



RENT STABILIZATION BOARD

Regular Meeting

Thursday, September 18, 2025 – 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 Committee 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: 827 7067 9817 and Passcode: 949233. To comment during the public comment part of the agenda, Press *9 and wait to be recognized by the Committee Chair.

Email comments

Email comments must be submitted to doliver@berkeleyca.gov **by 4:00 p.m.** on the day of the meeting in order to be considered by the Committee 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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CA**

Minutes – *Approved*

1. **Roll call** – Chair Alpert called the meeting to order at 7:04 p.m.
Desireé Oliver called roll.
Commissioners present: Elgstrand, Johnson, Kelley, Marrero, Mizell, Twu, Walker, Alpert
Commissioners absent: Martinac (Arrived at 7:10 PM)
Staff present: Brown, Bursell, Ginsburg, Oliver, Williams
2. **Approval of Agenda** – M/S/C (Kelley/Mizell) AGENDA APPROVED AS WRITTEN. Voice vote. 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. **Public Comment for Unions representing Rent Board staff** – There were no speakers
5. **Public Comment** – There were no speakers
6. **SPECIAL PRESENTATION**: *East Bay Community Law Center- Evictions Outcomes Report: Berkeley eviction trends and data post-Eviction Moratorium*
Lina Yu, EBCLC Co-Director of Housing Practice presented and took questions from the Board.
7. **CONSENT ITEMS** – 1 min.*
 - a. **Approval of the July 17th regular meeting minutes**

- b. Recommendation to adopt Regulation 412 [Definition of Occupied Rental Unit Under B.M.C. section 13.76.135] and substantive changes to the following existing Regulations to administer Right to Organize established by Measure BB:411 [Property Management Company; definition], 1209 [Parties] – All Second Reading (LIRA Committee and General Counsel)
- c. Recommendation to adopt amendments to Regulation 1312 [Filing Notices and Complaints with Rent Board] – Second Reading (LIRA Committee and General Counsel)
- d. Proposal to approve staff recommendations on the following requests for waivers of late registration penalties (Executive Director/Registration Unit Manager)

Discretionary Waivers

Waiver No. Property Address

W5155	2124 Center St.
W5157	2025 Hearst Ave.
W5158	2419 Parker St.
W5159	2115 Haste and K&S
W5160	2035 Blake St.
W5161	1401 Bancroft Way
W5162	1837 Addison St.
W5163	2732 Russell St.
W5164	1354 Lincoln St.

M/S/C (Kelley/Mizell) APPROVE ALL CONSENT ITEMS AS WRITTEN. Voice vote.
Carried; 8-0-0-1.

8. 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) Discussion regarding signed Amicus brief on behalf of the Board in support of the City of Rochester-PRWORA citizenship and immigration status verification. (Chair Alpert and Vice-Chair Walker) - The Chair presented to the Board.
 - (2) Empty Homes Tax Program Update (Senior Planner, Lief Bursell) – Lief Bursell presented and took questions from the Board

- (3) Update regarding *CP VI Admirals Cove, LLC v. City of Alameda et. al.* (California Court of Appeal, First District, Division Four Case # A170689, A170986) – (General Counsel) – Matt Brown presented and took questions from the Board.
- (4) Update regarding *Williams, et al. v. Alameda County, Alameda County Board of Supervisors, City of Oakland, Oakland City Council* (United States District Court for the Northern District of California Case # 3:22-cv-01274-LB) (General Counsel) - Matt Brown presented and took questions from the Board.
- (5) Establishment of Ad Hoc Committee to consider Rent Ordinance Amendments at the 2026 November general election - Chair Alpert established Ad Hoc Committee including Commissioners Twu and Elgstrand with Vice-Chair Walker as an alternate and also took questions from the Board.
- (6) Discussion and possible action to amend Board Rules to allow the Chair to sponsor agenda items without a second author (Chair Alpert)

M/S/C (Mizell/Marrero) ADOPT PROPOSED CHANGE TO BOARD RULES WITH CHANGE TO ALLOW PREVIOUSLY STRIKED OUT LANGUAGE TO REMIAN LISTED IN A SEPARATE PARAGRAPH. Voice vote. Carried; 9-0-0-0.

