



RENT STABILIZATION BOARD

Regular Meeting

Thursday, June 18, 2026 – 6:30 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: 838 2098 5248 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*

1. **Roll call** – Chair Alpert called the meeting to order at 6:31 p.m.
Aimee Mueller called roll.
Commissioners present: Elgstrand, Johnson, Kelley (arrived 6:39 p.m.), Marrero (via Zoom), Martinac (arrived 7:00 p.m.), Mizell (arrived 6:38 p.m.), Twu, Walker, Alpert
Commissioners absent: None
Staff present: Brown, Cole, Kim, Lecky, Mueller, Williams
2. **Closed Session**: Pursuant to Government Code section 54956.9(d)(1), the Board adjourned to reconvene in closed session for a litigation update:

ALAN WOFSY & ASSOCIATES, a California corporation dba Hearst VS. BERKELEY RENT STABILIZATION BOARD (Case No. 23CV043503)

Upon the Board's return to open session, the Chair announced that the Board took no reportable action.
3. **Approval of Agenda** – M/S/C (Elgstrand/Johnson) 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.
4. **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 uncaded 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.

5. **Public Comment for Unions representing Rent Board staff** – No speakers.

6. **Public Comment** – Kathryn Poltoratzky spoke about planned construction at Evans Manor; Youcef Toumi spoke about mold testing results at Evans Manor; and Morgan Welch spoke about his experience with excessive relocation and non-compliance with City regulations at Evans Manor. Kathryn Poltoratzky also spoke about Discretionary Waiver W5166 for Evans Manor (2316 Haste St./2315 Dwight Way).

7. **Consent Items**

- a. Approval of the May 28th 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 (Alpert/Johnson) APPROVE ALL CONSENT ITEMS AS WRITTEN EXCEPT DISCRETIONARY WAIVER W5166 FOR EVANS MANOR (2316 Haste St./2315 Dwight Way) WHICH IS AGENDIZED AS A SEPARATE ACTION ITEM. Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

8. **Special Presentation: Legislative Update**

Rent Board Legislative Advocate Brian Augusta presented and took questions from the Board on pending housing legislation.

- a. Discussion and possible action to take a position on state legislative bills (Chair Alpert)
No action taken.

9. **Staff Presentation: Fiscal Year (FY) 2026-27 Budget, Staffing Model, and Expenditure Level**
Finance Director Shamika Cole presented and took questions from the Board.

10. **Appeal in Case No. Case No. L-4366 (1522 Walnut St., Unit 3)**

Parties present: Michael Frankfurt (Appellant Tenant), Dan Lieberman (Respondent Landlord), and Jay Kelekian (on behalf of Appellant Tenant)

M/S/C (Alpert/Walker) REVERSE 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.

11. **Action Items**

- a. **Chair Update:** Update on Ordinance Amendments (Chair Alpert) – Verbal update; no action taken.
- b. Recommendation to adopt Resolution 26-23 approving the FY 2026-2027 Line-Item Budget, Staffing Model, and Expenditure Level (Finance Director Shamika Cole & Executive Director Williams)

M/S/C (Kelley/Twu) ADOPT RESOLUTION 26-23 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. Discussion and possible action to recess for the month of August – Verbal (Chair Alpert)

M/S/C (Johnson/Walker) RECESS IN AUGUST 2026. 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. Discussion and possible action to approve the staff recommendation for Discretionary Waiver W5166 for Evans Manor (2316 Haste St./2315 Dwight Way) (Registration Unit Manager/Staff)

M/S/C (Alpert/Kelley) IMPOSE THE FULL PENALTY FOR DISCRETIONARY WAIVER W5166. Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: None; RECUSED: Twu. Carried: 8-0-0-1.

- e. Recommendation to adopt Resolution 26-24 to modify the contract with Berkeley Community Media (BCM) by an amount not to exceed \$27,000 for Fiscal Year 2026-2027 (Executive Director Williams/Board Secretary Mueller)

M/S/C (Mizell/Johnson) ADOPT RESOLUTION 26-24 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.

12. Information, Announcements and Articles/Media

- a. Deadline to submit agenda items/topics for the July regular Rent Board meeting: **Wednesday, July 1st** by 5:00 p.m. (Board Secretary)

13. Committee/Board Meeting Updates and Announcements

- a. Budget & Personnel Committee (Vice-Chair Walker, Chair) – The majority of the Committee's work was before the Board this evening.
- b. Climate Resilience & Habitability Committee (Commissioner Martinac, Chair) – This Committee hasn't met.
- c. Eviction/Section 8/Foreclosure Committee (Commissioner Elgstrand, Chair) – Committee Chair Elgstrand said the Committee met previously and that information was mentioned at the last Board Meeting. He said the Committee will meet next month.
- d. Legislation, IRA/AGA & Registration Committee (LIRA Committee) (Chair Alpert, Chair) – Chair Alpert said the Committee will hopefully meet soon to discuss several items referred to them by the full Board.
- e. Outreach & Accessibility Committee (Commissioner Kelley, Chair) – Committee Chair Kelley said that Carla Orozco will no longer staff this Committee and thanked Carla for

her service over the past few years. He announced that Abby Vieira, the new Public Information Unit Manager, will take on the role of Committee Staffer for this Committee.

- 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 is in August.
- g. 4 x 4 Joint Task Force Committee on Housing: City Council/Rent Board (Councilmember Lunaparra & Chair Alpert, Co-Chairs) – Chair Alpert said the Committee didn’t have a meeting this month but will be meeting next week.
- h. Updates and Announcements – Commissioner Elgstrand announced that our Ordinance amendments are before Council on June 30th. Commissioner Twu announced that this coming Sunday is the Berkeley Juneteenth Festival and Rent Board staff will be in attendance; and he announced that the City of Toronto, Canada recently rolled out inspection score signage for large apartment buildings.
- i. Discussion of items for possible placement on future agenda – Commissioner Marrero said she’ll submit an item for the next Board agenda packet with the Institute for Local Government resources previously emailed to the Board.

14. Adjournment – M/S/C (Kelley/Martinac) ADJOURN 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 was adjourned at 9:29 p.m.