



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=bnF6Vm5iZ2RIUjllNVhLTENQcVdsUT09>. 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.

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

AGENDA

*Times allotted for each item are approximate and may be changed at the Board’s discretion during the course of this meeting.

1. **Roll call** – 1 min.*
2. **Approval of Agenda** – 1 min.*
3. **Introduction of DéSeana Williams, Executive Director** – 5 min.*
4. **Public Comment** – 2 min. per speaker for items on the agenda*
5. **Public Comment** – 2 min. per speaker for *non*-agendized items*
6. **SPECIAL PRESENTATION** by the Anti-Eviction Mapping Project about the Berkeley Up-zoning Report (multiple presenters)
7. **SPECIAL PRESENTATION**: “**Housing Element Update**” by Grace Wu, AICP, Senior Planner, City of Berkeley Land Use Planning Division
8. **APPEAL** – 8:00 p.m.**
*** This appeal will not be heard before 8:00 p.m. but may be heard any time thereafter.*

Case No. RWN-1649 (1905 Essex St.)

The Board originally ruled on this matter last year. A review of the record established that the decision did not suffer from prejudicial procedural errors and was supported by substantial evidence. For these reasons, the Board affirmed the decision of the hearing examiner on August 20, 2020.

The landlord thereafter filed a writ of administrative mandamus challenging the Board’s decision on several grounds. The Board set aside its Decision on Appeal at its April 15, 2021 meeting to grant Appellant further due process opportunity to be represented by counsel. According to the briefing schedule set forth by the Board’s legal unit, Appellant’s attorney timely submitted a new appeal brief on May 24, 2021. The attorney listed the following as the reasons the hearing examiner’s decision should be reversed:

1. The Board exceeded its authority by ruling that units not a part of the Petition are subject to registration requirements;
2. Commercial units are not subject to the Board’s registration requirements;
3. An “unknown and unpermitted” squatter’s use of a different address does not affect these proceedings; and

4. New construction is exempt from registration requirements.

Further review of the record establishes that the hearing examiner did not exceed his authority to rule on the issues before the Board and that the decision is based on sound legal reasoning and Board precedent. For these reasons, legal staff recommend that the decision of the hearing examiner be affirmed.

9. CONSENT ITEMS – 1 min.*

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

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) – 10 min.*
 - (2) Discussion and possible action regarding current and future Demolition Projects and Permits (Lief Bursell, Senior Planner) – 15 min.*

11. INFORMATION, ANNOUNCEMENTS AND NEWS ARTICLES

Please Note: The Board may move Information Items to the Action Calendar.

- 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) – 15 min.*
 - (2) Market Medians report updated through June of 2021 (Executive Director) – 3 min.*
 - (3) Rent Board's [2022 Annual General Adjustment \(AGA\) & Security Deposit Interest Information postcard](#) (Executive Director) – 2 min.*
 - (4) Update on recent Rent Board outreach events (Executive Director) – 3 min.*
 - 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) – 1 min.*
<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

- a. Budget and Personnel Committee (Commissioner Selawsky, Chair) – 5 min.*
Next regularly-scheduled meeting: TBA
- b. Eviction/Section 8/Foreclosure Committee (Commissioner Mendonca, Chair) – 5 min.*
Next regularly-scheduled meeting: Thursday, December 9th at 5:30 p.m.
- c. IRA/AGA/Registration Committee (Commissioner Kelley, Chair) – 5 min.*
Next regularly-scheduled meeting: Wednesday, December 8th - Time TBA
- d. Outreach Committee (Commissioner Laverde, Chair) – 5 min.*
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) – 3 min.* Regularly-scheduled meeting date: TBA
- f. 4 x 4 Joint Committee on Housing: City Council/Rent Board – 5 min.*
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) – 1 min.*
Next meeting date: TBA
- h. Updates and Announcements – 3 min.*
- i. Discussion of items for possible placement on future agenda – 3 min.*

13. ADJOURNMENT

COMMUNICATIONS DISCLAIMER:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City’s electronic records, which are accessible through the City’s website.

Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

HOUSING ELEMENT UPDATE

6th Cycle 2023-2031

Rent Stabilization Board

November 18, 2021



Agenda

1. The Berkeley General Plan
2. Housing Element Overview
3. Regional Housing Needs Allocation (RHNA)
 - Berkeley RHNA 5th Cycle and 6th Cycle
 - RHNA & Sites Inventory
 - Four Income categories
4. Sites Inventory
5. Housing Considerations
6. 6th Cycle Housing Element Update Process
7. Discussion

The Berkeley General Plan is a comprehensive and long-range statement of priorities and values developed to guide public decision-making in future years.

All land use approvals and decisions must be consistent with the goals, objectives, and policies of the General Plan.

The Berkeley General Plan contains the following “Elements”:

1. Land Use
2. Transportation
3. **Housing** ← We are here
4. Disaster Preparedness and Safety
5. Open Space and Recreation
6. Environmental Management
7. Economic Development and Employment
8. Urban Design and Preservation
9. Citizen Participation



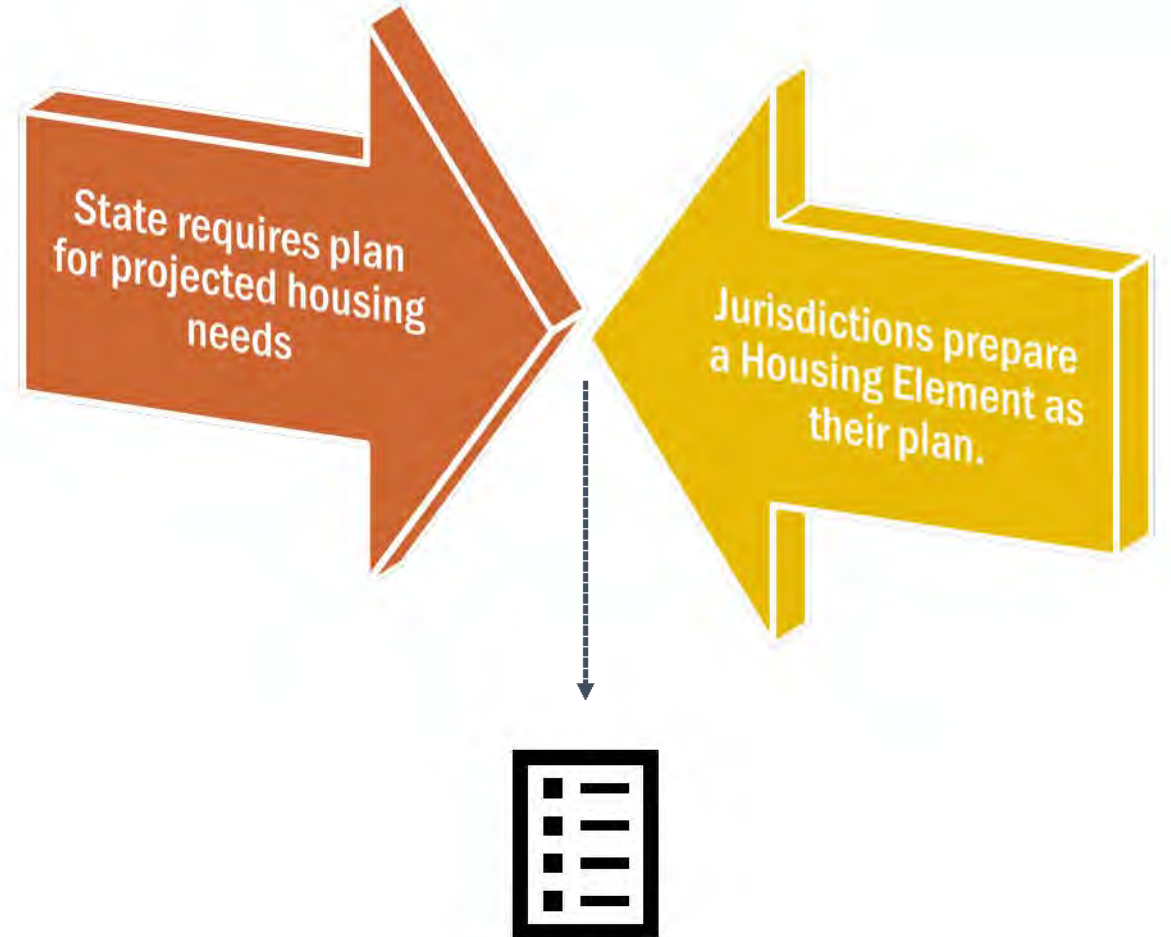
**Required Element
of the General Plan**

**Plan for Regional Housing
Needs Allocation (RHNA)**

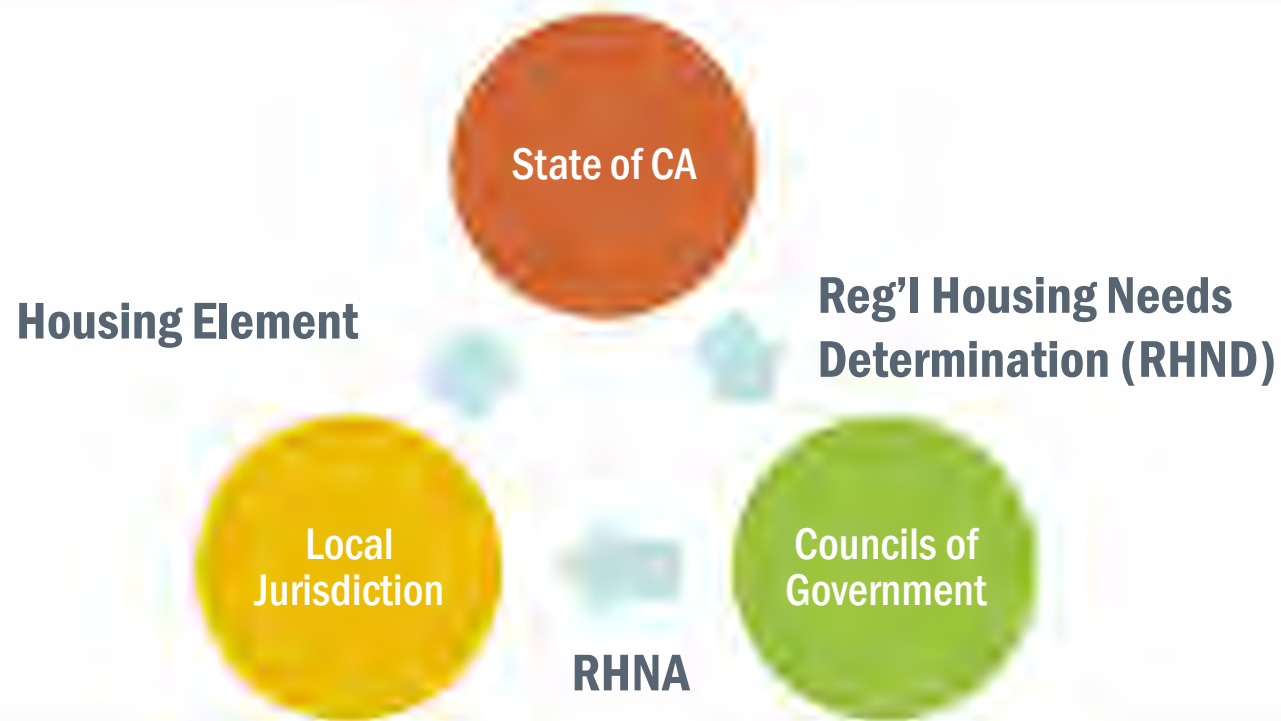
**Must be updated every 8 years
and certified by HCD**

**Currently planning for the
6th cycle (2023-2031)**

**Statutory deadline is
January 31, 2023**



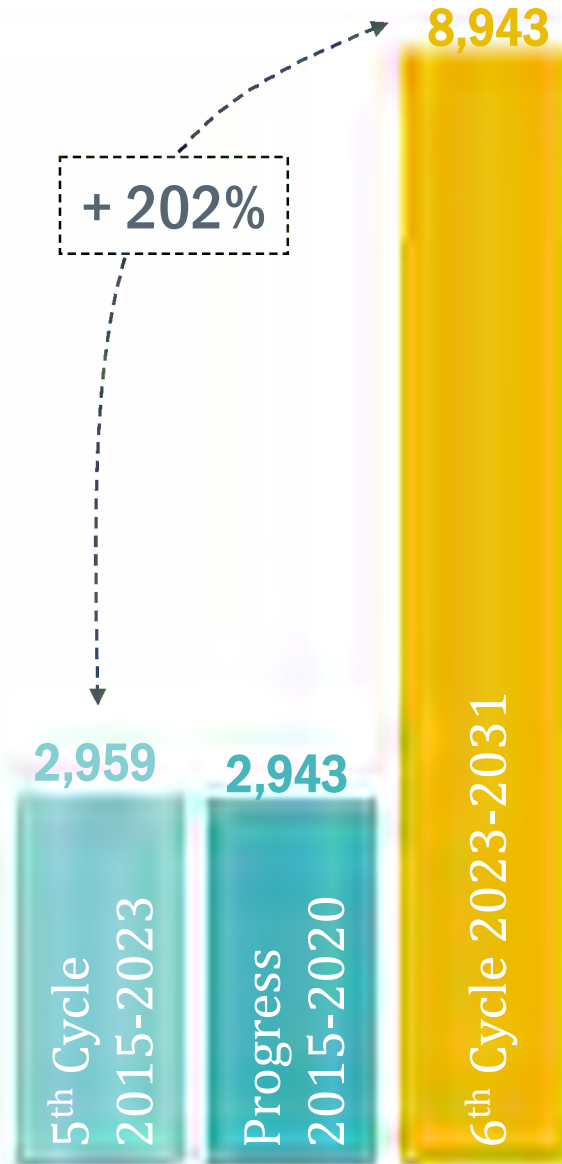
Regional Housing Needs Allocation (RHNA)



- The methodology for distributing the RHNA was approved in January 2021
- The Bay Area must plan for 441,176 new housing units during the 6th cycle (vs. 187,990 in 5th cycle)
- Berkeley's draft 6th cycle RHNA is 8,934 units
- The final RHNA will be issued by ABAG in December 2021

Regional Housing Needs Allocation (RHNA)

5th & 6th cycle



Projected Future Housing Needs (*Job & Population Growth, Demographic Trends, Proximity to Education Centers*)

+ Unmet Existing Needs (*Overcrowding, Cost Burden*)

= Higher Allocations (*AB 1086 & SB 828*)

Berkeley currently has

~ 52,000 housing units

Source Census 2020, State Dept of Finance

~ 19,500 rent-controlled units

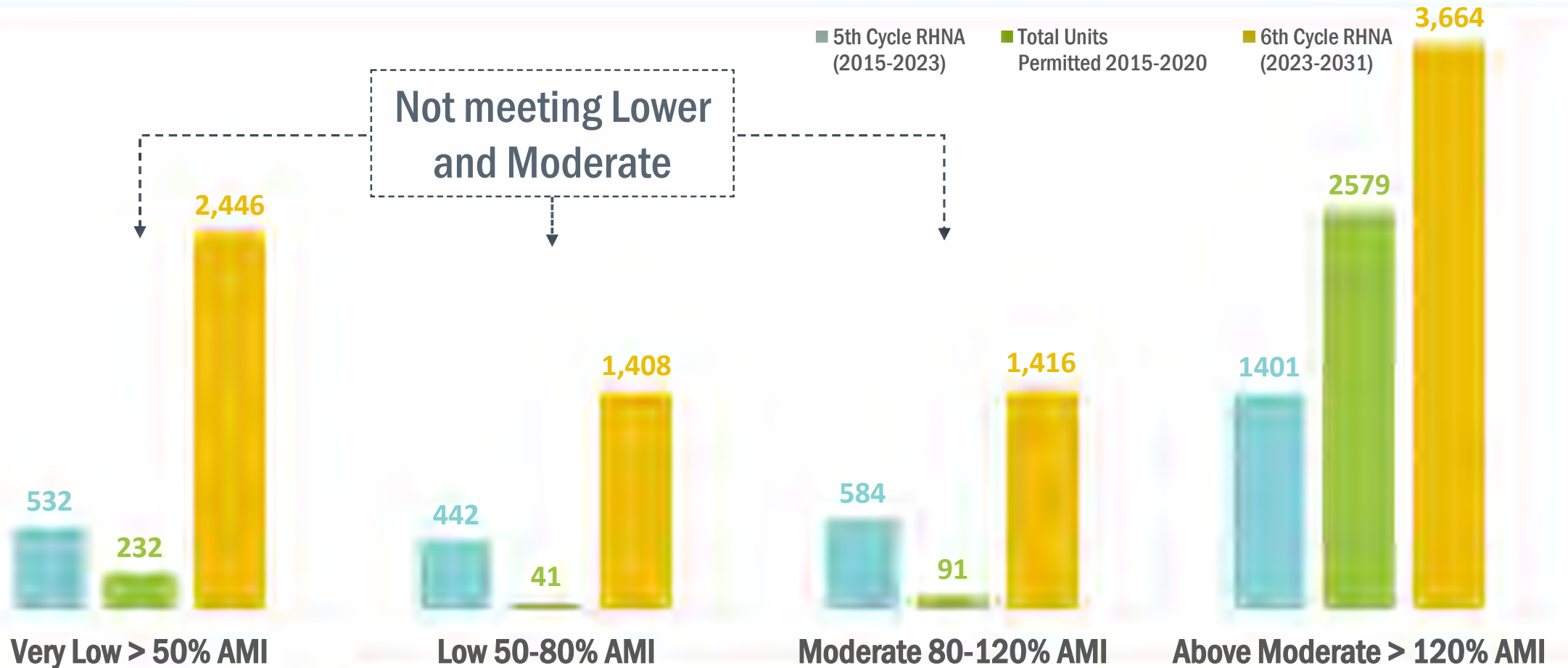
Source Berkeley Rent Stabilization Board, 2021 Q1 Report

~ 1,900 affordable units

Source Berkeley Health, Housing, Community Services (HHCS) July 2021 Inventory, BMR & HTF

Regional Housing Needs Allocation (RHNA)

5th & 6th cycle



Streamlined Ministerial Approval for eligible 50% affordable projects (SB 35)

A two-person household in Berkeley...

