RENT STABILIZATION BOARD

Regular Meeting

Thursday, October 15, 2026 – 6:30 p.m.

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

Teleconference location: 651 Addison Street, Apt. 215, Berkeley, CA 94710

Teleconference location: Prudential Properties Unit 11-Potworks, St. James Parish, Nevis, KN1102

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: 851 0368 6594 and Passcode: 652769. 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 6:38 p.m.
   Aimee Mueller called roll.
   Commissioners present: Elgstrand, Johnson, Kelley, Marrero (via Zoom), Martinac, Mizell, Twu, Walker (via Zoom), Alpert
   Commissioners absent: None
   Staff present: Brown, Eberhart, Lecky, Mueller, Williams

   Following Roll call, Chair Alpert announced that the Board would adjourn to reconvene in closed session pursuant to California Government Code Section 54957(b)(1) discuss the public employee evaluation of performance of the Executive Director.

2. **Closed Session**: Pursuant to California Government Code Section 54957(b)(1), the Board will adjourn to reconvene in closed session to discuss the following:

   Public Employee Evaluation of Performance
   Title: Executive Director

   Following the Board's return from closed session, the Chair stated that no reportable action was taken.

   It was also announced that the public meeting audio prior to closed session was not audible to the captioner due to a technical issue. The Chair asked that Roll call be conducted again to ensure that the open session proceedings were captured properly.

   Roll call – Called at 7:34 p.m.
   Aimee Mueller called roll.
   Commissioners present: Elgstrand, Johnson, Kelley, Marrero (via Zoom), Martinac, Mizell, Twu, Walker (via Zoom), Alpert
   Commissioners absent: None
   Staff present: Brown, Eberhart, Lecky, Mueller, Williams

3. **Approval of Agenda** – M/S/C (Kelley/Mizell) APPROVE AGENDA WITH ONE CHANGE: MOVE THE DISCRETIONARY WAIVER FOR 2055 CENTER ST. TO ACTION. 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 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.

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

6. **Public Comment** – Phil Rapier of the Eviction Defense Center (EDC) spoke about the importance of funding the EDC's vital work. Anthony Grealy spoke about his waiver request for 1115 Ward Street. Derek Wallace expressed his gratitude for and appreciation of Moni T. Law's work. Krista Gulbransen of the Berkeley Property Owners Association spoke in appreciation of Moni T. Law. Marla Abrolat spoke in support and recognition of her sister, Moni T. Law. Douglas Kwon spoke about the waiver request for 2435 San Pablo Ave.

7. **Consent Items**

   a. Approval of the July 16th regular meeting minutes

   b. Approval of the September 17th regular meeting minutes

   c. Recommendation to adopt Resolution 26-31 amending the Rent Board's Records Retention Schedule to include updated retention code descriptions and periods for enhanced records management (Executive Director)

   d. Recommendation to amend Regulations 403.5 and 1269 to address security issues associated with room locks (LIRA Committee)

   e. Recommendation to adopt Resolution 26-32 confirming the 2027 Annual General Adjustment (AGA) 2.5 percent and order that the 2027 AGA be published as Regulation 1149

   f. Recommendation to adopt Resolution 26-33 confirming that the 2027 relocation assistance payments for Owner Move-In and Ellis Act evictions shall increase by 3.8 percent effective January 1, 2027, and publishing the 2027 relocation payment amounts

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

   M/S/C (Kelley/Mizell) ADOPT 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.

8. **Special Order of Business**: Honorary Resolution in Appreciation of Moni T. Law

   a. **Action Item**: Adopt Resolution 26-26 in Appreciation of Moni Trenise Law for More Than Fifteen Years of Distinguished Public Service to the Berkeley Rent Stabilization Board and the Berkeley community (Chair Alpert and Vice-Chair Walker)

   Following Ms. Law's words of appreciation to the Commissioners and her former colleagues, the Board took the following action:

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

9. **Special Presentation**: *Rent Board Data System Modernization Project*
   Presenter: Matt Harding, CEO, EcoMetricx

   Mr. Harding, Ryan Ragusa, AJ Sager and Jervin Geronimo presented and took questions from the Board.

