



RENT STABILIZATION BOARD
Regular Meeting
Monday, June 16, 2025 – 7:00 p.m.
School District Board Room – 1231 Addison Street, Berkeley, 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/86059541676?pwd=6dxz13N2cllTPHbkeC5K85MF71QacL.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 1-669-444-9171 and enter Webinar ID: 860 5954 1676 and Passcode: 738992. 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.

RENT STABILIZATION BOARD

Regular Meeting

Monday, June 16, 2025

7:00 p.m.

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

MINUTES – *Approved*

- Roll call** – Chair Alpert called the meeting to order at 7:08 p.m.
Aimee Mueller called roll.
Commissioners present: Elgstrand, Johnson, Kelley (arrived at 7:39 p.m.), Marrero, Martinac, Mizell, Twu, Walker, Alpert
Commissioners absent: None
Staff present: Brown, Calimbas, Cole, Eberhart, Ginsburg, Lecky, Mueller, Smith, Williams
- Approval of Agenda** – M/S/C (Twu/Elgstrand) APPROVE AGENDA WITH THE FOLLOWING CHANGES: TABLE CONSENT ITEM 7.A. TO NEXT MEETING; AND ADJOURN TONIGHT’S MEETING IN HONOR AND MEMORY OF THE VICTIMS OF THE JUNE 16, 2015 LIBRARY GARDENS’ BALCONY COLLAPSE (Ashley Donohoe, Olivia Burke, Eoghan Culligan, Niccolai “Nick” Schuster, Lorcán Miller, Eimear Walsh and Aoife Beary); AND IN HONOR AND MEMORY OF THE VICTIMS OF THE MINNESOTA SHOOTING (Melissa and Mark Hortman – killed; John and Yvette Hoffman – injured). Voice vote. Carried: 8-0-0-1. ABSENT: Kelley.
- 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. – 2 min.*

The Land Acknowledgment Statement was played aloud.

- Introduction of new Rent Board staff**: Housing Counselor Grace Smith and Digital Education & Media Coordinator Kayla Ginsburg – Grace Smith and Kayla Ginsburg introduced themselves to the Board.

5. **Public Comment** – There were three speakers: Krista Gulbransen, Executive Director of the Berkeley Property Owners Association, spoke about funds allocated to the Eviction Defense Center; Erin Horne spoke in support of Item 7.b.; and Ever spoke about Item 8.b.
6. **Public Comment for Unions representing Rent Board staff** – No speakers.
7. **CONSENT ITEMS** – 1 min.*

- a. Approval of the April 17th regular meeting minutes – TABLED TO NEXT MEETING BY AN EARLIER VOTE OF THE BOARD.
- b. Recommendation to adopt Resolution 25-14 for Rent Board support of Inclusion of Disabled Graduates in Walking at Graduation (Commissioner Marrero, Vice-Chair Walker & Commissioner Martinac)
- c. Recommendation to approve Commissioner Marrero’s request for a stipend deduction reimbursement for a committee meeting absence

M/S/C (Twu/Johnson) APPROVE ALL CONSENT ITEMS AS WRITTEN EXCEPT FOR ITEM 7.a. WHICH WAS TABLED TO THE NEXT MEETING BY AN EARLIER VOTE. Voice vote. Item 7.c. Carried 8-0-0-1. ABSENT: Kelley. Item 7.b. Carried: 7-0-1-1. ABSTAIN: Elgstrand; ABSENT: Kelley.

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) Letter to Council on the Accessory Dwelling Unit (ADU) Amnesty Program (Rent Board Planning Staff & Chair Alpert) – Chair Alpert announced that this letter was sent to the Mayor and Council today but no action was taken.
 - (2) Discussion and possible action to recess for the month of August 2025 – Verbal (Chair Alpert & Vice-Chair Walker)

M/S/C (Mizell/Walker) RECESS FOR THE MONTH OF AUGUST 2025. Voice vote. Carried: 8-0-0-1. ABSENT: Kelley.

- b. Presentation, discussion and possible action for the Board to take a position on state legislative bills discussed at the meeting (Brian Augusta, Rent Board Legislative Advocate) – Mr. Augusta presented to and answered questions from the Board.

M/S/C (Alpert/Twu) TAKE A “SUPPORT – PRIORITY” POSITION ON SENATE BILL (SB) 436 (WAHAB); AND TAKE A “SUPPORT” POSITION ON ASSEMBLY BILL (AB) 282 (PELLERIN), AB 736 (WICKS), AB 893 (FONG), SB 417 (CABALDON), SB 36 (UMBERG) AND SB 634 (PÉREZ). Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

M/S/C (Twu/Elgstrand) TAKE A “SUPPORT IF AMENDED” POSITION ON SB 79 (WIENER) IF THESE AMENDMENTS ARE INCLUDED: DEMOLITION PROTECTIONS FOR EXISTING RENTAL HOUSING SIMILAR TO BERKELEY’S DEMOLITION ORDINANCE INCLUDING REPLACEMENT, RIGHT OF RETURN, AND A BAN ON PROPERTIES WITH THE ELLIS ACT USED, AND HIGHER AFFORDABILITY REQUIREMENT IN LOWER-INCOME NEIGHBORHOODS. 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. SPECIAL PRESENTATION on the Fiscal Year (FY) 2025-2026 Budget, Staffing Model, and Expenditure Level (Finance Director Shamika Cole & Executive Director) – Ms. Cole presented to and answered questions from the Board.