- 2021 Alameda County **Area Median Income (AMI)** is **\$100,500**.
- 30% Housing Costs/mo. = **\$2,512.50**
- 2020 Median Rent for all Berkeley rent-controlled units was **\$2300**. Average was **\$2552**.

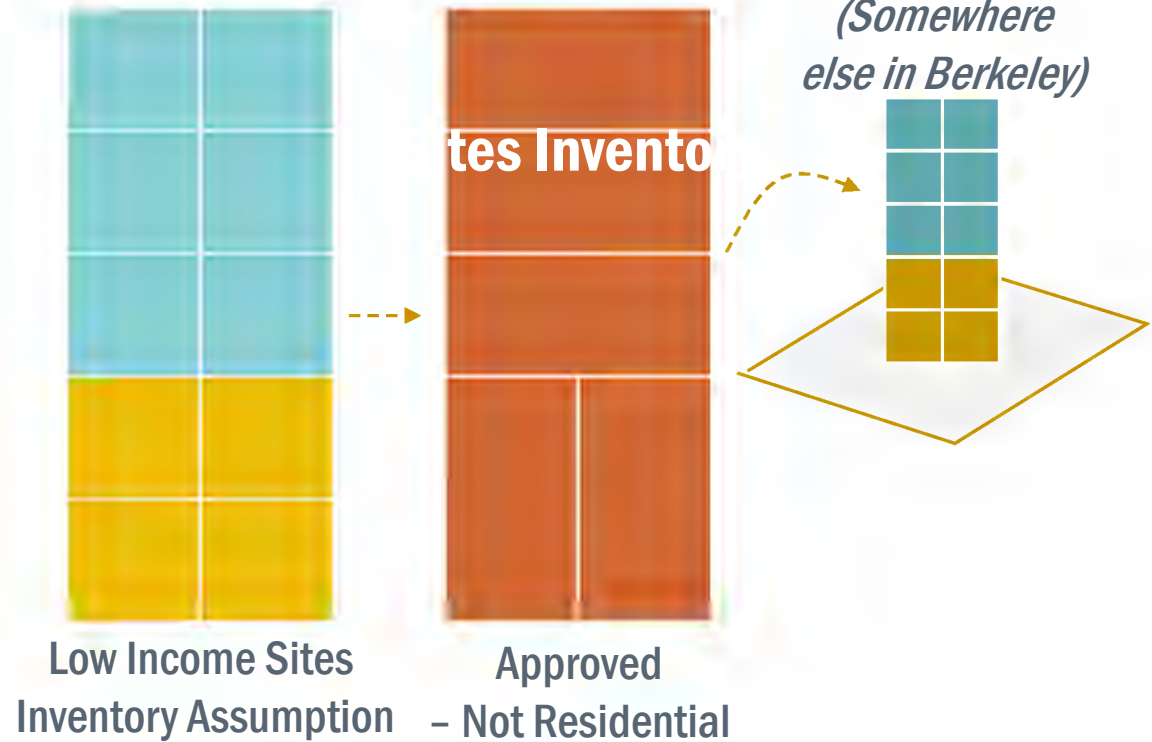
Very Low-Income < 50% AMI	Low-Income 50-80% AMI	Moderate-Income 81-120% AMI	Market Rate > 120% AMI
Earns less than \$54,800	Earns between \$54,800 and \$87,700	Earns between \$87,701 and \$120,550	Earns more than \$120,550
30% Housing Costs/mo. \$1,370 or less	30% Housing Costs/mo. \$1,371 to \$2,193	30% Housing Costs/mo. \$2,194 to \$3,014	30% Housing Costs/mo. \$3,015 or more

RHNA & Sites Inventory

Demonstrate that enough land is zoned to meet our RHNA...with a buffer



EXAMPLE:



No Net Loss, by income level (AB 166)

Sites Inventory



Publicly-owned or leased sites



Vacant sites that could be developed with residential



Nonvacant sites that could be developed with housing units or more housing units



Nonvacant sites that could be rezoned for residential or more housing units

- City is not required to *build* or *finance* the housing, but must *plan and accommodate* for it
- Does not automatically authorize the construction of residential developments
- Private Property - No obligation by property owner or tenant to take action
- Reliant on the development industry to construct housing units



What counts as a unit?

A house, an apartment, a group of rooms, or a single room occupied as a separate living quarter.

- ✓ Separate living quarters for staff or resident employee in institutions.
- ✓ Single-room occupancy units or Group living accommodations
- ✓ Supportive or transitional housing
- ✗ Student dorms, hospital beds, short-term hotels/motels



Housing Considerations



- Priority Development Areas (PDAs)
- Access
- Reducing Vehicle Miles Traveled
- Transit Proximity



- Population & Demographics
- Household Characteristics
- Student Housing
- BUSD Housing



- Affirmatively Furthering Fair Housing
- Geographic Equity
- Community Benefits
- Environmental Equity



- Tenant Protections
- Anti-Displacement
- Tenant Selection Criteria
- Anti-Speculation



- Diverse Housing Types
- Missing Middle - "plexes"
- Neighborhood Context
- Historic Preservation



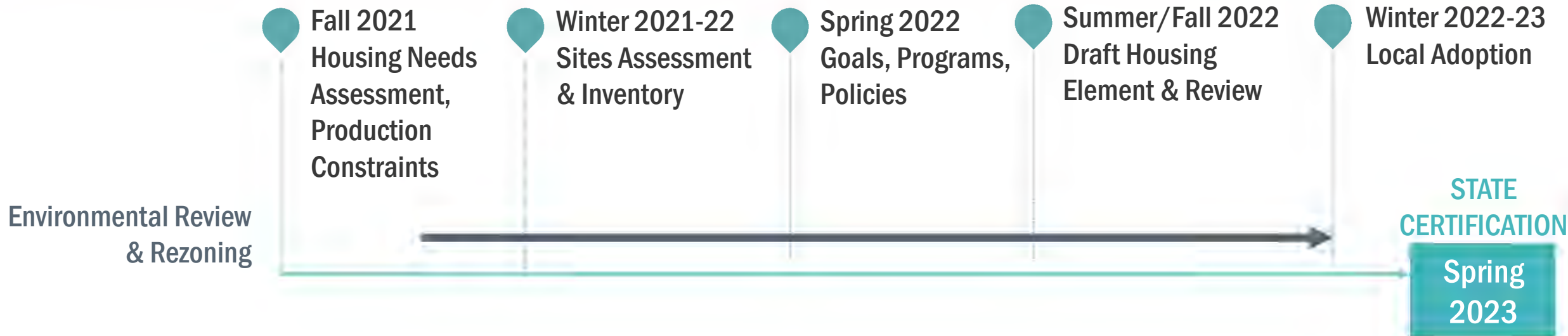
- Affordability
- Jobs-Housing Fit
- Middle Income



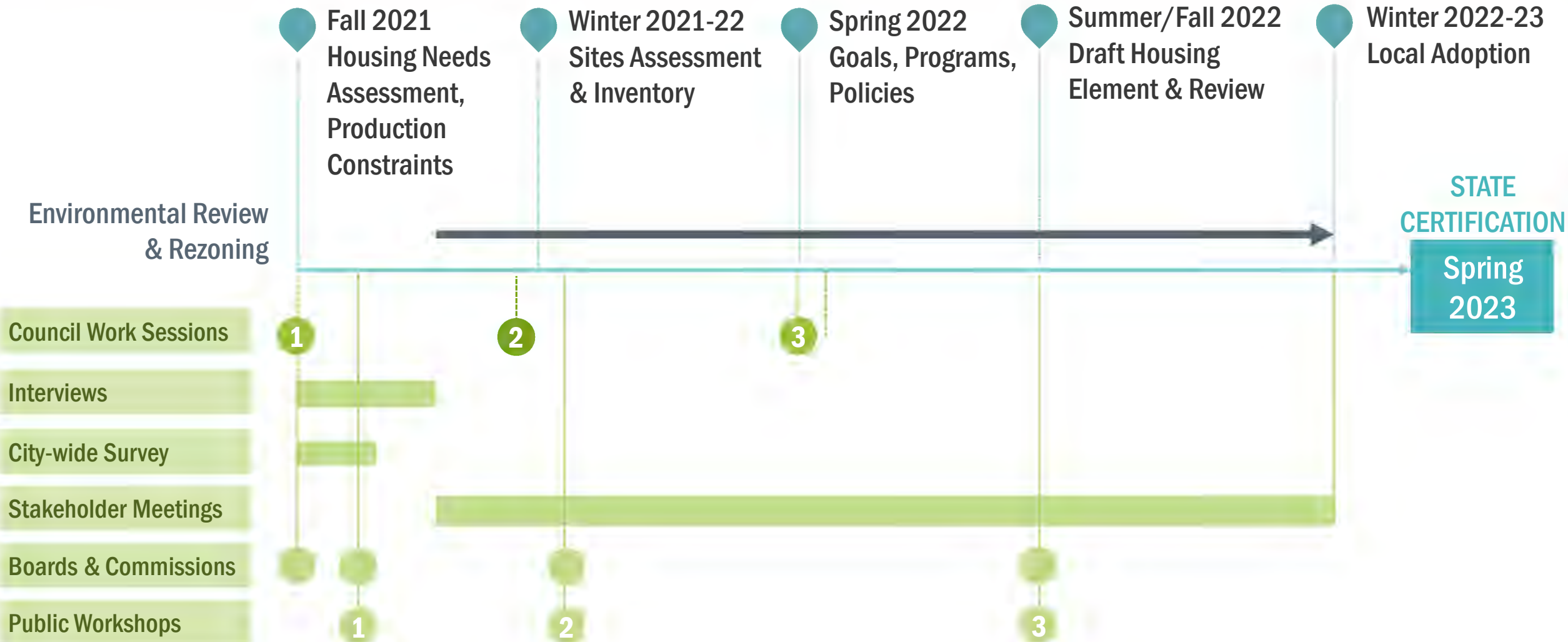
- Public Safety
- Wildfires
- Physical Features
- Pollution

LIKELIHOOD OF DEVELOPMENT

The 6th Housing Element Update Process



The 6th Housing Element Update Process



Discussion

1. Which **community partners** should be included on the **stakeholder list**, with the goal to further fair housing and engage racially and socially disadvantaged communities?
2. Which **member of your board** is interested and able to participate in the **Housing Element Update public outreach effort**? Responsibilities are:
 - Join the email list
 - Attend two public workshops (early 2022, summer 2022)
 - Report back at future board meetings.

Thank You



www.cityofberkeley.info/HousingElement



HousingElement@cityofberkeley.info



RENT STABILIZATION BOARD
Regular Meeting
Thursday, September 23, 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/85897681734?pwd=VnBEOTZieGFOWHIXRkQzd2dubXN1Zz09>. 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: 858 9768 1734 and Passcode: 633747. 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, September 23, 2021
7:00 p.m.

Regular Meeting Minutes - *Unapproved*

5:00 p.m. – CLOSED SESSION

Per an earlier vote, the Board took public comment before the closed session. There were no speakers. Around 5:15 p.m., the Board convened in closed session to discuss the following items pursuant to the Government Code sections listed below:

Public Employee Appointment pursuant to Government Code Section 54957(b)(1)
Title: General Counsel

Conference with Labor Negotiators pursuant to Government Code Section 54957.6
Agency Designated Representative: Board Chair
Unrepresented Employee: General Counsel

Public Employee Appointment pursuant to Government Code Section 54957(b)(1)
Title: Executive Director

Conference with Labor Negotiators pursuant to Government Code Section 54957.6
Agency Designated Representative: Board Chair
Unrepresented Employee: Executive Director

At the start of open session, Chair Simon-Weisberg announced the Board did not take any reportable action during closed session.

1. **Roll call** – Chair Simon-Weisberg called the meeting to order at 5:04 p.m.
Lief Bursell called roll.
Commissioners present: Alpert, Chang (logged on around 6 p.m.), Johnson, Kelley, Laverde, Mendonca, Walker, Simon-Weisberg
Commissioners absent: Selawsky
Staff present: Brown, Bursell, Gill, Law, Mueller, O'Malley, Pretto

2. **Approval of Agenda** – M/S/C (Alpert/Kelley) MOTION TO APPROVE THE AGENDA WITH THE FOLLOWING CHANGES: HEAR PUBLIC COMMENT ON AGENDIZED ITEMS BEFORE THE CLOSED SESSION, MODIFY RESOLUTION 21-22 FOR CONSENT ITEM 6.e. TO NOTE THAT THE ANTI-EVICTION MAPPING PROJECT'S FISCAL SPONSOR IS INDEPENDENT ARTS & MEDIA; AND MOVE ITEMS 7.a.(4) AND 7.a.(5) TO CONSENT. Roll call vote. YES: Alpert, Johnson, Kelley, Laverde, Mendonca, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Chang, Selawsky. Carried: 7-0-0-2.

After approval of the agenda, the Board took public comment on closed session items before transitioning to closed session around 5:15 p.m.

3. **Introduction of recently-hired Rent Board staff** – Acting Executive Director (AED) Matt Brown announced that the Board hired a new staff person for the Registration Unit. Chrystal O’Malley, a new housing counselor in the Public Information Unit, introduced herself to the Board. AED Brown mentioned that Robert Williams, II was also hired as a new housing counselor and will be at the October meeting to introduce himself to the Board.
4. **Public Comment** – *Non*-agendized items: There were two speakers. “Ms. Brown” requested assistance with filing a petition for an administrative determination on her exempt unit. Bryce Nesbitt spoke about the settlement in case D-59 involving his property.
5. **Public Comment** – Items on the agenda: There were four speakers. Della Moran requested assistance with the petition process for an exempt rental unit. Carole Marasovic spoke about a letter from the City Manager on how the City is addressing the homeless crisis. Bryce Nesbitt spoke about his recommendations related to Net Energy Metering. “Ms. Brown” asked for the correct email to send a request for assistance with a petition.

6. **CONSENT ITEMS**

Items 7.a.(4) and 7.a.(5) were moved to Consent by a prior vote of the Board.

- a. Approval of the June 17th regular meeting minutes
- b. Approval of the July 15th regular meeting minutes
- c. Recommendation to adopt Resolution 21-21 authorizing the purchase of 14 laptops for staff’s use for remote work (Acting Executive Director)
- d. Proposal to extend allowance for exclusively remote housing counseling until the end of the calendar year (Chair Simon-Weisberg, Vice-Chair Alpert & Acting Executive Director)
- e. Recommendation to adopt Resolution 21-22 to approve a contract to fund report from the Anti-Eviction Mapping Project (AEMP) regarding Berkeley Upzoning (IRA/AGA/Registration Committee)
- f. Proposal to approve staff recommendations on the following requests for waivers of late registration penalties (Acting Executive Director & Registration Unit Supervisor)

Ministerial Waivers

<u>Waiver No.</u>	<u>Property Address</u>
4982	2041 Lincoln Street
4985	2321 Blake Street
4987	1930 Blake Street
4994	1529 Tyler Street

4995 2541 Piedmont Avenue

Discretionary Waivers

<u>Waiver No.</u>	<u>Property Address</u>
4980	1524 Arch Street
4987	1520 Berkeley Way
4988	2238 Roosevelt Avenue
4989	2351 West Street
4991	2502 Webster Street
4996	1619 Walnut Street

M/S/C (Alpert/Laverde) MOTION TO APPROVE CONSENT ITEMS 6.a., 6.b., 6.c., 6.d., ITEM 6.e. AS AMENDED BY AN EARLIER VOTE ON APPROVAL OF THE AGENDA; ITEM 6.f.; AND ITEMS 7.a.(4) AND 7.a.(5) WHICH WERE MOVED TO CONSENT. Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Mendonca, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Selawsky. Carried: 8-0-0-1.

7. ACTION ITEMS

Items 7.a.(4) and 7.a.(5) were moved to Consent by a prior vote of the Board.

a. From Board Members, Committees, and Executive Director

- (1) Discussion and possible action to adopt proposed Resolution 21-20 to appoint General Counsel and approve Employment Agreement (Budget & Personnel Committee) – Prior to the Board’s vote, Osman Mufti of Sloan Sakai Yeung & Wong, LLP read aloud the following into the record:

“A motion has been made and seconded regarding the appointment and approval of an employment agreement for General Counsel to the Berkeley Rent Stabilization Board. Pursuant to Government Code 54953(c) a summary of compensation must be orally reported prior to taking final action. Pursuant to the employment agreement, the General Counsel is to receive an annual salary of \$228,259 and employee benefits consistent with the City of Berkeley’s unrepresented employee manual for employees in Unit Z9. The term of the employment agreement is for 5 years. A copy of the employment agreement has been included in the agenda packet.”

M/S/C (Laverde/Alpert) MOTION TO ADOPT RESOLUTION 21-20 AS WRITTEN APPOINTING MATTHEW (MATT) BROWN AS GENERAL COUNSEL. Roll call vote. YES: Alpert; Chang, Johnson, Kelley, Laverde, Mendonca, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Selawsky. Carried: 8-0-0-1.

- (2) Recommendation to adopt proposed amendments to Regulation 503 [Definition of Principal Residence] – *First reading* (IRA/AGA/Registration Committee &

Legal Staff)

M/S/C (Kelley/Laverde) ADOPT PROPOSED AMENDMENTS TO REGULATION 503 ON FIRST READING. Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Mendonca, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Selawsky. Carried: 8-0-0-1.

- (3) Recommendation to adopt Resolution 21-23 allowing landlords to use Regulation 1017 to provide temporary, below-market rental housing in Berkeley to disaster victims displaced by the Northern California wildfires and to refugees fleeing the Afghanistan conflict (IRA/AGA/Registration Committee & Acting Executive Director)

M/S/C (Laverde/Chang) ADOPT RESOLUTION 21-23 AS WRITTEN WITH *friendly Amendment by Simon-Weisberg (accepted)*: INCLUDE HAITIAN REFUGEES IN THE RESOLUTION. Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Mendonca, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Selawsky. Carried: 8-0-0-1.

