RENT STABILIZATION BOARD

Regular Meeting

Thursday, July 16, 2026 – 7:00 p.m.

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

Teleconference Location – 2010 Fifth Street, Apt. 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: 869 5429 0686 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 **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*

Prior to Roll call, Commissioner Kelley stated that he would be participating remotely under the Just Cause provision of the Brown Act due to illness.

1. **Roll call** – Chair Alpert called the meeting to order at 7:06 p.m.
   Aimee Mueller called roll.
   Commissioners present: Elgstrand, Johnson, Kelley (via Zoom), Marrero (via Zoom), Martinac, Mizell, Twu, Walker, Alpert
   Commissioners absent: None
   Staff present: Brown, Kim, Lecky, Mueller, Williams

   Prior to approval of the agenda, Commissioner Marrero acknowledged the tragic deaths of two men during recent federal enforcement operations: Joan Sebastián Durán Guerrero, a 25-year-old husband and father of a 3-year-old daughter, was shot and killed by an Immigration and Customs Enforcement (ICE) officer while commuting to his job on Monday, July 13th in Biddeford, Maine. Lorenzo Salgado Araujo, a father of three and a beloved local business owner who had lived and worked in the United States for 35 years, was shot and killed by an ICE officer on July 7th while driving to work in Houston, Texas.

   The Board and all present observed a moment of silence to publicly recognize and honor their memory.

2. **Approval of Agenda** – M/S/C (Johnson/Martinac) APPROVE AGENDA 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.

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** – No speakers.

5. **Public Comment** – Nicole Campbell was present to speak about the wavier for 3035 Deakin Street. Joseph Friedman spoke about his experiences with mold and reimbursement issues at Evans Manor. Katherine Poltoratzky spoke about her experiences with code enforcement issues and miscommunications with property management at Evans Manor.

6. **Consent Items**

   a. Approval of the June 18th regular meeting minutes

   b. Proposal to approve staff recommendations on requests for waivers of late registration penalties (Executive Director/Registration Unit Manager)

   M/S/C (Twu/Johnson) MOVE ALL CONSENT ITEMS 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.

7. **Special Presentation**: *Annual Program Report*
   Presenters: Anne T. Omura, Executive Director, Eviction Defense Center (EDC); and Linda Yu, Co-Director, Housing Practice, East Bay Community Law Center (EBCLC)

   Linda Yu and Anne T. Omura presented and took questions from the Board.

8. **Appeal in Case No. T-6149 (1339 Rose St., Unit A)**
   Parties present: Vik Mohan, Appellant Landlord; Eva Thomas, on behalf of Tenant Respondent; and Milani Karpinski-Pelley, Respondent Tenant.

   M/S/C (Alpert/Johnson) MOTION TO UPHOLD THE HEARING EXAMINER'S DECISION. Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

9. **Action Items**

   a. **Chair Update:** Ordinance Amendments update – *Verbal* (Chair Alpert)
   Chair Alpert informed the Board that Council voted unanimously to put the Board's proposed amendments on the ballot.

   b. Discussion and possible action to amend the Board's Meeting Procedures (Chair Alpert)
   Following discussion, the Board took the following action:

   M/S/C (Alpert/Johnson) APPROVE PROPOSED AMENDMENTS TO THE BOARD'S MEETING PROCEDURES WITH ONE CHANGE: INCREASE THE MAXIMUM NUMBER OF MINUTES THAT AN INDIVIDUAL CAN SPEAK AT PUBLIC COMMENT TO A TOTAL OF EIGHT MINUTES. 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 26-25 Authorizing the Executive Director to Execute a Contract for Client-Side Implementation Strategist Services (Executive Director Williams)

M/S/C (Twu/Elgstrand) ADOPT RESOLUTION 26-25 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.

10. Information, Announcements and Articles/Media

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

a. Institute for Local Government's Leadership and Governance Resources for Local Officials (Commissioner Marrero)

b. Copy of flyer for Landlord Resource Fair on July 22, 2026, from 10:00 - 11:30 a.m. at the Rent Board Offices (Executive Director Williams)

c. Commissioner attendance records for Board and Committee meetings updated through June of 2026 (Board Secretary)

d. Deadline to submit agenda items/topics for the September regular Rent Board meeting: Thursday, September 3rd by 5:00 p.m. – *Verbal* (Board Secretary)

11. Committee/Board Meeting Updates and Announcements

a. Budget & Personnel Committee (Vice-Chair Walker, Chair) - Vice-Chair Walker said the Committee held a closed session to discuss the General Counsel's contract; they're also having an ongoing discussion about creating a formal executive compensation policy.

b. Climate Resilience & Habitability Committee (Commissioner Martinac, Chair) – Committee Chair Martinac said the Committee met on June 30th to identify the subset of landlords who are paying for energy. The Committee also discussed the elevator ordinance which will be referred to the Legal Unit for review. Both items will then be referred to the Outreach & Accessibility Committee.

c. Eviction/Section 8/Foreclosure Committee (Commissioner Elgstrand, Chair) – Committee Chair Elgstrand said the Committee met on Tuesday, July 14th and reviewed several staff reports that provided the latest statistics on Owner Move-in and Ellis Act evictions, and foreclosures.

d. Legislation, IRA/AGA & Registration Committee (LIRA Committee) (Chair Alpert, Chair) – Chair Alpert said the Committee also met on Tuesday, July 14th and heard two items that stemmed from appeals heard by the Board: locks on internal doors in rooming houses, and the issue of a time limit for increase in service petitions by landlords. Legal staff are developing final recommendations to come back to the Committee and then to the full Board. The internal locks issue may also be brought to the 4 x 4 Committee.

e. Outreach & Accessibility Committee (Commissioner Kelley, Chair) – Committee Chair Kelley said the Committee received a wonderful update from Committee Staffer Abigail Vieira on the excellent work being done by Rent Board staff. The Committee is excited about the inaugural Landlord Resource Fair that will be held at the Rent Board offices on July 22, 2026, as another important step in our commitment to serving landlords better. The Committee plans to meet in September.

f. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Commissioner Marrero, Chair) – Committee Chair Marrero said the Committee will be meeting in the new school year.

g. 4 x 4 Joint Task Force Committee on Housing: City Council/Rent Board (Councilmember Lunaparra & Chair Alpert, Co-Chairs) – Chair Alpert said the 4 x 4 Committee have mostly been discussing the ballot measure. They will meet tomorrow and hear a presentation from the Planning Dept. about their code inspection work. And Commissioner Twu suggested exploring the possibility of having a written, posted score for housing and code compliance at properties, similar to health inspection scores in restaurants.

h. Updates and Announcements – Chair Alpert asked commissioners to be sure to check their voter registration status. He also announced that City Council is considering unbanning tear gas, smoke and pepper spray at protests in Berkeley. This vote was agendized for Tuesday, July 14th but wasn't heard so it should be on their next meeting's agenda. Executive Director Williams reminded the Board to check their inboxes for her email about voter status and let her know if there are any questions.

i. Discussion of items for possible placement on future agenda

12. **Closed Session:** Pursuant to Government Code section 54957(b)(1), the Board will convene in closed session for a Public Employee contract discussion: General Counsel

    Chair Alpert announced that the Board voted to approve a contract extension for General Counsel Matt Brown, the details of which will be presented as a resolution at the next meeting of the Board.

13. **Adjournment** – M/S/C (Twu/Mizell) ADJOURN MEETING. Roll call vote. YES: Elgstrand, Johnson, Marrero, Martinac, Mizell, Twu, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: Kelley. Carried: 8-0-0-1.