



Rent Stabilization Board

RENT STABILIZATION BOARD
Regular Meeting
Thursday, November 18, 2021
7:00 p.m.

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

Pursuant to Government Code Section 54953(e) and City Council Resolution 70,030-N.S., 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 Resolution and the findings contained therein that the spread of COVID-19 continues to be a threat to the public health and that holding meetings of City legislative bodies in person would present imminent risks to the health and safety of the public and members of legislative bodies. Therefore, **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/84792370759?pwd=bnF6Vm5iZ2RIUllLNhLTENQcVdsUT09>. 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: 847 9237 0759 and Passcode: 326193. 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 DéSeana Williams, Executive Director, at (510) 981-7368. The Rent Board may take action related to any subject listed on the Agenda.

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Regular Meeting Minutes - *Unapproved*

1. **Roll call** – Chair Simon-Weisberg called the meeting to order at 7:01 p.m.
Aimee Mueller called roll.
Commissioners present: Alpert, Chang (joined at 7:10 p.m.), Johnson, Kelley, Laverde, Mendonca, Selawsky, Walker, Simon-Weisberg
Commissioners absent: None
Staff present: Brown, Buckley, Bursell, Gostlin, Mueller, Pretto, Siegel, Williams, D., Wu
2. **Approval of Agenda** – M/S/C (Alpert/Laverde) APPROVE THE AGENDA WITH THE FOLLOWING CHANGES: THE MEETING WILL BE HELD IN HONOR OF MOMS 4 HOUSING, AND THE MEETING WILL BE ADJOURNED IN HONOR OF KAISER PERMANENTE EMPLOYEES ON STRIKE, AND NATIVE AMERICAN HERITAGE MONTH. Roll call vote. YES: Alpert, Johnson, Kelley, Laverde, Mendonca, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Chang. Carried: 8-0-0-1.
3. **Introduction of DéSeana Williams, Executive Director** – The Rent Board’s recently hired Executive Director, DéSeana Williams, formally introduced herself to the Board and expressed her appreciation for the work of staff and the Board.
4. **Public Comment** – Items on the agenda: There were two speakers. “Ms. Brown” spoke about her petition for an administrative determination and requested a response from staff. Carole Marasovic spoke regarding the Berkeley Housing Element workshop.
5. **Public Comment** – *Non*-agendized items: There were no speakers.
6. **SPECIAL PRESENTATION** by the **Anti-Eviction Mapping Project about the Berkeley Up-zoning Report** (multiple presenters) – Alexandra Lacey, Ciera Dudley, Alex Ferrer, and Amy Lee presented to and took questions from the Board.
7. **SPECIAL PRESENTATION: “Housing Element Update”** by Grace Wu, AICP, Senior Planner, City of Berkeley Land Use Planning Division – Ms. Wu presented to and took questions from the Board.

M/S/C (Mendonca/Chang) MOTION TO APPOINT COMMISSIONER LAVERDE TO ATTEND PUBLIC MEETINGS ABOUT THE DEVELOPMENT OF THE HOUSING ELEMENT AND REPORT BACK TO THE BOARD. 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.

8. **APPEAL** – Case No. RWN-1649 (1905 Essex St.)

Parties present:
Charles Alfonzo on behalf of appellant.

M/S/C (Johnson/Kelley) MOTION TO CONTINUE THE APPEAL TO THE DECEMBER 16, 2021 REGULAR 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.

9. CONSENT ITEMS

- a. September 23rd regular meeting minutes
- b. October 21st regular meeting minutes

M/S/C (Alpert/Kelley) APPROVE ALL CONSENT ITEMS 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.

10. ACTION ITEMS

- a. From Board Members, Committees, and Executive Director
 - (1) Discussion and possible action regarding adjusting policy that mandates that Board emails also be delivered to certain staff (Chair Simon-Weisberg & Executive Director) –The Board agreed by consensus to continue this item to the December 16, 2021 Regular Meeting.
 - (2) Discussion and possible action regarding current and future Demolition Projects and Permits (Lief Bursell, Senior Planner) – Mr. Bursell presented to and took questions from the Board. The Board had an extensive discussion, but did not take any action.

11. INFORMATION, ANNOUNCEMENTS AND NEWS ARTICLES

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

- a. Reports from Board Members/Staff
 - (1) Report regarding amnesty period forgiving registration penalties and administrative waivers for fully-controlled and Measure MM rental units (Registration Unit Supervisor Allison Pretto & Executive Director) – Ms. Pretto presented an update on the registration of fully-controlled and Measure MM units, as well as administrative waivers and COVID-19 amnesty waivers.

At this point, the Board agreed to carry over all remaining items to the next meeting.

- (2) Market Medians report updated through June of 2021 (Executive Director)
- (3) Rent Board's [2022 Annual General Adjustment \(AGA\) & Security Deposit Interest Information postcard](#) (Executive Director)

- (4) Update on recent Rent Board outreach events (Executive Director)
 - a. Wednesday, November 10th at 10:00 a.m. – **Security Deposits: Rights & Responsibilities** webinar
 - b. Monday, November 15th at 5:30 p.m. – **Eviction Moratorium** webinar
- (5) September 27, 2021 *The Daily Californian* article by Matt Brown titled, “Last tenants of 1921 Walnut St. agree to vacate” (Executive Director)
<https://www.dailycal.org/2021/09/27/last-tenants-of-1921-walnut-st-agree-to-vacate-affordable-units/>
- (6) Date to submit agenda topics/items for the December 16th Rent Board meeting:
Monday, December 6th

12. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

Items 12(a)-12(i) were carried over to the next meeting by prior agreement of the Board.

- a. Budget and Personnel Committee (Commissioner Selawsky, Chair)
Next regularly-scheduled meeting: TBA
- b. Eviction/Section 8/Foreclosure Committee (Commissioner Mendonca, Chair)
Next regularly-scheduled meeting: Thursday, December 9th at 5:30 p.m.
- c. IRA/AGA/Registration Committee (Commissioner Kelley, Chair)
Next regularly-scheduled meeting: Wednesday, December 8th - Time TBA
- d. Outreach Committee (Commissioner Laverde, Chair)
Next regularly-scheduled meeting: Wednesday, November 17th at 5:00 p.m.
 - (1) November 17th agenda
- e. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Chair TBA)
Regularly-scheduled meeting date: TBA
- f. 4 x 4 Joint Committee on Housing: City Council/Rent Board
Committee Co-Chairs: Mayor Arreguín and Chair Simon-Weisberg
Next regularly-scheduled meeting: Wednesday, December 8th at 3:00 p.m.
 - (1) October 27th agenda packet
- g. Ad Hoc Committee on RSB Technology Issues (Chair TBA)
Next meeting date: TBA
- h. Updates and Announcements

- i. Discussion of items for possible placement on future agenda: Item 10.a.(1) regarding the Board email policy to be put on the December 16, 2021 agenda (Chair Simon-Weisberg)

13. ADJOURNMENT—M/S/C (Alpert/Selawsky) MOTION TO ADJOURN. 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 adjourned at 11:32 p.m.