- (1) Recommendation to adopt Resolution 25-15 approving the FY 2025-2026 Line-item Budget, Staffing Model, and Expenditure Level (Finance Director Shamika Cole & Executive Director)

M/S/C (Mizell/Kelley) ADOPT RESOLUTION 25-15 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 25-16 authorizing the Executive Director to extend the contract with Berkeley Community Media (BCM) through June 30, 2027, and increase the contract by an amount not to exceed \$25,000 for FY 2025-2026 (Executive Director)

M/S/C (Elgstrand/Marrero) ADOPT RESOLUTION 25-16 AS WRITTEN. Voice vote. Carried: 9-0-0-0.

- e. SPECIAL PRESENTATION on Legal Defense Program services by Eviction Defense Center Executive Director Anne T. Omura, and East Bay Community Law Center Housing Co-Director Linda Yu – Ms. Omura and Ms. Yu presented to and answered questions from the Board.

- (1) Recommendation to adopt Resolution 25-17 authorizing the Executive Director to extend the contract with the Eviction Defense Center (EDC)

through June 30, 2027, and increase the contract by an amount not to exceed \$435,500 for FY 2025-2026 (Executive Director)

M/S/C (Alpert/Walker) ADOPT RESOLUTION 25-17 AND RESOLUTION 25-18 AS WRITTEN. Voice vote. Carried: 9-0-0-0.

- (2) Recommendation to adopt Resolution 25-18 authorizing the Executive Director to extend the contract with the East Bay Community Law Center (EBCLC) through June 30, 2027, and increase the contract by an amount not to exceed \$423,605 for FY 2025-2026 (Executive Director) – MOTION INCLUDED IN VOTE ON ITEM 8.e.(1).

- f. Recommendation to adopt Resolution 25-19 authorizing the Executive Director to extend the contract with Brian Augusta (dba Public Interest Advocates) through June 30, 2027, and increase the contract by an amount not to exceed \$72,000 for FY 2025-2026 (Executive Director)

M/S/C (Kelley/Johnson) ADOPT RESOLUTION 25-19 AS WRITTEN. Voice vote. Carried: 9-0-0-0.

- g. Discussion and possible action to approve the staff recommendation for the request to waive late registration penalties for Discretionary Waiver No. W5151 (1850 Arch St.) (Registration Unit Manager/Staff)

Substitute motion: M/S/F (Twu/Johnson) WAIVE EIGHTY PERCENT OF THE PENALTIES FOR DISCRETIONARY WAIVER NOS. W5151 AND W5152. Roll call vote. YES: Johnson, Twu, Alpert; NO: Elgstrand, Kelley, Marrero, Martinac, Mizell, Walker; ABSTAIN: None; ABSENT: None. **Failed:** 3-6-0-0.

Main motion: M/S/C (Elgstrand/Marrero) APPROVE THE STAFF RECOMMENDATION TO WAIVE ONE HUNDRED PERCENT OF THE PENALTIES FOR DISCRETIONARY WAIVER NO. W5151 AND EIGHTY PERCENT OF THE PENALTIES FOR W5152. Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: None. **Carried:** 9-0-0-0.

- h. Discussion and possible action to approve the staff recommendation for the request to waive late registration penalties for Discretionary Waiver No. W5152 (1862 Arch St.) (Registration Unit Manager/Staff) – MOTION INCLUDED IN VOTE ON ITEM 8.g.

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. Presentation regarding Brown Act Remote Participation Options for Public Meetings (General Counsel) – TABLED TO NEXT MEETING.
- b. Annual Petitions Activities Report (Senior Hearing Examiner Omar Calimbas) – Mr. Calimbas presented to and answered questions from the Board.
- c. Copy of Measure BB informational postcards mailed to Berkeley property owners and tenants (Executive Director) – 3 min.*
- d. Copy of Sanctuary City letter to Berkeley property owners and tenants (Executive Director) – The Chair requested that this letter also be sent to the Berkeley Property Owners Association, the Berkeley Chamber of Commerce, the Mayor and City Council, UC Berkeley, Berkeley Unified School District and Berkeley Community College.
- e. Deadline to submit agenda items/topics for the July regular Rent Board meeting: **Monday, July 7th by 5:00 p.m.** (Board Secretary)

10. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS – COMMITTEE UPDATES WERE TABLED TO THE NEXT MEETING.

- a. Budget & Personnel Committee (Vice-Chair Walker, Chair) – 5 min.*
Next regularly-scheduled meeting: To Be Announced (TBA)
- b. Climate Resilience & Habitability Committee (Commissioner Martinac, Chair) – 5 min.*
Next regularly-scheduled meeting date: TBA
- c. Eviction/Section 8/Foreclosure Committee (Commissioner Elstrand, Chair) – 5 min.*
Next regularly-scheduled meeting: Tuesday, July 8th at 6:00 p.m.
- d. Legislation, IRA/AGA & Registration Committee (LIRA Committee) (Chair Alpert, Chair) – 5 min.*
Next regularly-scheduled meeting: Tuesday, June 24th at 5:30 p.m.
- e. Outreach Committee (Commissioner Kelley, Chair) – 5 min.*
Next regularly-scheduled meeting: TBA

June 9th agenda

- f. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Commissioner Marrero, Chair) – 5 min.*

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)
Next regularly-scheduled meeting: TBA

May 16th agenda packet

- h. Updates and Announcements – Commissioner Mizell announced that, ten days ago, the Berkeley Police Department violated the 14th Amendment rights of citizens at 8th and Harrison.
- i. Discussion of items for possible placement on future agenda

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

The meeting adjourned at 11:01 p.m.