- (4) Recommendation to adopt Resolution 21-24 to express support for the Mayor's proposal to expand the Berkeley Fair Elections Program to include the Rent Board Commissioners (IRA/AGA/Registration Committee) – MOVED TO CONSENT BY A PRIOR VOTE OF THE BOARD.
- (5) Recommendation to adopt Resolution 21-25 in support of Net Energy Metering (Vice-Chair Alpert, Chair Simon-Weisberg & Commissioner Kelley) – MOVED TO CONSENT BY A PRIOR VOTE OF THE BOARD.
- (6) Discussion and possible action to amend the Board's 2021 Regular Meeting schedule (Acting Executive Director & Chair Simon-Weisberg)

M/S/C (Kelley/Mendonca) MOTION TO REVISE THE BOARD'S 2021 REGULAR MEETING SCHEDULE TO INCLUDE A MEETING ON OCTOBER 7, 2021, AT 6:00 P.M. Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Mendonca, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Selawsky. Carried: 8-0-0-1.

All commissioners present indicated they could attend this meeting.

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 regarding fee collection and amnesty for penalties – *Verbal* (Acting Executive Director & Registration Unit Supervisor) – Registration Unit Supervisor

Allison Pretto provided an update and took questions from the Board.

- (2) Fair Chance Implementation update (Acting Executive Director)
- (3) Letter to Governor Newsom requesting extension of allowance for fully remote meetings (Acting Executive Director)
- (4) Report regarding COVID-related state financial assistance and eviction numbers for the City of Berkeley (Acting Executive Director)
- (5) August 9, 2021 letter from Board Chair to City Auditor regarding potential audit of Rent Board (Chair Simon-Weisberg)
- (6) Date to submit agenda topics/items for the October 21st Rent Board meeting:
Friday, October 8th

9. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

- a. Budget and Personnel Committee (Commissioner Selawsky, Chair)
Next regularly-scheduled meeting: TBA

- (1) August 31st agenda

- b. Eviction/Section 8/Foreclosure Committee (Commissioner Mendonca, Chair) – Committee Chair Mendonca said the Committee will receive a presentation from the East Bay Community Law Center at the October 14th meeting.

Next regularly-scheduled meeting: Thursday, October 14th at 5:30 p.m.

- (1) July 29th agenda

- c. IRA/AGA/Registration Committee (Commissioner Kelley, Chair) – Committee Chair Kelley said two of the Committee's items were passed tonight.

Next regularly-scheduled meeting: Wednesday, October 13th at 5:00 p.m.

- (1) July 28th agenda

- (2) September 8th agenda

- d. Outreach Committee (Commissioner Laverde, Chair) – Committee Chair Laverde reported that the Committee discussed the Tenant Survey and Fair Chance Ordinance at their last meeting.

Next regularly-scheduled meeting: TBA

- (1) July 21st agenda

(2) September 15th 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, September 22nd at 3:00 p.m.

(1) September 22nd agenda

- g. Ad Hoc Committee on RSB Technology Issues (Chair TBA)
Next meeting date: TBA
- h. Updates and Announcements – Commissioner Laverde announced that the Berkeley Tenants’ Union will be meeting on October 2nd at 4 p.m. to discuss the Tenant Opportunity to Purchase Act (TOPA). Commissioner Johnson will also be speaking about the eviction moratorium.
- i. Discussion of items for possible placement on future agenda – Chair Simon-Weisberg requested an item on affordable housing units that have not paid registration fees and/or refused to provide the required tenancy data, and a list of affordable housing providers who haven’t paid the registration fee. Commissioner Kelley requested an update on the research project for the AEMP. Commissioner Laverde requested an update on the Relocation and Demolition Ordinances.

- 10. ADJOURNMENT** – M/S/C (Johnson/Alpert) MOTION TO ADJOURN IN HONOR AND RECOGNITION OF HISPANIC HERITAGE MONTH. Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Mendonca, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Selawsky. Carried: 8-0-0-1.

The meeting adjourned at 9:28 p.m.



RENT STABILIZATION BOARD
Regular Meeting
Thursday, October 21, 2021
6:00 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/85931266669?pwd=ajM1cGx3TnExYlA4RHV5MGlmR092dz09>. 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: 859 3126 6669 and Passcode: 804190. 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 4:00 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, October 21, 2021
6:00 p.m.

Regular Meeting Minutes - *Unapproved*

1. **Roll call** – Chair Simon-Weisberg called the meeting to order at 6:03 p.m.
Aimee Mueller called roll.
Commissioners present: Alpert, Chang (joined at 7:04 p.m.), Johnson, Kelley (joined at 6:15 p.m.), Laverde, Selawsky, Walker, Simon-Weisberg
Commissioners absent: Mendonca
Staff present: Brown, Lecky, Mueller, Siegel, Williams II

2. **Approval of Agenda**
M/S/C (Alpert/Selawsky) MOTION TO APPROVE THE AGENDA WITH THE FOLLOWING CHANGES: REORDER AGENDA TO HEAR ITEM 3 IMMEDIATELY AFTER CLOSED SESSION; MOVE ACTION ITEMS 9.a.(5) AND 9.a.(6) TO CONSENT; AND HEAR ITEMS 9.a.(3) AND 9.a.(4) AS ONE ITEM. Roll call vote: YES: Alpert, Johnson, Laverde, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Chang, Kelley, Mendonca. Carried: 6-0-0-3.

3. **Introduction of recently-hired Rent Board staff** – Robert Williams II and Basil Lecky, recently hired as Community Service Specialist II's, introduced themselves to the Board and spoke about their respective backgrounds.

4. **Public Comment** – Items on the agenda: There were no speakers.

5. **CLOSED SESSION** – The Board adjourned to reconvene in closed session around 6:12 p.m. to discuss the following:

Public Employee Appointment pursuant to Government Code Section 54957(b)(1)
Title: Executive Director

Conference with Labor Negotiators pursuant to Government Code Section 54957.6
Agency Designated Representative: Board Chair
Unrepresented Employee: Executive Director

Upon their return from closed session, the Chair announced that the Board did not take any reportable action.

6. **Public Comment** – *Non*-agendized items: There were no speakers.

7. **SPECIAL PRESENTATION**: “Berkeley Housing Authority: Program Updates” by Rachel Gonzales-Levine, Acting Executive Director, Berkeley Housing Authority

Ms. Gonzales-Levine presented to and took questions from the Board.

8. CONSENT ITEMS

Items 9.a.(5) and 9.a.(6) were moved to Consent by a prior vote of the Board.

- a. Proposal to approve staff recommendations on the following requests for waivers of late registration penalties (Acting Executive Director & Registration Unit Supervisor)

Ministerial Waivers

<u>Waiver No.</u>	<u>Property Address</u>
5001	2423 Haste Street
5002	1400 Oregon Street
5003	1418 Spruce Street
5008	1525 Delaware Street

Discretionary Waivers

<u>Waiver No.</u>	<u>Property Address</u>
4990	3143 Ellis Street
5000	1518 Harmon Street
5004	3144 King Street
5005	2521 Regent Street
5006	1300 Delaware Street

M/S/C (Selawsky/Alpert) MOTION TO APPROVE ITEMS 8.a., 9.a.(5), AND 9.a.(6).
Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Mendonca.
Carried: 8-0-0-1.

9. ACTION ITEMS

Items 9.a.(5) and 9.a.(6) were moved to Consent by a prior vote of the Board.

- a. From Board Members, Committees, and Executive Director
- (1) Discussion and possible action to adopt proposed Resolution 21-26 to appoint Executive Director and approve Employment Agreement (Full Board)

Prior to the vote, Acting Executive Director Matt Brown read the following statement into the record:

“A motion has been made and seconded regarding the appointment and approval of an employment agreement for Executive Director to the Berkeley Rent Stabilization Board. Pursuant to Government Code 54953(c)(3), a summary of compensation must be orally reported prior to taking final action. Pursuant to the employment agreement, the Executive Director is to receive an annual salary of \$200,366.40 and employee benefits consistent with the City of Berkeley’s unrepresented employee manual for employees in Unit Z1. The term of the employment agreement is for three years. A copy of the employment agreement has been included in the agenda packet.”

M/S/C (Alpert/Laverde) MOTION TO ADOPT RESOLUTION 21-26 AS WRITTEN TO APPOINT DESEANA L. WILLIAMS AS THE EXECUTIVE DIRECTOR AND APPROVE HER EMPLOYMENT AGREEMENT. Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Mendonca. Carried: 8-0-0-1.

Ms. Williams thanked the Board and conveyed her appreciation for this opportunity.

- (2) Recommendation to adopt proposed amendments to Regulation 503 [Definition of Principal Residence] – Second reading (IRA/AGA/Registration Committee & Acting Executive Director)

M/S/C (Kelley/Johnson) MOTION TO ADOPT AMENDMENTS TO REGULATION 503 ON SECOND READING. Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Mendonca. Carried: 8-0-0-1.

- (3) Recommendation to adopt Resolution 21-27 confirming the 2022 Annual General Adjustment (AGA) of 2.1 percent and order that the 2022 AGA be published as Regulation 1144 (IRA/AGA/Registration Committee & Acting Executive Director) – *Item 9.a.(4) was heard with Item 9.a.(3) by a prior vote of the Board.*

M/S/C (Selawsky/Laverde) MOTION TO ADOPT RESOLUTION 21-27 CONFIRMING THE 2.1% AGA FOR 2022, AND RESOLUTION 21-28 CONFIRMING THE 3.2% INCREASE FOR OWNER MOVE-IN (OMI) AND ELLIS RELOCATION ASSISTANCE PAYMENTS EFFECTIVE JANUARY 1, 2022. Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Mendonca. Carried: 8-0-0-1.

- (4) Recommendation to adopt Resolution 21-28 confirming that the 2022 relocation assistance payments for Owner Move-in and Ellis Act evictions shall increase by 3.2 percent effective January 1, 2022, and publishing the 2022 relocation payment amounts (IRA/AGA/Registration Committee & Acting Executive Director) – *Item 9.a.(4) was heard with Item 9.a.(3) by a prior vote of the Board.*
- (5) Recommendation to adopt Resolution 21-29 authorizing the Rent Board to continue to meet via videoconference and teleconference pursuant to Assembly Bill 361 and incorporating by reference Council Resolution 70,030-N.S. (Chair Simon-Weisberg & Acting Executive Director) – MOVED TO CONSENT BY A PRIOR VOTE OF THE BOARD.
- (6) Recommendation to adopt Resolution 21-30 authorizing the Executive Director to modify the contract with QuickCaption, Inc. for real-time closed captioning of Rent Board Meetings by increasing the contract in the amount of \$10,000 for the 2021-2022 fiscal year (Acting Executive Director) – MOVED TO CONSENT BY A PRIOR VOTE OF THE BOARD.

10. 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) September 30, 2021 press release regarding Superior Court of Alameda County's extension of stay on unlawful detainers (Acting Executive Director) – Staff Attorney Matthew Siegel explained that the Alameda County Superior Court announced on September 30, 2021, that they will only accept unlawful detainer complaints if the lawsuit is permitted by local ordinance.
 - (2) Update on Fair Chance Ordinance counseling materials (Acting Executive Director)
 - (3) Updated Commissioner attendance records for Board and Committee meetings through the 3rd quarter of 2021 (Acting Executive Director)
 - (4) October 5, 2021 *U.S. News.com* article by Colleen Wynn titled, “More Than a Home: Housing Is a Human Right” (Commissioner Laverde)
<https://www.usnews.com/news/health-news/articles/2021-10-05/more-than-a-home-housing-is-a-human-right>
 - (5) Date to submit agenda topics/items for the November 18th Rent Board meeting: **Friday, November 5th**

11. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

- a. Budget and Personnel Committee (Commissioner Selawsky, Chair) – General Counsel Matt Brown reported that the new ED will be joining the next meeting, which hasn't been scheduled yet.

Next regularly-scheduled meeting: TBA

- b. Eviction/Section 8/Foreclosure Committee (Commissioner Mendonca, Chair)
Next regularly-scheduled meeting: TBS

- (1) October 14th agenda

- c. IRA/AGA/Registration Committee (Commissioner Kelley, Chair) – Committee Chair Kelley said the AGA and OMI/Ellis items are the primary items from the Committee's last meeting.

Next regularly-scheduled meeting: Wednesday, November 10, 2021 at 5:00 p.m.

- (1) October 13th agenda

- d. Outreach Committee (Commissioner Laverde, Chair) – Chair Laverde reported that the Committee discussed the Fair Chance Ordinance, tenant survey, and outreach to tenants.
Next regularly-scheduled meeting: TBA

(1) October 20th agenda

- e. 2 x 2 Committee on Housing: Rent Board/Berkeley Unified School District (Chair TBA) – 3 min.* Regularly-scheduled meeting date: TBA

- f. 4 x 4 Joint Committee on Housing: City Council/Rent Board – Chair Simon-Weisberg and Vice-Chair Alpert provided a preview of items on the agenda for the upcoming October meeting.

Committee Co-Chairs: Mayor Arreguín and Chair Simon-Weisberg

Next regularly-scheduled meeting: Wednesday, October 27th at 3:00 p.m.

(1) September 22nd agenda packet (amended)

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

Next meeting date: TBA

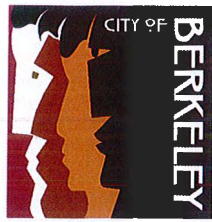
- h. Updates and Announcements

- i. Discussion of items for possible placement on future agenda – Commissioner Laverde requested an update on proposed demolitions of buildings with rent-controlled units, particularly 1915 Berryman Street.

12. ADJOURNMENT

M/S/C (Alpert/Selawsky) MOTION TO ADJOURN IN HONOR OF LARRY ITLIONG, A PIONEERING FILIPINO ACTIVIST, AND IN RECOGNITION OF FILIPINO HERITAGE MONTH; AND IN SOLIDARITY WITH STRIKETOBER. Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Mendonca. Carried: 8-0-0-1.

The meeting adjourned at 8:24 p.m.




Rent Stabilization Board

M E M O R A N D U M

DATE: November 18, 2021

TO: Honorable Members of the Berkeley Rent Stabilization Board

FROM: Matt Brown, General Counsel
Aimee Mueller, Board Secretary 

SUBJECT: Possible Adjustment of Policy Surrounding Staff Review of Commissioners' email Accounts

Background

Commissioners requested their own unique City email addresses in 2014 so that the public would have more access to each of them. At that time, there was much discussion regarding the possibility that emails the public sent to Commissioners might actually involve issues meant for staff. Commissioners were concerned that a community member might experience delays in service delivery because they incorrectly sent an email to them instead of contacting staff. For example, Commissioners often receive emails regarding housing counseling questions/concerns that are clearly meant for the Public Information Unit.

To that end, Commissioners adopted a policy that ensured that select staff would receive all communications addressed to them. A copy of each email that is sent to a Commissioner's mailbox or to the full Board is simultaneously received by Aimee Mueller and the Executive Director. Aimee or the Executive Director then reviews and forwards that communication to the Commissioner's preferred email address. Communications that are meant for staff are also promptly forwarded to the correct person for follow up and service delivery. Aimee also generally notifies the full Board once staff have responded to the sender.

Over the years, several Commissioners have expressed concern that they do not want staff reading emails intended for them. Staff have also expressed concern that there are times when the volume of emails received can be quite onerous to sift through and forward. For example, the Board received over 1,000 emails associated with a Board agenda item earlier this year, and staff spent considerable time managing and forwarding them.

Next Steps

Staff seeks Board guidance on potentially adopting a new policy for the delivery and management of Commissioners' emails. If staff are no longer included as recipients of Commissioners' emails, considerable attention will need to be given to ensuring that issues meant for staff are promptly forwarded so they can timely respond. Staff awaits Commissioners' guidance regarding potential changes – we will draft policies for the Board to approve once Commissioners decide what (if anything) they wish to change regarding the current policy. Attached is the original report to the Outreach Committee from February 21, 2014 and the approved minutes from the Board's March 17, 2014 regular meeting when the Board adopted its current policy (the relevant language is highlighted on page 4).

Attachments:

1. February 21, 2014 Staff Report to Outreach Committee
2. Approved Minutes from March 17, 2014 monthly Board meeting



Rent Stabilization Program

Date: February 21, 2014

To: Honorable Members of the Outreach Committee

From: Jay Kelekian, Executive Director and
Nick Traylor, Community Service Specialist III

Subject: Staff Report on Providing City Email Addresses to Commissioners

Background: At the November 15, 2013 Outreach Committee meeting, commissioners discussed the topic of setting up City of Berkeley email addresses for commissioners. This issue was brought up after an email from a constituent had apparently not been forwarded by Rent Board staff to the commissioner(s). The current system is that emails to commissioners go to either their non-city email address or the rent@cityofberkeley.info address. Although there has only been one documented example of an email from the public addressed to a commissioner not getting to that commissioner, the additional steps involved can delay the communication being received by the Board member. The process is generally done quickly but can take several days depending on staff resources (absences, etc.) and when the email is received (holidays or weekends).

Among the concerns that commissioners and staff brought up with staff in the Outreach Committee meeting on November 15, 2013 were:

- Emails sent directly to commissioners through a City of Berkeley email address would allow the public an easier and quicker way to contact commissioners. Additionally, commissioners would be able to separate their personal and Rent Board emails more easily.
- Emails sent directly to commissioners through a City of Berkeley email address would require that Commissioners use the City of Berkeley's webmail site in order to access City emails. Staff reported that the webmail website is easy to access and use.
- The current system of the public emailing rent@cityofberkeley.info to contact commissioners requires several steps before a commissioner receives an email and provides for the remote possibility that staff may not forward that email in a timely manner.
- If commissioners have their own City email they will need to act as primary "veter": whether or not it is best for them to answer directly, whether to forward to staff (general rent email address, a staff attorney, the PIU/REG manager or other specific staff person), or whether it is best to consult with the Executive Director before answering.

- Concern was raised that, in the past, some Board members did not regularly check their email account because communications were so infrequent. This could mean that communications that should be responded to will be left unanswered for extended periods of time.
- Concern was raised about Board members receiving inappropriate emails either by a current or likely future appellant. Board members may be required to recuse themselves from a vote if the communication were outside of the administrative record.
- Board members may inadvertently violate the Board Act if each is contacted on a policy issue that the Board later takes a vote on. This can be guarded against if Board members know that other Board members have also received the communication and to exercise caution.

How do City Council members handle emails?

I was informed by several councilmember aides that they have no written protocol for handling emails. Although Council member aides do flag certain emails as priority and do respond to some emails on behalf of the Councilmember- the aides made it clear that Council members can review and respond to any and all of their emails and reserve their own judgment as to whether to include City staff in the responses. Council members also have full-time paid staff to assist them in this endeavor.

