



RENT STABILIZATION BOARD
Regular Meeting
Thursday, July 15, 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://us06web.zoom.us/j/89905412558?pwd=cXIrSEdBeW9zdlllNDhXNkM4bWVydz09>. 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: 899 0541 2558 and Passcode: 359712. 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, email amueller@cityofberkeley.info with the Subject Line in this format: "RENT BOARD MEETING PUBLIC COMMENT ITEM." Please observe a 150 word limit. 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, July 15, 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.
Lief Bursell called roll.
Commissioners present: Alpert, Chang (logged on at 7:17 p.m.), Kelley, Laverde, Selawsky, Walker, Simon-Weisberg.
Commissioner absent: Johnson, Mendonca.
Staff present: Brown, Bursell, Law, Pretto, Wu

2. **Approval of Agenda** – M/S/C (Alpert/Selawsky) MOTION TO APPROVE THE AGENDA WITH THE FOLLOWING AMENDMENTS: MOVE ITEM 4 TO THE ACTION CALENDAR, BUT HEAR IT IN ITS CURRENT POSITION ON THE AGENDA; MOVE ITEM 8.a.(2) TO THE ACTION CALENDAR TO BE HEARD WITH ITEM 7.a.(1); AND MOVE ITEMS 7.a.(2) AND 7.a.(3) TO CONSENT AND APPROVE THOSE ITEMS AS WRITTEN. Roll call vote. YES: Alpert, Kelley, Laverde, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Chang, Johnson, Mendonca.
Carried: 6-0-0-3.

3. **Public Comment** – *non*-agendized items. There were 6 speakers. Nageene Mosaed spoke against the City’s recent settlement with UC Berkeley and its impact on 1921 Walnut St. Elana Auerbach spoke against the UC Settlement. “Natalie” who lives at 1921 Walnut St. spoke against the UC Settlement. “Carole” spoke about enforcement of the Fair Chance and Source of Income Ordinances. Moni Law spoke about her disappointment over the UC Settlement.

4. **SPECIAL PRESENTATION on Housing Legislation including Assembly Bill (AB) 832 by Brian Augusta & Associates, Rent Board Lobbyist** – Moved to action by a prior vote of the Board. Brian Augusta presented and took questions and comments from the Board.

M/S/C (Simon-Weisberg/Alpert) MOTION TO HAVE BRIAN AUGUSTA ADVOCATE THAT THE PROPOSED SB 9 NOT ALLOW LOT SPLITS THAT CAUSE ANY TENANTS OR UNITS TO LOSE RENT CONTROL OR OTHER TENANT PROTECTIONS. Roll call vote. YES: Alpert, Chang, Kelley, Laverde, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Johnson, Mendonca. Carried: 7-0-0-2.

M/S/C (Simon-Weisberg/Selawsky) MOTION TO HAVE BRIAN AUGUSTA CONTACT SENATOR SKINNER AND ASSEMBLY MEMBER WICKS IN OPPOSITION TO THE UC REGENT’S DEMOLITION PROJECT AT 1921 WALNUT STREET, AND SEEK LEGISLATIVE AMENDMENTS THAT ALLOW FOR SB 330 RENT CONTROL SET-ASIDES TO BE APPLIED TO HOUSING PROJECTS BUILT BY STATE INSTITUTIONS SUCH AS THE UC. Roll call vote. YES: Alpert, Chang, Kelley, Laverde, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Johnson, Mendonca.

Carried: 7-0-0-2

5. **SPECIAL PRESENTATION – Update on hiring and recruitment process and presentation by Human Resource Consultant Rebecca Burnside** – Ms. Burnside presented and took comments and questions from the Board.
6. **Public Comment** – for items on the agenda. There were no speakers.
7. **ACTION ITEMS**

Items 7.a.(2) and 7.a.(3) were moved to consent, and item 8.a.(2) was moved to action to be heard with item 7.a.(1) by a prior vote of the Board.

a. From Board Members, Committees, and Executive Director

- (1) Recommendation to adopt Resolution 21-19 to adopt a policy to establish an amnesty period to allow for the automatic waiver of penalties of rent-controlled and Measure MM properties that did not pay Registration Fees on time (Budget & Personnel Committee and Acting Executive Director) – Item 8.a.(2) was moved to action and heard with item 7.a.(1) by a prior vote of the board.

