Curtis St
2118 8th St
1912 7th St
3111 College Ave #B
2226 9th St
2620 Marin Ave

Discretionary Waivers

Waiver No. Property Address

W5147	758 Ensenada Ave
W5148	1410 La Loma Ave
W5149	1638 8th St
W5150	2907 Dwight Way

M/S/C (Mizell/Elgstrand) APPROVE ALL CONSENT ITEMS AS WRITTEN.
Roll call vote. YES: Elgstrand, Kelley, Martinac, Mizell, Twu, Walker Alpert;
NO: None; ABSTAIN: None; ABSENT: Johnson, Marrero. Carried: 7-0-0-2.

7. ACTION ITEMS

from Board Members, Committees, Executive Director or Staff

Public comment will also be heard prior to the Board's vote on each action item listed below – 1 min. per speaker*

- a. Chair Update (Chair Alpert)
 - (1) Recommendation to adopt Resolution 25-11 endorsing the Recreational Equipment, Inc. Co-op (REI) Community Hearing on April 26, 2025 (Chair Alpert & Vice-Chair Walker)

M/S/C (Marrero/Martinac) ADOPT RESOLUTION 25-11 AS WRITTEN.

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

- (2) Demolition Ordinance Update: City of Berkeley Demolition projects status (Senior Planner Lief Bursell) – Rent Board Associate Planner Katrina Lapira presented to the Board. No action was taken.

- b. SPECIAL PRESENTATION: Tolemi Building Blocks demonstration (Executive Director) – Cristian Suarez provided a demonstration of Tolemi’s “BuildingBlocks” tool and answered questions from the Board.

- (1) Recommendation to adopt Resolution 25-12 authorizing the Executive Director to execute a contract with Tolemi through June 30, 2027, in an amount not to exceed \$125,000 (Executive Director/Senior Planner)

M/S/C (Twu/Mizell) ADOPT RESOLUTION 25-12 AS WRITTEN.
Roll call vote. YES: Elgstrand, Johnson, Kelley, Martinac, Mizell, Twu, Walker Alpert; NO: None; ABSTAIN: None; ABSENT: Marrero. Carried: 8-0-0-1.

- c. SPECIAL PRESENTATION: Spring Legislative Update (Brian Augusta, Rent Board Legislative Advocate) – Mr. Augusta presented on housing-related legislation and took questions from the Board.

- (1) Discussion and possible action for the Board to take a position on state legislative bills discussed at the meeting

M/S/C (Alpert/Kelley) MOTION TO ADOPT POSITIONS ON LEGISLATION LISTED BELOW AS AMENDED THIS EVENING AND GIVE THE CHAIR THE AUTHORITY TO REMOVE THE BOARD’S SUPPORT IF A BILL IS SUBSTANTIALLY CHANGED.
Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Walker Alpert; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

Support – Priority

AB 1157 (Kalra) - Tenant Protection Act Changes
AB 1248 (Haney) - Definition of Rent
AB 246 (Bryan) - Social Security Tenant Protection Act of 2025
AB 878 (Kalra) - Victims of abuse or violence: reasonable accommodations
SB 436 (Wahab) - Extending Rent Repayment Period

Support

SB 52 (Pérez) - Rental Algorithmic Price Fixing

SB 522 (Wahab) - Application of TPA to Post-Disaster Replacement Housing

AB 863 (Kalra) - Residential rental properties: language requirements

AB 628 (McKinnor) - Requires stove and fridge in good working condition

AB 1414 (Ransom) - Bans landlords from requiring tenants to use a specific internet service provider

Oppose

AB 1183 (Lowenthal) - Creates presumption of compliance with habitability standards if landlords have an inspection before tenancy

8. INFORMATION, ANNOUNCEMENTS AND ARTICLES/MEDIA

from Board Members, Committees, Executive Director or Staff

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

- a. Copy of Measure BB informational postcards mailed to Berkeley property owners and tenants (Executive Director)
- b. Deadline to submit agenda items/topics for the May regular Rent Board meeting: **Monday, May 5th by 5:00 p.m.** (Board Secretary)

9. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

- a. Budget & Personnel Committee (Vice-Chair Walker, Chair) – Chair Alpert reported that at the Committee’s last meeting, they reviewed the mid-year Budget and Registration Fee report which was brought to the Board in March. Next regularly-scheduled meeting: To Be Announced (TBA)
- b. Climate Resilience & Habitability Committee (Commissioner Martinac, Chair) – Committee Chair Martinac reported the Committee had a productive meeting on April 7th. They discussed several items including their annual work plan. Next regularly-scheduled meeting date: Monday, May 5th at 6:00 p.m.

April 7th agenda

- c. Eviction/Section 8/Foreclosure Committee (Chair TBA) – Commissioner Elgstrand reported that the Committee hasn’t met yet but he will contact Committee Staffer Ollie Ehlinger to schedule their next meeting. Proposed agenda items will include proposals from providers of eviction defense services. Next regularly-scheduled meeting: TBA

- d. Legislation, IRA/AGA & Registration Committee (LIRA Committee) (Chair Alpert, Chair) – Committee Chair Alpert reported that the Committee discussed the implementation of the Right to Organize, banking as it relates to rent ceilings, and possibly standardizing the calculations related to petitions for a decrease in services.

Next regularly-scheduled meeting: Thursday, May 8th at 6:00 p.m.

April 10th agenda

- e. Outreach Committee (Commissioner Kelley, Chair) – Committee Chair Kelley reported that the Committee had a substantial discussion about communities that need special outreach, including seniors, people with disabilities, undocumented people, and those who would benefit from materials in languages other than English. He highlighted Housing Counselor Moni Law’s recent work at the Cal campus and senior centers, and excitement about the imminent start of our Digital Education & Media Coordinator. He also mentioned appreciation for the summary letter being drafted by the Executive Director that will highlight the key findings from the Tenant Survey that is coming soon.

Next regularly-scheduled meeting: Monday, April 14th at 6:30 p.m.

April 14th agenda

- f. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Commissioner Marrero, Chair) – Committee Chair Marrero said the Committee’s next meeting should be in May.

Next meeting date: TBA

- g. 4 x 4 Joint Task Force Committee on Housing: City Council/Rent Board – 5 min.* (Councilmember Lunaparra & Chair Alpert, Co-Chairs) – Chair Alpert said that the Committee recently met and discussed rental assistance funding, eviction emergency legislation, the impacts of the permanent amnesty program on rent-controlled units and how to work together to protect non-citizen renters.

Next regularly-scheduled meeting: TBA

April 7th agenda packet

- h. Updates and Announcements – Commissioner Martinac noted that workers from Urban Ore are on strike. Chair Alpert noted that Measure BB notices are posted in the common areas of his building and encouraged other property owners to do the same. Commissioner Mizell discussed the disturbing disparity he has experienced between the values that the City of Berkeley espouses and the lack of policy and accountability related to policing in the city and the lack of recourse for those who have witnessed or endured racist treatment by Berkeley public safety personnel.

- i. Discussion of items for possible placement on future agenda – Commissioner Twu reported the Council passed fire safety regulations which may impact housing services and suggested that the Climate Resilience & Habitability Committee look into corresponding Board regulations that may be needed to address affected properties.
- 10. Adjournment** – M/S/C (Johnson/Walker) 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 adjourned at 9:03 p.m.