Possible guidelines and options if Commissioners use City of Berkeley email addresses

Recommended Option

1. Each Board member be given a unique City of Berkeley email address.
2. We establish a "Board" email address
3. That at two places on our website – "Contact Us" and "Meet the Board" the public be given the option to send an email to the full Board or an individual Board member.
4. The communications to the full Board would go to staff to review and forward as appropriate. In most cases this will be as part of the Board packet but if the communication is time sensitive (say, for an event), it could be forwarded sooner.
5. The communications for individual Board members would simultaneously go to the Board member's mail box and to a staff mailbox. Staff will review the mail and act as a "fail safe" and notify the Board member that a communication was received and is being forwarded. If there is an additional advisory message (Brown Act alert, an appeal is pending or anticipated and it is recommended that the communication not be read, or relevant background on the issue the emailer is communicating about) that will be included at the time the email is forwarded to the Board member.

Alternative Options Considered

- 1. Set up individual City email addresses for each commissioner's name (allowing a commissioner to "opt out").**

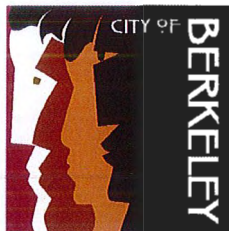
Option A: Commissioners would respond to each email and copy the Executive Director, other assigned staff person.

Option B: Commissioners would vet each email they receive and use their best judgment as to responding, forwarding or including Rent Board staff in the email string.

- 2. Set up a box addressed to "Rent Board Commissioners" (that would go to the Chair and Vice-Chair with a designated staff member to review all incoming email). The chair would check weekly and forward to individual commissioner after vetting by staff.**

- 3. Maintain current system:**

- a. Emails from the public to commissioners will go to the rent@cityofberkeley.info address.
- b. Rent Board staff (usually Lead Housing Counselor or Division Chief of the Public Information Unit) will forward the email to Executive Director.
- c. Executive Director or assigned staff forwards email to commissioner or decides that a staff response is more appropriate.



Rent Stabilization Board

RENT STABILIZATION BOARD
Regular Meeting Minutes
 (Approved)

Maudelle Shirek Building
 2134 Martin Luther King Jr. Way
 Council Chambers, Second Floor
 Broadcast Live on KPFB – 89.3 and BTV Cable Channel 33
 Live Webcasting at www.cityofberkeley.info/rent

Monday, March 17, 2014
7:00 p.m.

1. **Roll call** – Chair Stephens called the meeting to order at 7:18 p.m.*
 Aimee Mueller called roll.
 Commissioners present: Blake, Dodsworth, Harr, Hunt, Shelton, Soto-Vigil, Townley, Webster, Stephens
 Commissioners absent: None
 Staff present: Arreguin, Brown, Kelekian, Law (in audience), Mueller

**The meeting start time was delayed due to a problem with the KPFB broadcast.*

2. **Approval of Agenda** M/S/C (Harr/Townley) APPROVE AGENDA WITH THE FOLLOWING CHANGE: MOVE ITEM 7.a.(1) TO ACTION AND HEAR THIS ITEM BEFORE WAIVERS. Voice vote. Carried: 9-0-0-0.
3. **Public Forum** – There were three speakers. Ezekiel Gorrocino of the Better Berkeley Working Group spoke in support of the Rent Board staff recommendations for AB 2175 (Daly), SB 1439 (Leno) and AB 2181 (Bloom); Moni T. Law spoke about the Daily Cal article on housing; and Leah Simon-Weisberg of Berkeley Tenants Union spoke about the state legislation and Ellis reform.
4. **Approval of the January 27th Regular Meeting minutes** M/S/C (Townley/Hunt) APPROVE MINUTES AS WRITTEN. Voice vote. Carried: 9-0-0-0.
5. **Special Presentation by representatives from Christine Minnehan & Associates, Rent Board Legislative Advocate, on housing-related legislation**
 - a. **State Legislative Report**

b. Recommendation concerning three pieces of legislation:

- (1) Recommendation that the Board go on record supporting AB 2175 (Daly)**
- (2) Recommendation to direct Legislative Advocate to urge author to amend SB 1439 (Leno)**
- (3) Recommendation to encourage the Berkeley City Council to review AB 2181 (Bloom)**

Following the presentation by Michael Moynagh and Brian Augusta of Christine Minnehan & Associates, the presenters took questions from the Board. After discussion, the Board took the following action:

M/S/C (Harr/Webster) ADOPT RECOMMENDATIONS 5.b.(1) AND 5.b.(3), AND AMEND RECOMMENDATION 5.b.(2) AS FOLLOWS: DIRECT THE RENT BOARD'S LEGISLATIVE ADVOCATE TO URGE AUTHOR LENO TO AMEND SB 1439; TO ALSO DIRECT THE LEGISLATIVE ADVOCATE TO ASK LONI HANCOCK AND NANCY SKINNER TO WORK TOWARD A BILL THAT WOULD PROTECT EAST BAY RENTERS; AND AUTHORIZE THE CHAIR TO WRITE THE CITY COUNCIL REQUESTING THAT THEY ALSO APPROACH HANCOCK AND SKINNER TO WORK TO PROTECT BERKELEY TENANTS BY ENCOURAGING AND THEN SUPPORTING A BILL THAT WOULD PROTECT EAST BAY TENANTS. Voice vote. 8-1-0-0. NO: Hunt.

6. Action Items

a. From Board Members, Executive Director and Committees

- (1) Discussion and possible action regarding the Multi-Unit Housing Emergency Preparedness Program memo (Commissioner Townley)**

M/S/C (Blake/Soto-Vigil) SUPPORT THE PROPOSALS OUTLINED IN THIS MEMO WITH THE FOLLOWING CHANGES TO THE THIRD PAGE OF THE MEMO:

- REMOVE THE PARAGRAPH THAT BEGINS WITH "The course would be required annually..."
- REMOVE THE PARAGRAPH THAT BEGINS WITH "The Fire Department and the Rent Board..."
- INSERT THE FOLLOWING SENTENCE IN THE PARAGRAPH THAT BEGINS WITH "These special two-hour classes would...": "We also think that the class should eventually be required for all managers of 16-unit and larger buildings, of which most have onsite managers; there are approximately 300 such buildings in Berkeley."

Roll call vote. YES: Blake, Dodsworth, Hunt, Shelton, Soto-Vigil, Webster, Stephens; NO: Harr, Townley; ABSTAIN/ABSENT: None. Carried: 7-2-0-0.

- (2) Recommendation to restore the 10% deduction from Commissioner Hunt's stipend for her absence from the January 3rd Eviction/Section 8/Foreclosure Committee meeting (Commissioner Hunt)

M/S/C (Soto-Vigil/Webster) RESTORE THE 10% DEDUCTION FROM COMMISSIONER HUNT'S STIPEND FOR HER ABSENCE FROM THE JANUARY 3, 2014 EVICTION/SECTION 8/FORECLOSURE COMMITTEE MEETING. Voice vote. Carried: 9-0-0-0.

- (3) Proposal to approve staff recommendation on the following request for waiver of late registration penalties (Executive Director)

Ministerial Waiver

<u>Waiver No.</u>	<u>Property Address</u>
4325	2119 Emerson St
4348	2042 Dwight Way
4349	3135 Mabel St
4352	1330 Oxford St

Discretionary Waiver

<u>Waiver No.</u>	<u>Property Address</u>
4340	1533 MLK Jr Way
4341	1308 Hopkins St
4343	1333 Santa Fe Ave
4344	1215 Kains Ave
4351	3141 College Ave
4353	2919 Acton St
4357	2443 Derby St

M/S/C (Blake/Soto-Vigil) APPROVE ALL MINISTERIAL WAIVERS AND DISCRETIONARY WAIVER NOS. 4343 AND 4353. Voice vote. Carried: 9-0-0-0.

M/S/C (Hunt/Webster) APPROVE STAFF RECOMMENDATION FOR WAIVER NO. 4340. Voice vote. Carried: 9-0-0-0.

M/S/C (Blake/Hunt) APPROVE WAIVING \$482.00 FOR WAIVER NO. 4341. Voice vote. Carried: 9-0-0-0.

M/S/C (Blake/Hunt) APPROVE STAFF RECOMMENDATION FOR WAIVER NO. 4344. Voice vote. Carried: 9-0-0-0.

M/S/C (Harr/Webster) APPROVE STAFF RECOMMENDATION FOR WAIVER NO. 4351. Voice vote. Carried: 7-1-1-0. NO: Townley; ABSTAIN: Shelton.

M/S/C (Harr/Webster) WAIVE ONE HUNDRED PERCENT FOR WAIVER NO. 4357. Voice vote. Carried: 9-0-0-0.

7. Information and Announcements

Please Note: The Board may move Information Items to the Action Calendar.

a. Reports from Board Members/Staff

- (1) February 21, 2014 staff report to Outreach Committee regarding Providing City E-mail Addresses to Commissioners (Executive Director) This item was moved to action by an earlier vote on approval of the agenda and voted on following the Waivers. Following discussion on each Recommended Option enumerated on the second page of this item, the Board voted on each one separately:

M/S/C (Soto-Vigil/Townley) ADOPT "Recommended Option 1." AS WRITTEN.
Voice vote. Carried: 9-0-0-0.

M/S/C (Soto-Vigil/Townley) ADOPT "Recommended Option 2." AS WRITTEN.
Voice vote. Carried: 8-1-0-0. NO: Stephens.

M/S/C (Soto-Vigil/Townley) ADOPT "Recommended Option 3." AS WRITTEN.
Voice vote. Carried: 8-1-0-0. NO: Stephens.

M/S/C (Harr/Hunt) ELIMINATE EXISTING "Recommended Option 4.", AND AMEND "Recommended Option 5." (that shall replace Recommended Option 4.) TO READ AS FOLLOWS:

"The communications to the full Board would go to staff to review and forward. When communications are of a policy nature, they will be included in the full Board packet. The communications for individual Board members would simultaneously go to the Board member's mailbox and to a staff mailbox. Staff will review the mail and act as a 'fail safe' and notify the Board member that a communication was received and is being forwarded. If there is an additional advisory message (Brown Act alert, an appeal is pending or anticipated and it is recommended that the communication not be read, or relevant background on the issue about which the e-mailer is communicating), that will be included at the time the e-mail is forwarded to the Board member."

Voice vote. Carried: 7-2-0-0. NO: Blake, Townley.

- (2) Update on Council's action regarding the referral to the City Manager of an Exemption of Fire-Damaged Buildings from Affordable Housing Mitigation Fee (Executive Director) Council Member Arreguin was present to speak about this item and answer questions from the Board.
- (3) February 7, 2014 Ellis Act and Owner Move-in (Measure Y) statistics report to Eviction/Section 8/Foreclosure Committee (Executive Director) Commissioner Harr stated that the next Measure Y report should be in the April Board meeting packet.



Rent Stabilization Board

DATE: November 18, 2021

TO: Honorable Members of the Berkeley Rent Stabilization Board

FROM: Lief Bursell, Senior Planner
Be Tran, Associate Planner

SUBJECT: Residential Demolition Projects Update

Recommendation:

That the Board review the attached list of residential demolition projects and provide direction on information they would like included in future reports on this subject.

Background

The City of Berkeley's Demolition Ordinance (BMC 23C.08) seeks to maintain and increase affordable housing, provide protections to existing tenants, and further the City's policy to increase the housing supply through the creation of new, larger housing projects. The Ordinance was most recently revised by the City Council in March of 2016. The Ordinance currently allows for demolitions of rent-controlled units, but requires the applicant to mitigate the impact of the loss of these older, more affordable residential units. The 2016 revision clarified what conditions are required to mitigate the loss of affordability when rental-controlled units are demolished, and provided the option of either the payment of a mitigation fee or the creation of below-market rate (BMR) replacement units. The 2016 revisions also added a five-year prohibition on demolition if a building was removed from the rental market under the Ellis Act, and a three-year prohibition on demolition if there are any verified cases of tenant harassment, threatened illegal eviction, or actual illegal eviction.

The 2016 Ordinance revisions were never fully implemented because they reference a City Council adopted resolution setting both the mitigation fee level, and the required affordability level for BMR replacement units. A resolution setting these levels was never adopted by City Council. The Demolition's Ordinance lack of a specific mitigation fee amount, and a below market-rate replacement unit requirement with no set affordability level (or process for calculating it), has caused confusion for potential applicants and unfortunately led to outcomes where applicants electing the mitigation fee option have paid a lower than anticipated fee or no fee at all.

SB 330

The Housing Crisis Act of 2019 (SB 330) created a number of state laws regarding the production, preservation, and planning for housing. It is effective January 1, 2020 through January 1, 2025. However, Governor Gavin Newsom signed SB 8 into law which extended SB 330 until 2030.

Under SB 330, any existing unit that is classified as a “protected unit” must be replaced after demolition. This includes units that “are or were subject to any form of rent or price control through a public entity’s valid exercise of its police power within the past five years.” Berkeley’s Planning Department informed Rent Board staff that the City Attorney’s Office has determined that a rent-controlled unit qualifies as a “protected unit” under SB 330, even if it’s been vacant or not available for rent for over five years. SB 330 also gives local jurisdictions with rent control regulations the option to elect for replacement units that are subject to an affordability restriction for 55 years or to the local rent control ordinance¹ for the life of the project.

SB 330 also offers relocation assistance, a right of first refusal to return to a comparable unit at an affordable rent upon project completion, and the right to remain in their unit until six months prior to the start of construction.

Demolition Ordinance Revisions

On November 18, 2020, the Planning Department presented revisions to the Demolition Ordinance to the Planning Commission that proposed significant amendments that seek to comply with SB 330 and recent court cases involving demolition projects. SB 330 supersedes several of the requirements in the current Demolition Ordinance, including the option to pay a replacement unit mitigation fee and to allow conversions of rent-controlled residential units that do not provide replacement units.

Both the Planning Commission and the 4x4 Committee have asked Planning staff to address several concerns with these revisions, and Planning staff plan to present a revised proposal early in calendar year 2022.

Rent Board Review

Rent Board staff review development applications that include demolition of residential units and assist the Planning Department by providing a report to the Planning Department that covers the following:

1. Rental unit occupancy status
2. Property or buildings history under rent control
3. Information on any recent Ellis Act evictions

¹ The Rent Stabilization Ordinance currently exempts rent regulation newly constructed residential units with a new certificate of occupancy issued after June of 1980, and the Ordinance would require a voter approved amendment to allow the City of Berkeley to allow for rent-controlled replacement units.

4. Information on verified cases of harassment, or actual illegal eviction from Rent Board records.
5. Proposed conditions of approval to mitigate projects impact to existing tenants

Rent Board staff also work to ensure existing tenants of buildings with demolition applications are informed of their rights, including the applicable tenant protections under the Demolition Ordinance and the Rent Stabilization Ordinance.

Current Demolition Projects

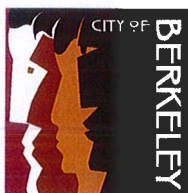
The attached spreadsheet contains some basic information on recently received residential demolition applications, including the number of residential units involved, the number of existing tenants, and the current status of the project. Staff can provide regular updates to this report when new applications are submitted or when there are developments on the current applications.

Name and Telephone Number of Contact Person:

Lief Bursell, Senior Planner (510) 981-7368

Residential Demolition Project List 11-18-2021

Project Address	Project Description	Application Date	# Existing Permitted Residential Units	# Tenant Occupied Units	# Replacement Units	Application Status
2435 Haste Street	Demolish an existing two-story apartment building comprising eight protected two-bedroom rental units and construct an eight-story apartment building with 37 units.	10/18/2021	8	16	16 BMR	Application is currently under review by Planning.
2138 Center Street (aka 2128 Oxford)	Demolish two existing buildings (one commercial and one mixed-use containing 16 rent-controlled units) and merge the two lots to construct a 17 story mixed-used building with 283 dwelling units and 10,164 sf of commercial space.	9/2/2021	16	0	16 BMR	Application deemed incomplete on 10/01/2021.
1725 Berkeley Way	Demolish an existing 1,874 square-foot, one-story duplex and accessory structure and to construct a new 4,092 square-foot, three-story duplex.	4/8/2021	2	1	2	Continued off calendar on 8/26/2021 ZAB meeting. Last minute comments from neighbors raised question on the rental history of the duplex and staff deemed SB 330 applied.
1709 Shattuck Avenue	The applicant initially proposed the elimination of 57 dwelling units by converting them to Group Living Accommodations (GLAs). RB staff expressed concern with how the project will provide equivalent replacement units since a GLA is not equivalent to a two-bedroom dwelling unit. Applicant later modified the scope to relocate an existing dwelling unit on the ground floor to the top floor, creating a new dwelling unit on the top floor, and adding gross floor area on the ground floor within the parking area.	3/30/2021	85	85	1	Application deemed incomplete on 9/29/2021.
2015 Blake Street	Relocate two victorian residential buildings at 2012 Dwight (4 units) and 2020 Dwight (3 units) and demolish a 2001 Blake Street to make room for a development with 161 new units	6/25/2020	9	5	9 BMR	Pre-application review. Note: 2001 Blake is legal duplex, but used as office - never registered with RSB
1915 Berryman Street	Demolish existing three-unit residential building and construct a four-story residential building with 11 dwelling units.	5/26/2020	3	0	3 BMR	Approved by ZAB on 10/28/2021.




Rent Stabilization Board

RENT STABILIZATION BOARD

DATE: November 18, 2021

TO: Honorable Members of the Rent Stabilization Board

FROM: DeSeana Williams, Executive Director

BY:  Allison Pretto, Senior Management Analyst

RE: Covid-19 Amnesty for FY22 under Resolution 21-19

Summary

As of September 30, 2021, Rent Board staff waived \$141,591 in penalties assessed for the 2021/2022 fiscal year for 57 properties that were eligible for the Covid-19 amnesty as allowed under Berkeley Rent Board Resolution 21-19.