M/S/C (Selawsky/Chang) MOTION TO APPROVE RESOLUTION 21-19 AS WRITTEN. Roll call vote. YES: Alpert, Chang, Kelley, Laverde, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Johnson, Mendonca. Carried: 7-0-0-2.

- (2) Recommendation to observe Board recess in August and not have any Board or Committee meetings – *Verbal* (Chair Simon-Weisberg) – MOVED TO CONSENT BY A PRIOR VOTE OF THE BOARD.
- (3) Recommendation to approve the Rent Board Office closure every Wednesday, and reduce service hours until September 7, 2021 (Acting Executive Director) – MOVED TO CONSENT BY A PRIOR VOTE OF THE BOARD.

8. **INFORMATION, ANNOUNCEMENTS AND NEWS ARTICLES**

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

a. Reports from Board Members/Staff

- (1) Update on Governor’s Executive Order N-08-21 and the extension of the allowance for remote meetings through September 30, 2021 – (Acting Executive Director) – Acting Executive Director Brown said the Board should expect to meet in person in chambers for the October regular meeting.
- (2) Revenue collection update – *Verbal* (Acting Executive Director and Registration

Unit Supervisor) – MOVED TO ACTION AND HEARD WITH ITEM 7.a.(1) BY A PRIOR VOTE OF THE BOARD.

- (3) Updated Market Medians report through the first quarter of 2021 (Acting Executive Director)
- (4) Commissioner attendance at Board and Committee meetings through the second quarter of 2021 (Acting Executive Director)
- (5) Date to submit agenda topics/items for the August 19, 2021 Rent Board meeting: **Monday, August 9th** - Per the vote on item 7.a.(2), the August meeting is cancelled.

9. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

- a. Budget and Personnel Committee (Commissioner Selawsky, Chair) – Committee Chair Selawsky highlighted item 7.a.(1) considered by the Board tonight. The committee is also discussing the general counsel position.
Next regularly-scheduled meeting: Thursday, September 9th at 5:00 p.m.
 - (1) July 8th agenda
- b. Eviction/Section 8/Foreclosure Committee (Commissioner Mendonca, Chair)
Next regularly-scheduled meeting: Thursday, July 29th at 5:30 p.m.
- c. IRA/AGA/Registration Committee (Commissioner Kelley, Chair) – Committee Chair Kelley reported that the committee was unable to meet on July 14. The committee rescheduled for July 28 at 5:00 p.m.
Next regularly-scheduled meeting: Wednesday, July 14, 2021 at 5:00 p.m.
 - (1) July 14th agenda
- d. Outreach Committee (Commissioner Laverde, Chair) – Committee Chair Laverde reported that the committee will discuss implementation of the Fair Chance Ordinance, the website replacement project, and the tenant survey at its next meeting.
Next regularly-scheduled meeting: Wednesday, July 21st at 5:30 p.m.
- e. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Chair TBD)
Next regularly-scheduled meeting: TBD
- f. 4 x 4 Joint Committee on Housing: City Council/Rent Board – Chair Simon-Weisberg said that there were reports on Measure MM, updates to the Short-Term Rentals Ordinance and other topics.
Committee Co-Chairs: Mayor Arreguín and Chair Simon-Weisberg
Next regularly-scheduled meeting: Wednesday, July 28th at 3:00 p.m.

(1) June 23rd agenda

g. Ad Hoc Committee on RSB Technology Issues (Chair TBD)

Next meeting date: TBD

h. Updates and Announcements – Commissioner Laverde shared that the Berkeley Tenants Union is distributing informational flyers about the Tenant Opportunity to Purchase Act. Commissioner Selawsky shared that the UC Regents are holding a meeting next week, and the Environmental Impact Report (EIR) and long-range development plan are on the agenda. Final EIR comments are due this Sunday at 2 p.m.

i. Discussion of items for possible placement on future agenda

10. ADJOURNMENT – M/S/C (Alpert/Selawsky) MOTION TO ADJOURN. Roll call vote. YES: Alpert, Chang, Kelley, Laverde, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Johnson, Mendonca. Carried: 7-0-0-2.

The meeting adjourned at 10:01 p.m.