



RENT STABILIZATION BOARD
Regular Meeting
Thursday, January 21, 2021
7:00 p.m.

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED EXCLUSIVELY THROUGH VIDEOCONFERENCE AND TELECONFERENCE

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, this meeting of the City of Berkeley Rent Stabilization Board (Rent Board) will be conducted exclusively through teleconference and Zoom videoconference. Please be advised that pursuant to the Executive Order and the Shelter-in-Place Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, **there will not be a physical meeting location available.**

To access this meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device by clicking on this URL: <https://zoom.us/j/97892225390?pwd=aCtINGNNQmFOS1JRd25vbVEzYVFvZz09>. 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 1-669-900-6833 and enter Meeting ID: 978 9222 5390 and Passcode: 252533. 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 an e-mail comment to be read aloud during public comment, email amueller@cityofberkeley.info with the Subject Line in this format: "RENT BOARD MEETING PUBLIC COMMENT ITEM." Please observe a 150 word limit. Time limits on public comments will apply. Written comments will be entered into the public record. **Email comments must be submitted to the email address above by 5:00 p.m. on the day of the meeting in order to be included.**

Please be mindful that this meeting will be recorded, and all other rules of procedure and decorum will apply for Rent Board meetings conducted by teleconference or videoconference.

This meeting will be conducted in accordance with Government Code Section 54953, 54956, and all current state and local requirements allowing public participation in meetings of legislative bodies. Any member of the public may attend this meeting. Questions regarding this matter may be addressed to Matt Brown, Acting Executive Director, at (510) 981-7368. The Rent Board may take action related to any subject listed on the Agenda.

RENT STABILIZATION BOARD
Regular Meeting
Thursday, January 21, 2021
7:00 p.m.

Regular Meeting Minutes – *Unapproved*

1. **Roll call** – Chair Simon-Weisberg called the meeting to order at 7:06 p.m.
Aimee Mueller called roll.
Commissioner present: Alpert, Chang, Johnson, Kelley, Laverde, Mendonca, Selawsky, Walker, Simon-Weisberg.
Commissioners absent: None.
Staff present: Brown, Mueller, Wu.
2. **Approval of Agenda** – M/S/C (Laverde/Alpert) MOVE THE AGENDA AS WRITTEN.
Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Mendonca, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.
3. **Public Comment** – Krista Gulbransen congratulated the newly elected and re-elected commissioners and the Chair. Julia Cato spoke in support of AB15 and AB16. Matthew Lewis spoke about item 5.a.(2). A comment submitted via email by Martha Stassinis about a development at Dwight and San Pablo was read aloud.

4. **CONSENT ITEMS**

- a. Approval of the December 17th regular meeting minutes

M/S/C (Selawsky/Mendonca) MOVE ITEM 4.a. AS WRITTEN. Roll call vote.
YES: Alpert, Chang, Johnson, Kelley, Laverde, Mendonca, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

5. **ACTION ITEMS**

- a. From Board Members, Committees, and Executive Director

- (1) Special Presentation on Housing Legislation by Brian Augusta & Associates, Rent Board Lobbyist

- a. State Legislative Report with possibility of direction from Board regarding several state legislative bills

Mr. Augusta presented on the status of current housing-related legislation, and took questions from the Board.

- (2) Recommendation that the Board endorse Assembly Bill (AB) 15 – Tenant Stabilization Act of 2021, and AB 16 – Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021 (Vice-Chair Alpert, Chair Simon-Weisberg & Commissioner Laverde)

M/S/C (Alpert/Laverde) ENDORSE AB15 AND SEND THE AMENDED LETTER TO ASSEMBLY MEMBERS CHIU AND WICKS, AND SENATOR SKINNER EXPRESSING THE BOARD'S POSITION. Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Mendonca, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

6. INFORMATION, ANNOUNCEMENTS AND NEWS ARTICLES

The items below were mentioned or briefly discussed. Underlined items have additional comments.

a. Reports from Board Members/Staff

- (1) Committee Assignments List for 2021 (Chair Simon-Weisberg)
- (2) Market Medians report updated through the 3rd quarter of 2020 (Acting Executive Director)
- (3) Commissioner attendance at Board & Committee meetings through the 4th quarter of 2020 (Acting Executive Director)
- (4) Update on recent Rent Board outreach events (Acting Executive Director)
 - a. [January 13, 2021 Berkeley Rent Control 101 Webinar for Landlords and Tenants](#) – 26 participants
- (5) Rent Board Regulations, Chapter 12, Appendix B updated with U.S. Bureau of Labor Statistics CPI information (Acting Executive Director)

7. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

- a. Budget and Personnel
- b. Eviction/Section 8/Foreclosure
- c. Habitable & Sustainable Housing (HASH)
- d. IRA, AGA and Registration
- e. Outreach
- f. 4 x 4 Joint Committee on Housing: City Council/Rent Board
- g. Ad Hoc Committee on RSB Technology Issues

- h. Updates and Announcements regarding future Special Meetings
 - i. Discussion of items for possible placement on future agenda
8. **ADJOURNMENT** – M/S/C (Johnson/Laverde) MOTION TO ADJOURN THE MEETING.
Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Mendonca, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

The meeting was adjourned at 8:58 p.m.