Background

On July 15, 2021, the Berkeley Rent Board passed Resolution 21-19. Under this resolution, property owners who did not pay their annual registration fee by the July 1 due date qualified for an administrative waiver of the 100% penalty if their late payment was a result of financial hardship associated with the ongoing Covid-19 pandemic AND their full registration fee was paid by September 30, 2021. To qualify for the amnesty, owners were also required to submit a declaration alleging that the late payment was due to financial hardship associated with Covid and due to one of the following reasons:

- A material decrease in business income caused by a reduction in hours or consumer demand (including non-payment of rent for an existing tenancy).
- A material decrease in household income caused by layoffs or a reduction in the number of compensable hours of work.
- A material decrease in household income caused by caregiving responsibilities.
- Material out-of-pocket medical expenses.

For the current fiscal year, registration fees were due Thursday, July 1. By Thursday, September 30, owners of 57 properties had paid their registration fees in full, and had also submitted a declaration that the late payment was due to one of the above-named financial hardships caused by the ongoing pandemic. The resolution of the 57 property accounts has resulted in the registration of 573 rental units.

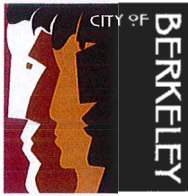
Property owners who did not pay their fees by September 30, 2021, have been advised to make their waiver requests directly to the Board.

Attachment

RESOLUTION 21-19 COVID AMNESTY

Property Address	Penalty Waived	Units Registered
2938 ELLIS ST	\$250	1
2647 STUART ST	\$250	1
2206 CURTIS ST	\$250	1
1925 STUART ST	\$250	1
1354 LINCOLN ST	\$250	1
1640 JULIA ST	\$250	1
1704 EOLA ST	\$250	1
1628 CORNELL	\$250	1
1614 WOOLSEY	\$250	1
1916 STUART ST	\$250	1
1700 FRANCISCO ST	\$250	1
2411 6TH ST	\$250	2
2714 DURANT AVE	\$280	4
1203 ALLSTON WAY	\$500	2
3100 MLK JR WAY	\$500	2
2536 PIEDMONT	\$500	2
2761 PARK ST	\$500	2
2204 CALIFORNIA ST	\$500	2
1536 HARMON ST	\$500	2
2403 VALLEY ST	\$500	2
1612 EDITH ST	\$500	2
2723 WEBSTER	\$500	2
3111 HARPER ST	\$500	3
2211 CURTIS ST	\$562	3
1035 ADDISON	\$749	3
1636 63RD ST	\$750	3
1226 HASKELL ST	\$750	3
1918 OREGON ST	\$750	3
3042 WHEELER ST	\$1,000	4
1701 OXFORD ST	\$1,000	4
1525 ASHBY AVE	\$1,000	4
1723 10TH ST	\$1,000	4
1710/1712 WARD ST	\$1,000	4
2529 ELLSWORTH ST	\$1,000	4
1629 WALNUT ST	\$1,250	5
1819 BERKELEY WAY	\$1,250	5
1239 BERKELEY WAY	\$1,250	5
1700 UNIVERSITY AVE	\$1,750	7
3200 CALIFORNIA ST	\$3,250	13
340 PANORAMIC WAY	\$3,250	13
2525 REGENT ST	\$3,750	15
2541 REGENT ST	\$4,000	16
1931 DWIGHT WAY	\$5,000	20

Property Address	Penalty Waived	Units Registered
2442 PIEDMONT AVE	\$5,000	20
2637 REGENT ST	\$5,250	21
1910 BERRYMAN ST	\$5,750	24
1406 HENRY ST	\$6,000	24
2070 UNIVERSITY	\$6,000	24
2321 DWIGHT WAY	\$6,000	24
2747 HASTE ST	\$6,250	25
1800 SPRUCE ST	\$6,500	26
1927 DWIGHT WAY	\$7,500	30
2230 DWIGHT WAY	\$7,500	30
2732 HASTE ST	\$7,500	30
2431 ELLSWORTH ST	\$8,750	35
2515 BENVENUE	\$9,000	36
2520 COLLEGE AVE	\$12,000	48
TOTAL	\$141,591	573



Rent Stabilization Board

RENT STABILIZATION BOARD

DATE: November 18, 2021
TO: Honorable Members of the Rent Stabilization Board
FROM: DeSeana Williams, Executive Director
BY: Allison Pretto, Senior Management Analyst
RE: 90-Day & 120-Day Waivers for FY 2022

Recommendation:

That the Board approve the attached recommendations for administrative 90-day and 120-day waivers.

Summary

As of September 30, 2021, Rent Board staff waived \$201,038 in penalties assessed for the 2021/2022 fiscal year for 208 properties comprising fully covered rental units that were eligible for the 90-day administrative waiver. As of October 31, 2021, Rent Board staff waived \$110,394 in penalties assessed for the 2021/2022 fiscal year for 303 properties comprising partially covered (Measure MM) rental units that were eligible for the 120-day administrative waiver.

Background

Under Berkeley Rent Board Regulation 883(H), property owners who do not pay their registration fee by the July 1 due date may qualify for an administrative waiver of the 100% penalty if the full registration fee is paid by August 30 of the same year. On July 15, 2021, the Berkeley Rent Board passed Resolution 21-19, which extended the due date for administrative waiver for fully covered units to September 30, 2021. The same Resolution extended the due date for administrative waiver for partially covered units to October 31, 2021.

Property owners may qualify for a waiver of between 30% and 100% of the outstanding penalty, depending on their payment history. The original regulation describes the basis for determining the percentage waived:

Berkeley Rent Board Regulation 883(H)

The late payment of a fee due on July 1st is made, without deliberate delay, by August 30th of the same year (within 60 days of the July 1st due date), and all other balances due are paid within that time. In such case, the Executive Director will, except as provided in subsection (J) below, waive the penalties based on the landlord's payment history for the property in accordance with the following schedule:

- For the first late payment within the prior six years - 100% of penalties waived;
- For the second late payment within the prior six years - 90% of penalties waived;
- For the third late payment within the prior six years - 75% of penalties waived;
- For the fourth late payment within the prior six years - 55% of penalties waived;
- For the fifth late payment within the prior six years - 30% of penalties waived;
- For the sixth late payment within the prior six years - waiver denied.

FY 2021/2022

Fully Covered Units

For the current fiscal year, registration fees were due Thursday, July 1. By Thursday, September 30, owners of 208 properties had paid their registration fees in full; their payment histories indicated that they qualified for either a full or partial waiver of the assessed penalty. As the table below indicates, 128 fully covered properties qualified for a 100% waiver; owners of another 80 fully covered properties paid their fees plus a percentage of the assessed penalty, thus qualifying for the remainder to be waived.

Waiver Percentage	Number of Properties	Amount Waived	Amount Collected
100%	128	\$143,377	\$0
90%	55	\$45,720	\$5,080
75%	16	\$9,191	\$3,059
55%	9	\$2,750	\$2,250
30%	0	\$0	\$0
TOTAL	208	\$201,038	\$10,389

Total Percentage of Assessed Penalties Waived in 90-Day Process:	95%
---	------------

Owners of fully covered properties who did not pay their fees by September 30, 2021, have been advised to make their waiver requests directly to the Board.

Partially Covered (Measure MM) Units

Registration fees for Measure MM units were also due Thursday, July 1. By October 31, owners of 303 partially covered properties had paid their registration fees in full. Because the 2021/2022 year was the first year that Measure MM fees had ever been assessed, all delinquent payments were by definition the owner's first late registration fee payment under this registration requirement. Therefore, any owner of a partially covered unit who paid all registration fees by October 31, 2021, qualified for a 100% administrative waiver of penalties under the 883(H) schedule.

Waiver Percentage	Number of Properties	Amount Waived	Amount Collected
100%	303	\$110,394	\$0
TOTAL	303	\$110,394	\$0

Total Percentage of Assessed Penalties Waived in 120-Day Process:	100%
--	-------------

Owners of partially covered properties who did not pay their fees by October 31, 2021, have also been advised to make their waiver requests directly to the Board.

Attachments

Fully Covered Units

100% WAIVER				
Property Address	Percentage Waived	Penalty Assessed	Amount Waived	Amount Collected
1426 SPRUCE ST	100%	\$42	\$42	\$0
3127 MABEL ST	100%	\$125	\$125	\$0
3053 HILLEGASS AVE	100%	\$250	\$250	\$0
2219 STUART ST	100%	\$250	\$250	\$0
1301 SAN PABLO AVE	100%	\$250	\$250	\$0
1631 ALCATRAZ AVE	100%	\$250	\$250	\$0
1491 HOPKINS ST	100%	\$250	\$250	\$0
1460 SAN PABLO AVE	100%	\$250	\$250	\$0
1120 ADDISON ST	100%	\$250	\$250	\$0
1432 CARLETON ST	100%	\$250	\$250	\$0
1540 BLAKE ST	100%	\$250	\$250	\$0
2229 CARLETON ST	100%	\$250	\$250	\$0
2426 HILGARD AVE	100%	\$250	\$250	\$0
1732 VIRGINIA ST	100%	\$250	\$250	\$0
2224 BLAKE ST	100%	\$250	\$250	\$0
1415 ALCATRAZ AVE	100%	\$250	\$250	\$0
2942 MLK JR WAY	100%	\$250	\$250	\$0
2914 STANTON ST	100%	\$250	\$250	\$0
2111 BYRON ST	100%	\$250	\$250	\$0
1322 CURTIS ST	100%	\$250	\$250	\$0
1363 FRANCISCO ST	100%	\$250	\$250	\$0
2161 VIRGINIA ST	100%	\$250	\$250	\$0
2336 MLK JR WAY	100%	\$250	\$250	\$0
1636 DELAWARE ST	100%	\$250	\$250	\$0
1142 ALLSTON WAY	100%	\$250	\$250	\$0
1248 HASKELL ST	100%	\$462	\$462	\$0
2198 BLAKE ST	100%	\$500	\$500	\$0
2202 BLAKE ST	100%	\$500	\$500	\$0
2130 BONAR ST	100%	\$500	\$500	\$0
1617 CHANNING WAY	100%	\$500	\$500	\$0
1301 DELAWARE ST	100%	\$500	\$500	\$0
2717 HILLEGASS AVE	100%	\$500	\$500	\$0
2120 SACRAMENTO ST	100%	\$500	\$500	\$0
2219 WARD ST	100%	\$500	\$500	\$0
2144 WOOLSEY ST	100%	\$500	\$500	\$0
2612 DANA ST	100%	\$500	\$500	\$0
1626 CORNELL AVE	100%	\$500	\$500	\$0
1637 WALNUT ST	100%	\$500	\$500	\$0
1344 BERKELEY WAY	100%	\$500	\$500	\$0
2655 VIRGINIA ST	100%	\$500	\$500	\$0
2706 DANA ST	100%	\$500	\$500	\$0
1110 PARKER ST	100%	\$500	\$500	\$0

100% WAIVER

Property Address	Percentage Waived	Penalty Assessed	Amount Waived	Amount Collected
1409 CURTIS ST	100%	\$500	\$500	\$0
1417 CURTIS ST	100%	\$500	\$500	\$0
2733 SAN PABLO AVE	100%	\$500	\$500	\$0
2019 PRINCE ST	100%	\$500	\$500	\$0
2332 CARLETON ST	100%	\$500	\$500	\$0
2208 PARKER ST	100%	\$500	\$500	\$0
1937 CARLETON ST	100%	\$500	\$500	\$0
1746 FRANCISCO ST	100%	\$500	\$500	\$0
1521 HARMON ST	100%	\$500	\$500	\$0
2124 5TH ST	100%	\$500	\$500	\$0
1911 MLK JR WAY	100%	\$500	\$500	\$0
2523 10TH ST	100%	\$500	\$500	\$0
2155 ASHBY AVE	100%	\$500	\$500	\$0
2224 PARKER ST	100%	\$500	\$500	\$0
2206 JEFFERSON AVE	100%	\$500	\$500	\$0
2773 DOHR ST	100%	\$500	\$500	\$0
2808 DERBY ST	100%	\$500	\$500	\$0
1415 JOSEPHINE ST	100%	\$500	\$500	\$0
2428 9TH ST	100%	\$500	\$500	\$0
1531 FAIRVIEW ST	100%	\$500	\$500	\$0
2420 ELLSWORTH ST	100%	\$748	\$748	\$0
1138 ADDISON ST	100%	\$750	\$750	\$0
1140 DWIGHT WAY	100%	\$750	\$750	\$0
2708 WEBSTER ST	100%	\$750	\$750	\$0
2116 ACTON ST	100%	\$750	\$750	\$0
2100 8TH ST	100%	\$750	\$750	\$0
3024 FULTON ST	100%	\$750	\$750	\$0
2240 WARD ST	100%	\$750	\$750	\$0
1622 MLK JR WAY	100%	\$750	\$750	\$0
1113 CHAUCER ST	100%	\$750	\$750	\$0
1947 VIRGINIA ST	100%	\$750	\$750	\$0
1819 CARLETON ST	100%	\$750	\$750	\$0
1913 BERRYMAN ST	100%	\$750	\$750	\$0
2414 CALIFORNIA ST	100%	\$750	\$750	\$0
1607 HOPKINS ST	100%	\$750	\$750	\$0
2409 10TH ST	100%	\$1,000	\$1,000	\$0
1314 ASHBY AVE	100%	\$1,000	\$1,000	\$0
2835 CALIFORNIA ST	100%	\$1,000	\$1,000	\$0
2700 CHANNING WAY	100%	\$1,000	\$1,000	\$0
2237 ROOSEVELT AVE	100%	\$1,000	\$1,000	\$0
1701 HARMON ST	100%	\$1,000	\$1,000	\$0

100% WAIVER

Property Address	Percentage Waived	Penalty Assessed	Amount Waived	Amount Collected
2801 FULTON ST	100%	\$1,000	\$1,000	\$0
1207 UNIVERSITY AVE	100%	\$1,000	\$1,000	\$0
1708 MILVIA ST	100%	\$1,000	\$1,000	\$0
1918 HENRY ST	100%	\$1,000	\$1,000	\$0
1512 HARMON ST	100%	\$1,000	\$1,000	\$0
2625 REGENT ST	100%	\$1,000	\$1,000	\$0
1742 BLAKE ST	100%	\$1,000	\$1,000	\$0
2225 PARKER ST	100%	\$1,000	\$1,000	\$0
1647 VIRGINIA ST	100%	\$1,000	\$1,000	\$0
1245 BERKELEY WAY	100%	\$1,000	\$1,000	\$0
1215 UNIVERSITY AVE	100%	\$1,000	\$1,000	\$0
1219 UNIVERSITY AVE	100%	\$1,000	\$1,000	\$0
1223 UNIVERSITY AVE	100%	\$1,000	\$1,000	\$0
1227 UNIVERSITY AVE	100%	\$1,000	\$1,000	\$0
1231 UNIVERSITY AVE	100%	\$1,000	\$1,000	\$0
3216 BAKER ST	100%	\$1,000	\$1,000	\$0
1339 ROSE ST	100%	\$1,000	\$1,000	\$0
1317 VIRGINIA ST	100%	\$1,000	\$1,000	\$0
2703 WOOLSEY ST	100%	\$1,000	\$1,000	\$0
2401 WARD ST	100%	\$1,000	\$1,000	\$0
2178 ASHBY AVE	100%	\$1,250	\$1,250	\$0
2243 ASHBY AVE	100%	\$1,250	\$1,250	\$0
2601 MILVIA ST	100%	\$1,250	\$1,250	\$0
1325 SACRAMENTO ST	100%	\$1,250	\$1,250	\$0
2332 9TH ST	100%	\$1,500	\$1,500	\$0
1521 ASHBY AVE	100%	\$1,500	\$1,500	\$0
2219 BLAKE ST	100%	\$1,750	\$1,750	\$0
1616 RUSSELL ST	100%	\$1,750	\$1,750	\$0
2125 DELAWARE ST	100%	\$2,000	\$2,000	\$0
2511 PRINCE ST	100%	\$2,250	\$2,250	\$0
2120 GRANT ST	100%	\$2,250	\$2,250	\$0
2731 HASTE ST	100%	\$2,500	\$2,500	\$0
2114 PARKER ST	100%	\$2,500	\$2,500	\$0
2511 DWIGHT WAY	100%	\$2,500	\$2,500	\$0
2314 PARKER ST	100%	\$2,500	\$2,500	\$0
2018 FRANCISCO ST	100%	\$2,500	\$2,500	\$0
1980 CURTIS ST	100%	\$3,000	\$3,000	\$0
2418 DWIGHT WAY	100%	\$3,000	\$3,000	\$0
2610 ETNA ST	100%	\$3,000	\$3,000	\$0
3030 REGENT ST	100%	\$4,000	\$4,000	\$0
2225 CHANNING WAY	100%	\$4,250	\$4,250	\$0
1709 UNIVERSITY AVE	100%	\$4,500	\$4,500	\$0
2335 DWIGHT WAY	100%	\$7,250	\$7,250	\$0
2412 PIEDMONT AVE	100%	\$11,000	\$11,000	\$0

100% WAIVER				
Property Address	Percentage Waived	Penalty Assessed	Amount Waived	Amount Collected
2455 PROSPECT ST	100%	\$11,250	\$11,250	\$0
SUBTOTAL, 100%		\$143,377	\$143,377	\$0