10. **Action Items**

   a. Recommendation to amend Regulations 1206 and 1269 to address time limitations for filing rent increase petitions for added space and services (LIRA Committee)

   M/S/C (Mizell/Elgstrand) AMEND REGULATIONS 1206 AND 1269 AS RECOMMENDED. Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Twu, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

   b. Discussion and possible action regarding Evans Manor and potential enforcement action within the City (Chair Alpert)

   M/S/C (Alpert/Kelley) AUTHORIZE THE CHAIR IN COORDINATION WITH STAFF TO SEND A LETTER TO THE CITY COUNCIL, MAYOR, CITY MANAGER, CITY ATTORNEY, THE U.C. REGENTS AND ADDITIONAL PARTIES FOLLOWING UP ON THE BOARD'S PREVIOUS RESOLUTION REGARDING EVANS MANOR AND REQUESTING THAT ACTION BE TAKEN WITH A DEADLINE. Roll call vote. YES: Elgstrand, Johnson, Kelley, Marrero, Martinac, Mizell, Walker, Alpert; NO: None; ABSTAIN: None; ABSENT: None; RECUSED: Twu. Carried: 8-0-0-0-1.

   c. Recommendation to adopt Resolution 26-34: Ensuring Equitable, Accessible, and Inclusive Participation in Berkeley Rent Board Meetings (Outreach & Accessibility Committee)

   M/S/C (Twu/Kelley) ADOPT RESOLUTION 26-34 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. Discussion and possible action to adopt the new Outreach & Accessibility Committee mission statement (Outreach & Accessibility Committee)

M/S/C (Twu/Kelley) ADOPT THE NEW OUTREACH & ACCESSIBILITY COMMITTEE MISSION STATEMENT 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.

Item moved from Consent to Action by an earlier vote: Discretionary Waiver for 2055 Center St.

M/S/C (Mizell/Kelley) APPROVE THE STAFF RECOMMENDATION TO WAIVE FIFTY PERCENT OF THE PENALTIES. 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. **Information, Announcements and Articles/Media**
ALL ITEMS BELOW WERE MENTIONED OR BRIEFLY DISCUSSED. UNDERLINED ITEMS HAVE ADDITIONAL COMMENTS.

a. Commissioner attendance records for Board and Committee meetings through September 2026 (Board Secretary Aimee Mueller)

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

12. **Committee/Board Meeting Updates and Announcements**

a. Budget & Personnel Committee (Vice-Chair Walker, Chair) – This Committee did not meet.

b. Climate Resilience & Habitability Committee (Commissioner Martinac, Chair) – This Committee did not meet.

c. Eviction/Section 8/Foreclosure Committee (Commissioner Elgstrand, Chair) – This Committee plans to meet next month.

d. Legislation, IRA/AGA & Registration Committee (LIRA Committee) (Chair Alpert, Chair) – Chair Alpert said everything the Committee discussed when they last met has been voted on this evening.

e. Outreach & Accessibility Committee (Commissioner Kelley, Chair) – Committee Chair Kelley said the Board voted on several of the Committee's items earlier. They're working with Abby Vieira on upcoming outreach, proactively looking at current efforts and longer-term priorities. He expressed appreciation for staff's work on resolution

Commissioner Marrero submitted and spoke about options for potential expansion of outreach.

f. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (BUSD) (Commissioner Marrero, Chair) – Committee Chair Marrero announced that the two BUSD members of this Committee are no longer able to participate. Chair Alpert confirmed that this Committee will need to reconstituted after the upcoming elections.

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 discussed three things: an eviction emergency ordinance which received a positive recommendation from the Committee; a housing inspections scoring system proposal from Commissioner Twu; and a recommendation on increasing short-term tenant relocation per diem payments to adjust for inflation.

h. Updates and Announcements

i. Discussion of items for possible placement on future agenda

13. **Adjournment** – M/S/C (Kelley/Mizell) 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 10:24 p.m.