- b. Recommendation to adopt Resolution 25-23 approving adjustment to compensation package for Executive Director DéSeana Williams (Chair Alpert and Budget & Personnel Committee Chair Walker)

M/S/C (Martinac/Walker) ADOPT RESOLUTION 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 Resolution 25-24 approving adjustment to compensation package for General Counsel Matt Brown (Chair Alpert and Budget & Personnel Committee Chair Walker)

M/S/C (Kelley/Elgstrand) ADOPT RESOLUTION 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.

- d. Recommendation to adopt Resolution 25-25 adopting a Rent Board Social Media Policy (Executive Director/Digital Education and Media Coordinator)

M/S/C (Twu/Elgstrand) ADOPT RESOLUTION WITH ADDED LANGUAGE REFERENCING ACCESIBILITY. Voice vote. Carried; 9-0-0-0.

- e. Discussion and possible action to support Resolution 25-26 Transit funding (Commissioner Twu and Chair Alpert)

M/S/C (Mizell/Marrero) ADOPT RESOLUTION AS WRITTEN. Voice vote. Carried; 9-0-0-0.

9. 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. Average Rents for New Tenancies: January 1, 2024, through December 31, 2024 (Lief Bursell, Senior Planner and Jen Fabish, Community Services Specialist) – Lief Bursell presented to the Board and took questions.
- b. Q1 and Q2 Commissioner Attendance (Board Secretary)
- c. August 2025 Quarterly Newsletter (Executive Director)
- d. August 2025 Quarterly Newsletter Postcard (Executive Director)
- e. Sanctuary City Letter 2025 (Executive Director)
- f. Deadline to submit agenda items/topics for the **October** regular Rent Board meeting: **Monday, October 6th by 5:00 p.m.** – *Verbal* (Board Secretary)

10. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

- a. Budget & Personnel Committee (Vice-Chair Walker, Chair) – Chair Alpert had no updates as the budget was just passed.
Next regularly-scheduled meeting: To Be Announced (TBA)
- b. Climate Resilience & Habitability Committee (Commissioner Martinac, Chair) – Commissioner Martinac stated they are still looking for dates for the next meeting.
Next regularly-scheduled meeting date: To Be Announced (TBA)
- c. Eviction/Section 8/Foreclosure Committee (Commissioner Elgstrand, Chair) – Commissioner Elgstrand stated that at the last meeting reviewed recent eviction data, tracking eviction trends since the implementation of Measure BB.
Next regularly-scheduled meeting: Tuesday, December 9th at 6:00 p.m.

September 16th agenda

- d. Legislation, IRA/AGA & Registration Committee (LIRA Committee) (Chair Alpert, Chair) – No updates were presented.
Next regularly-scheduled meeting: To Be Announced

July 22nd agenda

- e. Outreach Committee (Commissioner Kelley, Chair) – Commissioner Kelley announced the Outreach committee continues to visit senior centers on a regular basis and will also attend National Night Out and Back to School events. Encouraged all to reach out to Carla Orozco for information. Also commended Executive Director Williams for implementing resources with speed.
Next regularly-scheduled meeting: To Be Announced

September 8th agenda

- f. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Commissioner Marrero, Chair) – Commissioner Marrero encouraged the public to attend or watch the meeting.
Next meeting date: Monday, September 29th at 5 p.m.
- g. 4 x 4 Joint Task Force Committee on Housing: City Council/Rent Board – (Councilmember Lunaparra & Chair Alpert, Co-Chairs) – No updates were announced.
Next regularly-scheduled meeting: To Be Announced
- h. Updates and Announcements – Chair Alpert announced the ADU Condo Conversion item goes to Council on October 14th. A letter to council was sent requesting changes to protect tenant rights in converted ADU's. The request was converted to a supplemental from Councilmembers Lunaparra, Bartlett, and Tregub. Executive Director Williams extends a thank you to Desireé Oliver for stepping in as interim Board Secretary. Commissioner Twu announced several bills we have submitted have passed the legislature and are now on the Governors desk. Executive Director Williams confirmed Legislative Advocate, Brian Augusta will be in attendance at the October Board meeting.
- i. Discussion of items for possible placement on future agenda – Chair Alpert encouraged possible discussion items be emailed for consideration.

11. Adjournment - M/S/C (Johnson/Kelley) ADJOURN THE MEETING. Voice vote. Carried: 9-0-0-0.

The meeting adjourned at 9:31 p.m.

COMMUNICATIONS DISCLAIMER:

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communication. Please contact the secretary to the relevant board, commission or committee for further information.