90% WAIVER				
Property Address	Percentage Waived	Penalty Assessed	Amount Waived	Amount Collected
2225 BLAKE ST	90%	\$50	\$45	\$5
1526 FRANCISCO ST	90%	\$250	\$225	\$25
1739 BERKELEY WAY	90%	\$250	\$225	\$25
1651 TYLER ST	90%	\$250	\$225	\$25
1905 STUART ST	90%	\$250	\$225	\$25
2307 WARD ST	90%	\$250	\$225	\$25
2311 WARD ST	90%	\$250	\$225	\$25
1425 WALNUT ST	90%	\$250	\$225	\$25
2821 COLLEGE AVE	90%	\$250	\$225	\$25
1025 HEINZ AVE	90%	\$250	\$225	\$25
1114 COWPER ST	90%	\$250	\$225	\$25
30 HILL RD	90%	\$250	\$225	\$25
1401 ALLSTON WAY	90%	\$250	\$225	\$25
1236 HOPKINS ST	90%	\$250	\$225	\$25
1908 ALCATRAZ AVE	90%	\$250	\$225	\$25
2398 HILGARD AVE	90%	\$250	\$225	\$25
495 GRIZZLY PEAK BLVD	90%	\$250	\$225	\$25
1220 OREGON ST	90%	\$250	\$225	\$25
1418 67TH ST	90%	\$250	\$225	\$25
1434 MILVIA ST	90%	\$500	\$450	\$50
1103 ADDISON ST	90%	\$500	\$450	\$50
1507 HARMON ST	90%	\$500	\$450	\$50
1332 NEILSON ST	90%	\$500	\$450	\$50
1511 HEARST AVE	90%	\$500	\$450	\$50
1316 BURNETT ST	90%	\$500	\$450	\$50
2457 VIRGINIA ST	90%	\$500	\$450	\$50
1118 DWIGHT WAY	90%	\$500	\$450	\$50
2409 HILLSIDE AVE	90%	\$500	\$450	\$50
2422 HILGARD AVE	90%	\$500	\$450	\$50
2143 CEDAR ST	90%	\$500	\$450	\$50
2633 BENVENUE AVE	90%	\$750	\$675	\$75
1115 DWIGHT WAY	90%	\$750	\$675	\$75
1615 OREGON ST	90%	\$750	\$675	\$75
2604 MATHEWS ST	90%	\$750	\$675	\$75
2933 HILLEGASS AVE	90%	\$1,000	\$900	\$100
2405 SACRAMENTO ST	90%	\$1,000	\$900	\$100
1683 OXFORD ST	90%	\$1,000	\$900	\$100
1304 ALBINA AVE	90%	\$1,000	\$900	\$100
1634 JULIA ST	90%	\$1,000	\$900	\$100
1628 ASHBY AVE	90%	\$1,000	\$900	\$100
2207 6TH ST	90%	\$1,000	\$900	\$100

90% WAIVER				
Property Address	Percentage Waived	Penalty Assessed	Amount Waived	Amount Collected
2121 7TH ST	90%	\$1,000	\$900	\$100
2716 WEBSTER ST	90%	\$1,250	\$1,125	\$125
1426 ADDISON ST	90%	\$1,250	\$1,125	\$125
1622 BERKELEY WAY	90%	\$1,250	\$1,125	\$125
2612 REGENT ST	90%	\$1,250	\$1,125	\$125
1613 ADDISON ST	90%	\$1,500	\$1,350	\$150
1226 ASHBY AVE	90%	\$1,500	\$1,350	\$150
1515 MILVIA ST	90%	\$1,500	\$1,350	\$150
2245 DWIGHT WAY	90%	\$1,500	\$1,350	\$150
2021 VINE ST	90%	\$1,750	\$1,575	\$175
2120 ROOSEVELT AVE	90%	\$2,000	\$1,800	\$200
2422 MCKINLEY AVE	90%	\$2,000	\$1,800	\$200
2330 BLAKE ST	90%	\$6,000	\$5,400	\$600
2438 WARRING ST	90%	\$7,000	\$6,300	\$700
SUBTOTAL, 90%		\$50,800	\$45,720	\$5,080

75% WAIVER				
Property Address	Percentage Waived	Penalty Assessed	Amount Waived	Amount Collected
2600 SACRAMENTO ST	75%	\$250	\$188	\$62
2124 PRINCE ST	75%	\$250	\$188	\$62
2915 SHATTUCK AVE	75%	\$250	\$188	\$62
1930 PARKER ST	75%	\$250	\$188	\$62
1236 HASKELL ST	75%	\$250	\$188	\$62
1521 WOOLSEY ST	75%	\$250	\$188	\$62
1628 ALCATRAZ AVE	75%	\$500	\$375	\$125
1825 WARD ST	75%	\$500	\$375	\$125
1327 HASKELL ST	75%	\$500	\$375	\$125
139 FOREST LN	75%	\$500	\$375	\$125
1910 BERKELEY WAY	75%	\$500	\$375	\$125
2111 VINE ST	75%	\$750	\$563	\$187
2321 BLAKE ST	75%	\$1,000	\$750	\$250
2023 PARKER ST	75%	\$1,000	\$750	\$250
2435 GRANT ST	75%	\$2,500	\$1,875	\$625
2433 GRANT ST	75%	\$3,000	\$2,250	\$750
SUBTOTAL, 75%		\$12,250	\$9,191	\$3,059

55% WAIVER				
Property Address	Percentage Waived	Penalty Assessed	Amount Waived	Amount Collected
1349 JOSEPHINE ST	55%	\$250	\$137	\$113
2727 MCGEE AVE	55%	\$250	\$138	\$112
1125 GILMAN ST	55%	\$250	\$138	\$112
1670 SHATTUCK AVE	55%	\$250	\$138	\$112
1115 WARD ST	55%	\$500	\$275	\$225
2605 DURANT AVE	55%	\$750	\$412	\$338
1379 HARMON ST	55%	\$750	\$412	\$338
2128 ROOSEVELT AVE	55%	\$1,000	\$550	\$450
1280 UNIVERSITY AVE	55%	\$1,000	\$550	\$450
SUBTOTAL, 55%		\$5,000	\$2,750	\$2,250

	Penalty Assessed	Amount Waived	Amount Collected
GRAND TOTAL:	\$211,427	\$201,038	\$10,389

Partially Covered (Measure MM) Units

100% WAIVER, MEASURE MM				
Property Address	Percentage Waived	Penalty Assessed	Amount Waived	Amount Collected
2700 SAN PABLO AVE 405 BERKELEY CA 94702	100%	\$50.00	\$50.00	\$0.00
2700 SAN PABLO AVE 405 BERKELEY CA 94702	100%	\$100.00	\$100.00	\$0.00
1780 HIGHLAND PL, BERKELEY, CA 94709	100%	\$132.00	\$132.00	\$0.00
1014 MARIPOSA AVE, BERKELEY, CA 94707	100%	\$132.00	\$132.00	\$0.00
2 PANORAMIC WAY 106, BERKELEY, CA 94704	100%	\$132.00	\$132.00	\$0.00
1349 CURTIS ST, BERKELEY, CA 94702	100%	\$132.00	\$132.00	\$0.00
2825 PALM CT, BERKELEY, CA 94705	100%	\$132.00	\$132.00	\$0.00
2813 PARKER ST, BERKELEY, CA 94704	100%	\$132.00	\$132.00	\$0.00
1517 MLK JR WAY, BERKELEY, CA 94709	100%	\$132.00	\$132.00	\$0.00
1783 OXFORD ST BERKELEY CA 94709	100%	\$132.00	\$132.00	\$0.00
2463 HILGARD AVE, BERKELEY, CA 94709	100%	\$132.00	\$132.00	\$0.00
1440 WALNUT ST 3, BERKELEY, CA 94709	100%	\$132.00	\$132.00	\$0.00
1075 SPRUCE ST, BERKELEY, CA 94707	100%	\$132.00	\$132.00	\$0.00
2601 COLLEGE AVE 209 BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
2024 WOOLSEY ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
2706 MLK JR WAY A BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
3038 HALCYON CT D, BERKELEY, CA 94705	100%	\$150.00	\$150.00	\$0.00
1529 6TH ST, BERKELEY, CA 94710	100%	\$150.00	\$150.00	\$0.00
2330 VALLEY ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
455 ARLINGTON AVE BERKELEY CA 94707	100%	\$150.00	\$150.00	\$0.00
94 PANORAMIC WAY BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
793 SAN DIEGO RD, BERKELEY, CA 94707	100%	\$150.00	\$150.00	\$0.00
1818 SONOMA AVE BERKELEY CA 94707	100%	\$150.00	\$150.00	\$0.00
2700 DANA ST, BERKELEY, CA 94705	100%	\$150.00	\$150.00	\$0.00
1730 FRANCISCO ST, BERKELEY, CA 94703	100%	\$150.00	\$150.00	\$0.00
1418 CORNELL AVE BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
3106 ACTON ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
1939 CEDAR ST, BERKELEY, CA 94709	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 104 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 209 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 303 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 306 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 402 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 403 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 406 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 407 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 408 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 409 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 410 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2867 SACRAMENTO ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
1651 10TH ST, BERKELEY, CA 94608	100%	\$150.00	\$150.00	\$0.00
1450 4TH ST 14, BERKELEY, CA 94710	100%	\$150.00	\$150.00	\$0.00

100% WAIVER, MEASURE MM

Property Address	Percentage Waived	Penalty Assessed	Amount Waived	Amount Collected
1617 CALIFORNIA ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
1246 ROSE ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2109 EMERSON ST, BERKELEY, CA 94705	100%	\$150.00	\$150.00	\$0.00
32 DOMINGO AVE 6, BERKELEY, CA 94705	100%	\$150.00	\$150.00	\$0.00
2400 DOWLING PL 4 BERKELEY CA 94705	100%	\$150.00	\$150.00	\$0.00
2712 FULTON ST BERKELEY CA 94705	100%	\$150.00	\$150.00	\$0.00
907 BAṬAAN AVE BERKELEY CA 94710	100%	\$150.00	\$150.00	\$0.00
1405 GLENDALE AVE, BERKELEY, CA 94708	100%	\$150.00	\$150.00	\$0.00
1216 CHANNING WAY BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
1314 CURTIS ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
2941 KING ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
1650 JULIA ST, BERKELEY, CA 94703	100%	\$150.00	\$150.00	\$0.00
1124 OXFORD ST, BERKELEY, CA 94707	100%	\$150.00	\$150.00	\$0.00
1935 BERRYMAN ST BERKELEY CA 94709	100%	\$150.00	\$150.00	\$0.00
1143 CAMELIA ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
1702 ARCH ST, BERKELEY, CA 94709	100%	\$150.00	\$150.00	\$0.00
2733 GRANT ST, BERKELEY, CA 94703	100%	\$150.00	\$150.00	\$0.00
2140 BYRON ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2601 COLLEGE AVE 312 BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
1552 SACRAMENTO ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
1235 GLEN AVE AVE, BERKELEY, CA 94708	100%	\$150.00	\$150.00	\$0.00
1818 ALLSTON WAY BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
2632 COLLEGE AVE, BERKELEY, CA 94701	100%	\$150.00	\$150.00	\$0.00
28 PARNASSUS RD BERKELEY CA 94708	100%	\$150.00	\$150.00	\$0.00
2139 ASHBY AVE, BERKELEY, CA 94705	100%	\$150.00	\$150.00	\$0.00
1535 PARKER ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
1721 BERKELEY WAY 1 BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
2348 CEDAR ST BERKELEY CA 94708	100%	\$150.00	\$150.00	\$0.00
664 VINCENTE AVE BERKELEY CA 94707	100%	\$150.00	\$150.00	\$0.00
1246 EVELYN AVE, BERKELEY, CA 94706	100%	\$150.00	\$150.00	\$0.00
1417 OXFORD ST 1 BERKELEY CA 94709	100%	\$150.00	\$150.00	\$0.00
2434 MILVIA ST, BERKELEY, CA 94704	100%	\$150.00	\$150.00	\$0.00
1919 OREGON ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
1520 PARKER ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
2602 COLLEGE AVE, BERKELEY, CA 94704	100%	\$150.00	\$150.00	\$0.00
2204 GRANT ST, BERKELEY, CA 94703	100%	\$150.00	\$150.00	\$0.00
2422 ACTON ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
669 NEILSON ST BERKELEY CA 94707	100%	\$150.00	\$150.00	\$0.00
1418 HOLLY ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
1790 HIGHLAND PL BERKELEY CA 94709	100%	\$150.00	\$150.00	\$0.00
2601 COLLEGE AVE 203 BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
2444 SPAULDING AVE BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
2428 9TH ST, BERKELEY, CA 94710	100%	\$150.00	\$150.00	\$0.00
1408 BLAKE ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
1947 FRANCISCO ST, BERKELEY, CA 94709	100%	\$150.00	\$150.00	\$0.00
2574 VIRGINIA ST 4 BERKELEY CA 94709	100%	\$150.00	\$150.00	\$0.00
2601 COLLEGE AVE 305, BERKELEY, CA 94704	100%	\$150.00	\$150.00	\$0.00
1618 WARD ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
2311 ACTON ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00

100% WAIVER, MEASURE MM

Property Address	Percentage Waived	Penalty Assessed	Amount Waived	Amount Collected
1224 RUSSELL ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
1612 CARLETON ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
151 THE UPLANDS BERKELEY CA 94705	100%	\$150.00	\$150.00	\$0.00
2060 MCGEE AVE BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
1086 GRIZZLY PEAK BLVD, BERKELEY, CA 94708	100%	\$150.00	\$150.00	\$0.00
2632 WARRING ST 12, BERKELEY, CA 94704	100%	\$150.00	\$150.00	\$0.00
2030 BLAKE ST A BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
1175 CAMELIA ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
2515 MABEL ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
2335 BONAR ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
1121 HEARST AVE BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
881 VIRGINIA ST BERKELEY CA 94710	100%	\$150.00	\$150.00	\$0.00
2808 ADELIN ST 2 BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
1509 KAINS AVE BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2431 BLAKE ST BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
2429 BLAKE ST BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
2425 BLAKE ST BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
2427 BLAKE ST, BERKELEY, CA 94704	100%	\$150.00	\$150.00	\$0.00
2450 HILLSIDE AVE BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
400 KENTUCKY AVE, BERKELEY, CA 94707	100%	\$150.00	\$150.00	\$0.00
1439 PARKER ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
1537 BONITA ST, BERKELEY, CA 94709	100%	\$150.00	\$150.00	\$0.00
1504 JOSEPHINE ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
568 VISTAMONT AVE BERKELEY CA 94708	100%	\$150.00	\$150.00	\$0.00
745 THE ALAMEDA, BERKELEY, CA 94707	100%	\$150.00	\$150.00	\$0.00
2812 GARBER ST, BERKELEY, CA 94705	100%	\$150.00	\$150.00	\$0.00
2128 10TH ST, BERKELEY, CA 94710	100%	\$150.00	\$150.00	\$0.00
1409 CYPRESS ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
1607 WARD ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
1446 RUSSELL ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2149 CURTIS ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2308 HASTE ST A, BERKELEY, CA 94704	100%	\$150.00	\$150.00	\$0.00
1325 ADDISON ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
1305 KAINS AVE BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
1414 HARMON ST B BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
1449 ORDWAY ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
1714 BERKELEY WAY BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
1756 VINE ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
2929 BUENA VISTA WAY, BERKELEY, CA 94708	100%	\$150.00	\$150.00	\$0.00
1532 BLAKE ST, BERKELEY, CA 94703	100%	\$150.00	\$150.00	\$0.00
1631 CORNELL ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
811 SHATTUCK AVE BERKELEY CA 94707	100%	\$150.00	\$150.00	\$0.00
1318 ASHBY AVE BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
3000 MABEL ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
3139 SACRAMENTO ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2610 1/2 GRANT ST, BERKELEY, CA 94703	100%	\$150.00	\$150.00	\$0.00
1713 MILVIA ST BERKELEY CA 94709	100%	\$150.00	\$150.00	\$0.00
1144 ADDISON ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
1115 SHATTUCK AVE, BERKELEY, CA 94707	100%	\$150.00	\$150.00	\$0.00

100% WAIVER, MEASURE MM

Property Address	Percentage Waived	Penalty Assessed	Amount Waived	Amount Collected
3027 REGENT ST BERKELEY CA 94705	100%	\$150.00	\$150.00	\$0.00
2630 FULTON ST BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
1428 GRANT ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
1357 CURTIS ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
1634 DERBY ST, BERKELEY, CA 94703	100%	\$150.00	\$150.00	\$0.00
1508 JULIA ST, BERKELEY, CA 94703	100%	\$150.00	\$150.00	\$0.00
1818 ARCH ST BERKELEY CA 94709	100%	\$150.00	\$150.00	\$0.00
1516 SUMMIT RD BERKELEY CA 94708	100%	\$150.00	\$150.00	\$0.00
2411 MLK JR WAY, BERKELEY, CA 94704	100%	\$150.00	\$150.00	\$0.00
1543 PRINCE ST, BERKELEY, CA 94703	100%	\$150.00	\$150.00	\$0.00
1545 SUMMIT RD, BERKELEY, CA 94708	100%	\$150.00	\$150.00	\$0.00
3037 DEAKIN ST BERKELEY CA 94705	100%	\$150.00	\$150.00	\$0.00
1431 RUSSELL ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
408 MICHIGAN AVE, BERKELEY, CA 94707	100%	\$150.00	\$150.00	\$0.00
2005 ROSE ST A, BERKELEY, CA 94709	100%	\$150.00	\$150.00	\$0.00
2400 SACRAMENTO ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
1314 BAY VIEW PL, BERKELEY, CA 94708	100%	\$150.00	\$150.00	\$0.00
770 HILLDALE AVE BERKELEY CA 94708	100%	\$150.00	\$150.00	\$0.00
2727 WOOLSEY ST BERKELEY CA 94705	100%	\$150.00	\$150.00	\$0.00
1508 JUANITA WAY, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
1818 CARLETON ST A BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
1326 MILVIA ST B, BERKELEY, CA 94709	100%	\$150.00	\$150.00	\$0.00
93 FAIRLAWN DR BERKELEY CA 94708	100%	\$150.00	\$150.00	\$0.00
2632 WARRING ST 10, BERKELEY, CA 94704	100%	\$150.00	\$150.00	\$0.00
2940 SHASTA RD BERKELEY CA 94708	100%	\$150.00	\$150.00	\$0.00
1352 SUMMIT RD, BERKELEY, 94708 94708	100%	\$150.00	\$150.00	\$0.00
2406 DANA ST, BERKELEY, CA 94704	100%	\$150.00	\$150.00	\$0.00
823 OXFORD ST, BERKELEY, CA 94707	100%	\$150.00	\$150.00	\$0.00
1404 CARLETON ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
2501 DANA ST 9 BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
959 MENDOCINO AVE, BERKELEY, CA 94707	100%	\$150.00	\$150.00	\$0.00
1947 FRANCISCO ST, BERKELEY, CA 94709	100%	\$150.00	\$150.00	\$0.00
2762 MATHEWS ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
50 HALKIN LANE, BERKELEY, CA 94710	100%	\$150.00	\$150.00	\$0.00
1720 ADDISON ST, BERKELEY, CA 94002	100%	\$150.00	\$150.00	\$0.00
2115 DELAWARE ST B, BERKELEY, CA 94709	100%	\$150.00	\$150.00	\$0.00
2257 GLEN AVE, BERKELEY, CA 94709	100%	\$150.00	\$150.00	\$0.00
1213 MASONIC AVE, BERKELEY, CA 94706	100%	\$150.00	\$150.00	\$0.00
934 DELAWARE ST, BERKELEY, CA 94710	100%	\$150.00	\$150.00	\$0.00
1425 66TH ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
1822 BERKELEY WAY 3, BERKELEY, CA 94703	100%	\$150.00	\$150.00	\$0.00
2501 DANA ST 6 BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
2501 DANA ST 1 BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
1711 WARD ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
711 GRIZZLY PEAK BLVD, BERKELEY, CA 94708	100%	\$150.00	\$150.00	\$0.00
1914 7TH ST A, BERKELEY, CA 94710	100%	\$150.00	\$150.00	\$0.00
1605 8TH ST, BERKELEY, CA 94710	100%	\$150.00	\$150.00	\$0.00
1515 HOPKINS ST 5, BERKELEY, CA 94707	100%	\$150.00	\$150.00	\$0.00
2346 MCKINLEY AVE BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00

100% WAIVER, MEASURE MM

Property Address	Percentage Waived	Penalty Assessed	Amount Waived	Amount Collected
1420 6TH ST, BERKELEY, CA 94710	100%	\$150.00	\$150.00	\$0.00
1509 TYLER ST, BERKELEY, CA 94703	100%	\$150.00	\$150.00	\$0.00
1060 PAGE ST BERKELEY CA 94710	100%	\$150.00	\$150.00	\$0.00
2831 ELLSWORTH ST BERKELEY CA 94705	100%	\$150.00	\$150.00	\$0.00
1436 ALLSTON WAY BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
1905 STUART ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
108 FOREST LN, BERKELEY, CA 94708	100%	\$150.00	\$150.00	\$0.00
923 PARDEE ST BERKELEY CA 94710	100%	\$150.00	\$150.00	\$0.00
925 PARDEE ST BERKELEY CA 94710	100%	\$150.00	\$150.00	\$0.00
1300 BLAKE ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
63 ALAMO AVE BERKELEY CA 94708	100%	\$150.00	\$150.00	\$0.00
2007 CEDAR ST BERKELEY CA 94709	100%	\$150.00	\$150.00	\$0.00
2029 CHANNING WAY 4c BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
2802 SAN PABLO AVE BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2601 COLLEGE AVE 205 BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
1671 SAN LORENZO AVE BERKELEY CA 94707	100%	\$150.00	\$150.00	\$0.00
2307 SACRAMENTO ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
1645 VIRGINIA ST, BERKELEY, CA 94703	100%	\$150.00	\$150.00	\$0.00
1625 BONITA AVE BERKELEY CA 94709	100%	\$150.00	\$150.00	\$0.00
2032 PRINCE ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
2029 CHANNING WAY 2c BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
1905 MLK JR WAY, BERKELEY, CALIFORNIA 94704	100%	\$150.00	\$150.00	\$0.00
2420 ACTON ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
841 PAGE ST BERKELEY CA 94710	100%	\$150.00	\$150.00	\$0.00
1343 CARLOTTA AVE, BERKELEY, CA 94703	100%	\$150.00	\$150.00	\$0.00
1125 HIGH CT BERKELEY CA 94708	100%	\$150.00	\$150.00	\$0.00
2840 REGENT ST, BERKELEY, CA 94705	100%	\$150.00	\$150.00	\$0.00
1414 HARMON ST A BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2910 HILLEGASS AVE 4, BERKELEY, CA 94705	100%	\$150.00	\$150.00	\$0.00
928 SAN BENITO RD, BERKELEY, CA 94707	100%	\$150.00	\$150.00	\$0.00
2616 DANA ST, BERKELEY, CA 94704	100%	\$150.00	\$150.00	\$0.00
2328 CHANNING WAY BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
2029 CHANNING WAY 3a BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
1347 ASHBY AVE, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
2718 NINTH ST 2, BERKELEY, CA 94710	100%	\$150.00	\$150.00	\$0.00
2029 CHANNING WAY 1d BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
2029 CHANNING WAY 2d BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
2240 BLAKE ST BERKELEY CA 94704	100%	\$150.00	\$150.00	\$0.00
2230 PRINCE ST BERKELEY CA 94705	100%	\$150.00	\$150.00	\$0.00
1380 ACTON ST BERKELEY CA 94706	100%	\$150.00	\$150.00	\$0.00
2201 WOOLSEY ST BERKELEY CA 94705	100%	\$150.00	\$150.00	\$0.00
1167 GRIZZLY PEAK BLVD BERKELEY CA 94708	100%	\$150.00	\$150.00	\$0.00
1613 DERBY ST BERKELEY CA 94703	100%	\$150.00	\$150.00	\$0.00
1374 FRANCISCO ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
1400 SUMMIT RD BERKELEY CA 94708	100%	\$150.00	\$150.00	\$0.00
1232 BLAKE ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
3031 DOHR ST BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
1516 SACRAMENTO ST, BERKELEY, CA 94702	100%	\$150.00	\$150.00	\$0.00
1517 HENRY ST B, BERKELEY, CA 94709	100%	\$150.00	\$150.00	\$0.00

100% WAIVER, MEASURE MM				
Property Address	Percentage Waived	Penalty Assessed	Amount Waived	Amount Collected
1663 EUCLID AVE, BERKELEY, CA 94709	100%	\$150.00	\$150.00	\$0.00
1575 CAPISTRANO AVE BERKELEY CA 94707	100%	\$150.00	\$150.00	\$0.00
1525 TYLER ST, BERKELEY, CA 94703	100%	\$150.00	\$150.00	\$0.00
2326 HILGARD AVE, BERKELEY, CA 94709	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 101 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 102 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 103 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 201 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 202 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 203 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 204 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 205 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 206 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 207 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 208 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 210 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 301 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 302 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 304 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 305 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 307 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 308 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 309 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 310 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 401 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2700 SAN PABLO AVE 404 BERKELEY CA 94702	100%	\$150.00	\$150.00	\$0.00
2800 KELSEY ST, BERKELEY, CA 94705	100%	\$250.00	\$250.00	\$0.00
406 BOYNTON AVE, BERKELEY, CA 94110	100%	\$250.00	\$250.00	\$0.00
1601 LINCOLN ST, BERKELEY, CA 94703	100%	\$264.00	\$264.00	\$0.00
2903 LORINA ST BERKELEY CA 94705	100%	\$300.00	\$300.00	\$0.00
1418 5TH ST BERKELEY CA 94710	100%	\$300.00	\$300.00	\$0.00
2623 VIRGINIA ST BERKELEY CA 94708	100%	\$300.00	\$300.00	\$0.00
2572 VIRGINIA ST, BERKELEY, CA 94709	100%	\$300.00	\$300.00	\$0.00
1427 MILVIA ST BERKELEY CA 94709	100%	\$300.00	\$300.00	\$0.00
2228 JEFFERSON AVE BERKELEY CA 94703	100%	\$300.00	\$300.00	\$0.00
890 REGAL RD BERKELEY CA 94708	100%	\$300.00	\$300.00	\$0.00
800 WOODMONT AVE BERKELEY CA 94708	100%	\$300.00	\$300.00	\$0.00
1415 ALCATRAZ AVE BERKELEY CA 94702	100%	\$300.00	\$300.00	\$0.00
919 BATAAN AVE BERKELEY CA 94710	100%	\$300.00	\$300.00	\$0.00
2504 COLLEGE AVE BERKELEY CA 94704	100%	\$300.00	\$300.00	\$0.00
1750 CAPISTRANO AVE BERKELEY CA 94707	100%	\$300.00	\$300.00	\$0.00
1918 EIGHTH ST, BERKELEY, CA 94710	100%	\$300.00	\$300.00	\$0.00
2125 6TH ST, BERKELEY, CA 94710	100%	\$300.00	\$300.00	\$0.00
1515 LINCOLN ST BERKELEY CA 94703	100%	\$300.00	\$300.00	\$0.00
2835 ELLSWORTH ST BERKELEY CA 94705	100%	\$300.00	\$300.00	\$0.00
2113 DELAWARE ST B, BERKELEY, CA 94709	100%	\$300.00	\$300.00	\$0.00
2504 GRANT ST, BERKELEY, CA 94703	100%	\$300.00	\$300.00	\$0.00
1614 WOOLSEY ST BERKELEY CA 94703	100%	\$300.00	\$300.00	\$0.00
1468 STANNAGE AVE BERKELEY CA 94702	100%	\$300.00	\$300.00	\$0.00

100% WAIVER, MEASURE MM				
Property Address	Percentage Waived	Penalty Assessed	Amount Waived	Amount Collected
1112 BANCROFT WAY BERKELEY CA 94702	100%	\$450.00	\$450.00	\$0.00
3210 BAKER ST BERKELEY CA 94702	100%	\$450.00	\$450.00	\$0.00
1601 CARLETON ST, BERKELEY, CA 94703	100%	\$600.00	\$600.00	\$0.00
2489 MLK JR WAY BERKELEY CA 94704	100%	\$600.00	\$600.00	\$0.00
1812 UNIVERSITY AVE BERKELEY CA 94703	100%	\$600.00	\$600.00	\$0.00
1646 PRINCE ST BERKELEY CA 94703	100%	\$750.00	\$750.00	\$0.00
2534 DURANT AVE BERKELEY CA 94704	100%	\$1,050.00	\$1,050.00	\$0.00
2517 SACRAMENTO ST BERKELEY CA 94703	100%	\$1,480.00	\$1,480.00	\$0.00
2175 Kittredge St BERKELEY CA 94704	100%	\$1,998.00	\$1,998.00	\$0.00
3253 ADELINE ST BERKELEY CA 94703	100%	\$2,400.00	\$2,400.00	\$0.00
2711 SHATTUCK AVE BERKELEY CA 94705	100%	\$3,300.00	\$3,300.00	\$0.00
1627 UNIVERSITY AVE BERKELEY CA 94703	100%	\$4,200.00	\$4,200.00	\$0.00
2526 DURANT AVE BERKELEY CA 94704	100%	\$6,450.00	\$6,450.00	\$0.00
2024 DURANT AVE BERKELEY CA 94704	100%	\$11,700.00	\$11,700.00	\$0.00
2020 3RD ST BERKELEY CA 94710	100%	\$13,650.00	\$13,650.00	\$0.00
3015 SAN PABLO AVE BERKELEY CA 94702	100%	\$14,700.00	\$14,700.00	\$0.00
TOTAL		\$110,394.00	\$110,394.00	\$0.00



Rent Stabilization Board

DATE: November 18, 2021

TO: Honorable Members of the Rent Stabilization Board

FROM: Lief Bursell, Senior Planner
Jen Fabish, Community Services Specialist

SUBJECT: Market Medians: January 1999 through June 2021

Attached is the Market Medians Report for the second quarter of 2021, which covers the period of April 1, 2021 to June 30, 2021. The number of new tenancies in Q2 2021 increased by 110% (1,251 new tenancies), when compared to Q2 2020 (597 new tenancies). This change shows how far rental activity declined in Q2 2020, due to the COVID-19 pandemic. The new tenancy count is still below normal and is 22% less than were reported in Q2 2019 (1,526 new tenancies).

Market median rents fell across all unit sizes, particularly in studio and 2-bedroom units, which are more than 5% lower than they were in Q2 2020. The table below compares the market median rent data from the second quarter of 2021 to the second quarter of 2020 for residential rental units subject to rent stabilization in Berkeley.

Unit Size	Q2 2020 Median Rent	Q2 2021 Median Rent	% Change
Studio	\$1,895	\$1,800	-5.28%
1	\$2,200	\$2,150	-2.33%
2	\$3,150	\$2,950	-6.78%
3	\$3,975	\$3,925	-1.27%

Attachment:

1. Market Medians Report: January 1999 to June 2021



M E M O R A N D U M

DATE: November 18, 2021

TO: Matt Brown, Acting Executive Director

FROM: Lief Bursell, Senior Planner
Jen Fabish, Community Services Specialist

SUBJECT: Market Medians: January 1999 through June 2021

The tables below update and supplement medians provided for the first quarter of 2021. Medians reported in the first section (Medians by Calendar Quarter) are derived from only those units which have had a new tenancy recorded in the Rent Tracking System (RTS) during the reported period.

We have updated the “Citywide” medians (includes all “rented” units regardless of tenancy date by number of bedrooms) and “All Units” medians (reflective of neither the unit size or tenancy date) to include medians as of June 30, 2021. For comparison purposes, December 31, 1998 medians are included below. Changes to previously reported figures are denoted by an asterisk (*).

Medians for 12/31/1998

# BR	Rent	# Units
Studio	\$527	3,725
1 BR	\$624	8,075
2 BR	\$777	5,651
3 BR	\$1,083	915

Medians by Calendar Quarter (new tenancies only)

#BR	1999 (new tenancies)									
	1 st Q 1999		2 nd Q 1999		3 rd Q 1999		4 th Q 1999		12/31/1999 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$689	297	\$715	360	\$745	489	\$725	167	\$715	1,145
1 BR	\$880	487	\$970	601	\$950	683	\$950	326	\$950	1,927
2 BR	\$1,150	303	\$1,350	456	\$1,350	401	\$1,450	161	\$1,300	1,245
3 BR	\$1,500	41	\$1,800	69	\$1,700	57	\$1,745	21	\$1,650	172

2000 (new tenancies)										
#BR	1 st Q 2000		2 nd Q 2000		3 rd Q 2000		4 th Q 2000		12/31/2000 (Year)	
	Rent	# Units	Rent	# Units	Rent	# Units	Rent	# Units	Rent	#Units
Studio	\$750	262	\$800	344	\$850	466	\$850	130	\$800	1,073
1 BR	\$975	415	\$1,100	644	\$1,150	681	\$1,195	292	\$1,100	1,861
2 BR	\$1,300	233	\$1,500	454	\$1,500	408	\$1,500	146	\$1,500	1,173
3 BR	\$1,650	28	\$2,000	76	\$2,000	56	\$1,900	21	\$1,980	171

2001 (new tenancies)										
#BR	1 st Q 2001		2 nd Q 2001		3 rd Q 2001		4 th Q 2001		12/31/2001 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$875	159	\$900	302	\$900	479	\$880	157	\$900	1,002
1 BR	\$1,195	322	\$1,200	557	\$1,200	607	\$1,200	289	\$1,200	1,647
2 BR	\$1,550	144	\$1,775	395	\$1,685	357	\$1,500	165	\$1,650	1,007
3 BR	\$2,000	21	\$2,400	71	\$2,100	36	\$1,500	12	\$2,100	133

2002 (new tenancies)										
#BR	1 st Q 2002		2 nd Q 2002		3 rd Q 2002		4 th Q 2002		12/31/2002 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$875	230	\$875	409	\$875	544	\$800	170	\$850	1,251
1 BR	\$1,100	341	\$1,195	722	\$1,195	661	\$1,100	313	\$1,150	1,932
2 BR	\$1,500	193	\$1,765	526	\$1,600	416	\$1,450	170	\$1,600	1,253
3 BR	\$1,900	22	\$2,250	87	\$2,200	51	\$1,800	27	\$2,150	182

2003 (new tenancies)										
#BR	1 st Q 2003		2 nd Q 2003		3 rd Q 2003		4 th Q 2003		12/31/2003 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$820	231	\$850	365	\$875	478	\$850	130	\$850	1,142
1 BR	\$1,100	321	\$1,150	645	\$1,100	747	\$1,050	262	\$1,100	1,892
2 BR	\$1,400	200	\$1,645	506	\$1,495	463	\$1,350	176	\$1,500	1,326
3 BR	\$1,850	25	\$2,000	84	\$2,100	52	\$1,800	17	\$1,999	185

2004 (new tenancies)										
#BR	1 st Q 2004		2 nd Q 2004		3 rd Q 2004		4 th Q 2004		12/31/2004 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$800	205	\$825	357	\$825	528	\$800	140	\$800	1,129
1 BR	\$1,000	313	\$1,100	596	\$1,050	804	\$1,000	272	\$1,050	1,896
2 BR	\$1,300	194	\$1,500	521	\$1,449	485	\$1,295	149	\$1,400	1,294
3 BR	\$1,650	19	\$2,150	77	\$2,000	68	\$1,550	17	\$2,020	174

2005 (new tenancies)										
#BR	1 st Q 2005		2 nd Q 2005		3 rd Q 2005		4 th Q 2005		12/31/2005 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$825	225	\$850	322	\$850	545	\$830	117	\$850	1,132
1 BR	\$1,050	282	\$1,100	594	\$1,100	800	\$1,050	226	\$1,095	1,832
2 BR	\$1,300	188	\$1,545	527	\$1,476	560	\$1,350	110	\$1,450	1,383
3 BR	\$1,650	15	\$2,030	71	\$2,000	59	\$1,900	7	\$2,000	160

2006 (new tenancies)										
#BR	1 st Q 2006		2 nd Q 2006		3 rd Q 2006		4 th Q 2006		12/31/2006 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$825	186	\$890	332	\$875	554	\$850	90	\$875	1,159
1 BR	\$1,060	298	\$1,150	664	\$1,150	784	\$1,100	176	\$1,100	1,944
2 BR	\$1,400	188	\$1,650	550	\$1,500	537	\$1,445	108	\$1,550	1,430
3 BR	\$1,700	19	\$2,240	77	\$2,000	80	\$2,000	9	\$2,100	191

2007 (new tenancies)										
#BR	1 st Q 2007		2 nd Q 2007		3 rd Q 2007		4 th Q 2007		12/31/2007 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$900	190	\$925	371	\$920	496	\$885	130	\$900	1,099
1 BR	\$1,100	301	\$1,200	698	\$1,200	826	\$1,175	196	\$1,200	1,930
2 BR	\$1,495	166	\$1,700	649	\$1,600	525	\$1,490	122	\$1,600	1,421
3 BR	\$2,400	17	\$2,300	80	\$2,200	98	\$2,250	19	\$2,250	210

2008 (new tenancies)										
#BR	1 st Q 2008		2 nd Q 2008		3 rd Q 2008		4 th Q 2008		12/31/08 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$925	195	\$990	375	\$995	506	\$950	128	\$980	1,116
1 BR	\$1,185	308	\$1,300	704	\$1,290	860	\$1,200	201	\$1,275	1,980
2 BR	\$1,570	202	\$1,898	632	\$1,750	522	\$1,650	102	\$1,775	1,412
3 BR	\$2,200	24	\$2,590	83	\$2,400	113	\$2,400	15	\$2,450	230

2009 (new tenancies)										
#BR	1 st Q 2009		2 nd Q 2009		3 rd Q 2009		4 th Q 2009		12/31/09 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$925	164	\$985	352	\$975	447	\$845	124	\$950	1,081
1 BR	\$1,150	277	\$1,350	633	\$1,250	757	\$1,175	222	\$1,250	1,887
2 BR	\$1,585	138	\$1,900	638	\$1,675	462	\$1,450	143	\$1,700	1,406
3 BR	\$2,450	21	\$2,500	112	\$2,395	86	\$2,100	24	\$2,400	254

2010 (new tenancies)										
#BR	1 st Q 2010		2 nd Q 2010		3 rd Q 2010		4 th Q 2010		12/31/2010 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$925	173	\$985	337	\$950	518	\$900	98	\$950	1,038
1 BR	\$1,195	244	\$1,295	648	\$1,195	787	\$1,200	189	\$1,225	1,828
2 BR	\$1,500	142	\$1,900	580	\$1,600	523	\$1,500	115	\$1,660	1,365
3 BR	\$1,850	16	\$2,500	113	\$2,395	98	\$2,000	16	\$2,395	241

2011 (new tenancies)										
#BR	1 st Q 2011		2 nd Q 2011		3 rd Q 2011		4 th Q 2011		12/31/2011 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$895	122	\$975	403	\$995	454	\$955	98	\$970	1,105
1 BR	\$1,175	235	\$1,285	662	\$1,250	722	\$1,250	220	\$1,250	1,899
2 BR	\$1,495	139	\$1,900	621	\$1,650	544	\$1,595	116	\$1,700	1,472
3 BR	\$2,050	21	\$2,570	106	\$2,400	96	\$2,400	12	\$2,400	248

2012 (new tenancies)										
#BR	1 st Q 2012		2 nd Q 2012		3 rd Q 2012		4 th Q 2012		12/31/2012 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$900	152	\$1,025	427	\$1,050	408	\$1,095	87	\$1,050	1050
1 BR	\$1,200	226	\$1,395	578	\$1,345	701	\$1,300	162	\$1,325	1689
2 BR	\$1,600	123	\$2,095	641	\$1,750	501	\$1,700	99	\$1,850	1431
3 BR	\$2,300	16	\$2,700	113	\$2,595	93	\$2,600	12	\$2,595	247

2013 (new tenancies)										
#BR	1 st Q 2013		2 nd Q 2013		3 rd Q 2013		4 th Q 2013		12/31/2013 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$1,000	132	\$1,100	419	\$1,150	384	\$1,100	96	\$1,100	1139
1 BR	\$1,300	226	\$1,495	664	\$1,450	611	\$1,500	207	\$1,460	1906
2 BR	\$1,750	100	\$2,195	611	\$1,995	480	\$1,950	105	\$2,046	1522
3 BR	\$2,500	15	\$2,900	147	\$2,895	77	\$2,700	16	\$2,895	280

2014 (new tenancies)										
#BR	1 st Q 2014		2 nd Q 2014		3 rd Q 2014		4 th Q 2014		12/31/2014 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$1,050	147	\$1,249	465	\$1,275	446	\$1,263	124	\$1,250	1098
1 BR	\$1,400	232	\$1,595	721	\$1,620	634	\$1,650	177	\$1,595	1720
2 BR	\$1,900	113	\$2,395	623	\$2,248	457	\$2,000	86	\$2,250	1279
3 BR	\$2,850	16	\$3,250	112	\$3,000	79	\$2896	13	\$3,000	235

2015 (new tenancies)										
#BR	1 st Q 2015		2 nd Q 2015		3 rd Q 2015		4 th Q 2015		12/31/2015 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$1,295	160	\$1,495	350	\$1,495	358	\$1,548	86	\$1,475	966
1 BR	\$1,695	235	\$1,795	612	\$1,860	520	\$1,900	142	\$1,800	1520
2 BR	\$2,150	125	\$2,695	582	\$2,600	383	\$2,300	97	\$2,600	1194
3 BR	\$2,588	18	\$3,500	112	\$3,498	62	\$3,000	9	\$3,450	213

2016 (new tenancies)										
#BR	1 st Q 2016		2 nd Q 2016		3 rd Q 2016		4 th Q 2016		12/31/2016 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$1,450	105	\$1,695	279	\$1,600	369	\$1,633	90	\$1,600	912
1 BR	\$1,795	171	\$2,000	480	\$2,050	491	\$1,925	125	\$1,995	1387
2 BR	\$2,395	90	\$2,800	444	\$2,800	282	\$2,500	84	\$2,750	957
3 BR	\$3,300	13	\$3,750	101	\$3,495	51	\$3,150	11	\$3,595	190

2017 (new tenancies)										
#BR	1 st Q 2017		2 nd Q 2017		3 rd Q 2017		4 th Q 2017		12/31/2017 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$1,500	79	\$1,750	326	\$1,800	343	\$1,600	82	\$1,750	931
1 BR	\$1,995	169	\$2,150	526	\$2,025	457	\$2,000	157	\$2,027	1459
2 BR	\$2,600	75	\$3,012	456	\$2,800	289	\$2,500	88	\$2,800	1014
3 BR	\$3,240	10	\$4,100	105	\$3,650	53	\$3,200	5	\$3,900	186

2018 (new tenancies)										
#BR	1 st Q 2018		2 nd Q 2018		3 rd Q 2018		4 th Q 2018		12/31/2018 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$1,600	135	\$1,800	328	\$1,895	344	\$1,798	102	\$1,800	999
1 BR	\$1,950	223	\$2,295	592	\$2,195	590	\$2,150	171	\$2,195	1,646
2 BR	\$2,504	116	\$3,150	574	\$2,900	401	\$2,800	116	\$2,990	1,287
3 BR	\$3,150	20	\$4,066	113	\$3,900	75	\$3,438	16	\$3,900	241

2019 (new tenancies)										
#BR	1 st Q 2019		2 nd Q 2019		3 rd Q 2019		4 th Q 2019		12/31/2019 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$1,695	93	\$1,797	310	\$1,795	330	\$1,725	77	\$1,800	956
1 BR	\$1,995	163	\$2,233	577	\$2,195	485	\$2,020	146	\$2,150	1520
2 BR	\$2,723	78	\$3,195	506	\$2,895	330	\$2,650	76	\$2,995	1101
3 BR	\$3,500	17	\$4,250	83	\$3,650	76	\$3,200	9	\$3,850	198

2020 (new tenancies)										
#BR	1 st Q 2020		2 nd Q 2020		3 rd Q 2020		4 th Q 2020		12/31/2020 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$1,600	95	\$1,895	109	\$1,795	249	\$1,700	69	\$1,750	561
1 BR	\$2,000	132	\$2,200	215	\$2,100	319	\$1,950	135	\$2,085	898
2 BR	\$2,672	80	\$3,150	215	\$2,995	278	\$2,500	82	\$2,895	714
3 BR	\$4,113	6	\$3,975	38	\$3,950	57	\$3,450	12	\$3,850	123

2021 (new tenancies)										
#BR	1 st Q 2021		2 nd Q 2021		3 rd Q 2021		4 th Q 2021		06/30/2021 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$1,638	92	\$1,800	304					\$1,750	411
1 BR	\$2,025	147	\$2,150	446					\$2,095	635
2 BR	\$2,550	127	\$2,950	399					\$2,800	556
3 BR	\$3,475	17	\$3,925	78					\$3,800	104

Annual Citywide Medians By Number of Bedrooms
(All Units)

Through	12/31/98		12/31/99		12/31/2000		12/31/2001		12/31/2002		12/31/2003	
#BR	Rent	Units	Rent	Units	Rent	Units	Rent	Units	Rent	Units	Rent	Units
Studio	\$527	3,725	\$560	3,840	\$596	3,895	\$650	3,871	\$719	3,854	\$731	3,910
1 BR	\$624	8,075	\$662	8,145	\$714	8,185	\$773	8,184	\$858	8,097	\$900	7,983
2 BR	\$777	5,651	\$835	5,659	\$900	5,693	\$975	5,643	\$1,100	5,562	\$1,200	5,500
3 BR	\$1,083	915	\$1,140	831	\$1,245	816	\$1,350	807	\$1,538	784	\$1,662	765

Through	12/31/2004		12/31/2005		12/31/2006		12/31/2007		12/31/08		12/31/2009	
#BR	Rent	Units	Rent	Units	Rent	Units	Rent	Units	Rent	Units	Rent	Units
Studio	\$750	3,905	\$775	3,928	\$795	3,919	\$825	3,834	\$865	3,762	\$895	3,740
1 BR	\$939	7,941	\$950	7,899	\$982	7,906	\$1,026	7,911	\$1,075	7,951	\$1,100	7,945
2 BR	\$1,250	5,442	\$1,280	5,430	\$1,321	5,451	\$1,395	5,571	\$1,450	5,667	\$1,500	5,721
3 BR	\$1,750	753	\$1,799	733	\$1,820	733	\$1,930	780	\$2,044	853	\$2,100	887

Through	12/31/2010		12/31/2011		12/31/2012		12/31/2013		12/31/2014		12/31/2015	
#BR	Rent	Units	Rent	Units	Rent	Units	Rent	Units	Rent	Units	Rent	Units
Studio	\$895	3,703	\$900	3,813	\$935	3,729	\$975	3,668	\$1,012	3,858	\$1,081	3,899
1 BR	\$1,101	7,895	\$1,129	7,906	\$1,177	7,855	\$1,225	7,893	\$1,293	7,928	\$1,350	7,950
2 BR	\$1,500	5,734	\$1,525	5,804	\$1,587	5,900	\$1,650	5,975	\$1,746	6,004	\$1,846	6,036
3 BR	\$2,150	890	\$2,150	934	\$2,241	987	\$2,350	1,026	\$2,450	1,027	\$2,595	1,034

Through	12/31/2016		12/31/2017		12/31/2018		12/31/2019		12/31/2020		06/30/2021	
#BR	Rent	Units	Rent	Units	Rent	Units	Rent	Units	Rent	Units	Rent	Units
Studio	\$1,178	4,002	\$1,273	4,042	\$1,395	4,127	\$1,495	4,145	\$1,550	4,068	\$1,574	4,043
1 BR	\$1,439	7,995	\$1,527	8,005	\$1,663	8,056	\$1,756	8,044	\$1,820	8,004	\$1,850	7,982
2 BR	\$1,957	6,046	\$2,076	6,044	\$2,295	6,059	\$2,404	6,045	\$2,495	6,033	\$2,500	6,009
3 BR	\$2,700	1,044	\$2,943	1,031	\$3,200	1,047	\$3,355	1,047	\$3,454	1,043	\$3,500	1,031

Annual Citywide Medians and Averages
 (All Units—includes units with 4+ bedrooms)

12/31/1998			12/31/1999			12/31/2000			12/31/2001			12/31/2002		
Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units
\$643	\$720	19,253	\$690	\$787	18,788	\$750	\$865	19,178	\$810	\$943	18,767	\$882	\$1,008	18,784

12/31/2003			12/31/2004			12/31/2005			12/31/2006			12/31/2007		
Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units
\$900	\$1,028	18,617	\$932	\$1,046	18,652	\$950	\$1,062	18,418	\$994	\$1,092	18,534	\$1,042	\$1,147	18,545

12/31/2008			12/31/2009			12/31/2010			12/31/2011			12/31/2012		
Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units
\$1,100	\$1,213	18,798	\$1,150	\$1,260	18,893	\$1,159	\$1,274	18,797	\$1,195	\$1,297	19,027	\$1,236	\$1,345	19,030

12/31/2013			12/31/2014			12/31/2015			12/31/2016			12/31/2017		
Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units
\$1,300	\$1,419	19,093	\$1,375	\$1,498	19,087	\$1,474	\$1,606	19,252	\$1,572	\$1,710	19,411	\$1,675	\$1,816	19,451

12/31/2018			12/31/2019			12/31/2020			6/30/2021			2022		
Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units	Med	Avg	#Units
\$1,800	\$1,956	19,621	\$1,895	\$2,039	19,616	\$1,944	\$2,100	19,485	\$1,959	\$2,122	19,393			



Rent Stabilization Board

City of Berkeley

Number of Reported Qualifying Vacancy Registrations

By Submarket Area through 06/30/2021

(As of 11/8/2021)

(Excludes exempt units)

Housing Tracts by Area:

Area 1, tract nos. 11, 12, 13, 14, 15, 16, 17, 38

Area 2, tract nos. 18, 19, 22, 23, 30, 31

Area 3, tract nos. 24, 25, 27, 28, 29, 36, 37

Area 4, tract nos. 20, 21, 32

Area 5, tract nos. 33, 34, 35, 39, 40

City of Berkeley and Surrounding Cities
Census Tract Map and Market Areas



Total Number of Registered (“Rented”) Units by Submarket Area

	No. Units	% of total units	06/30/2021 Avg. Rent Ceiling
North Berkeley (Area 1)	1,411	7.26%	\$2,290.44
Central Berkeley (Area 2)	3,536	18.23%	\$1,928.37
University Area (Area 3)	9,976	51.44%	\$2,248.46
West Berkeley (Area 4)	781	4.03%	\$1,745.04
South Berkeley (Area 5)	3,410	17.58%	\$1,934.10
Total	19,490		\$2,122.21

	Submarket Area	No. Units	% of Submarket	06/30/2021 Avg. LRC
Tenancies Starting Before 1999				
1,832 units (9.4% of all units)	1	160	11.34%	\$988.01
	2	446	12.61%	\$890.30
Avg. Rent Ceiling	3	808	8.10%	\$920.95
All units = \$906.87	4	98	12.55%	\$828.61
1 BR = \$826.76 (878 units)	5	309	9.06%	\$891.87

Tenancies Starting 1/1/99 – 06/30/2021

17,658 units (90.6% of all units)	1	1,251	88.66%	\$2,457.81
	2	3,090	87.39%	\$2,078.46
Avg. Rent Ceiling	3	9,168	91.90%	\$2,365.88
All Units = \$2,249.00	4	683	87.45%	\$1,874.25
1 BR = \$1,955.77 (7,104 units)	5	3,101	90.94%	\$2,037.94

2125 Milvia Street, Berkeley, California 94704

TEL: (510) 981-7368 (981-RENT) • TDD: (510) 981-6903 • FAX: (510) 981-4940

E-MAIL: rent@cityofberkeley.info • INTERNET: www.cityofberkeley.info/rent/

2022 AGA & SECURITY DEPOSIT INTEREST INFORMATION

From The Berkeley Rent Board

**2022
AGA is
2.1%**

The Berkeley Rent Board has adopted the **2022 Annual General Adjustment (AGA) of 2.1%**. Beginning January 2022, landlords may raise rent ceilings by 2.1% after giving tenants a proper written notice of rent increase. A landlord is **not eligible** for the 2022 AGA if a tenancy started in 2021, or if the property is not properly registered with the Rent Board.

**Security
Deposit
Interest is
0%**

The 2021 security deposit interest rate is **0%**. The Berkeley Rent Ordinance requires that landlords return annual interest on tenants' security deposits by the end of December, but since the interest rate is 0% for 2021, *there is no requirement to return any security deposit interest for this year.*

Helpful AGA & Security Deposit Tools Including:

- AGA Calculator
- Sample Rent Increase Notice
- Security Deposit Interest Calculator

For all this and more, visit our website at www.cityofberkeley.info/rent



You could have received this information *faster* via email! Sign up with this QR code:



Questions? Make a counseling appointment online at: tinyurl.com/rentboardintakeform, call 510-981-7368 (RENT), email rent@cityofberkeley.info, or visit www.cityofberkeley.info/rent

Housing Counseling

Due to the ongoing public health crisis and limited staffing, Housing Counselors at the City of Berkeley Rent Board will only be providing remote services to the public and there will be no in-person counseling until further notice. You may reach a counselor by phone, email or by making an appointment online.

Upcoming Webinars

November 10th @ 10:00 a.m.
Security Deposits: Rights & Responsibilities

November 17th @ 5:30 p.m.
Eviction Moratorium

To register for any of our online webinars, please visit our webpage with this QR code:



24/7 Online Access to Unit Information

www.cityofberkeley.info/myrentceiling

Tenancy data is available online at the above web address as an added convenience to landlords and tenants.

You may look up your unit information, including the current rent ceiling, unit status, tenancy start date, and housing services. Please contact us if you believe the information is incorrect.

Esto contiene información importante para propietarios e inquilinos. Para solicitar esta tarjeta postal en español, llámenos al 510-981-7368



Rent Stabilization Board
2125 Milvia Street
Berkeley, CA 94704

NOV. 2021

PRESORT STANDARD
U.S. POSTAGE PAID
OAKLAND CA
PERMIT NO. 8018

Se habla español Phone: 510-981-7368 (RENT)
Email: rent@cityofberkeley.info

Office Hours: M-F (Closed Wed) 9:00 am - 2:00 pm
For registration services only.



BERKELEY RENT BOARD

Security Deposit : Landlord and Tenant Rights & Responsibilities

Moni T. Law, Housing Counselor
Berkeley Rent Board

November 10, 2021

AGENDA

Introduction

Security Deposit Collection

Security Deposit Refund

Security Deposit Interest (ZERO for 2021)

Resolving Disputes

510-981-7368 (RENT)
rent@cityofberkeley.info

SECURITY DEPOSITS: STATE LAW

California Civil Code 1950.5

Maximum is two
months' rent
(unfurnished unit)

All money collected
at the onset of the
tenancy beyond
first month's rent is
considered deposit

Full deposit must be
refundable

SECURITY DEPOSITS: RENT BOARD

REGULATION 705

Deposit cannot be increased during a tenancy

Exception: Pet deposit where pets not previously allowed. State limit still applies.

SECURITY DEPOSIT USE

Unpaid rent

Damage caused by tenant
(less “normal wear and tear”)

Necessary cleaning
(to return to condition delivered)

RECOVERING YOUR SECURITY DEPOSIT

1. Provide 30-day written notice to vacate
2. Clean unit and repair damage
3. Request a walk-through inspection
4. Take photos at move-in AND move-out
5. Notify your landlord of your new address

SECURITY DEPOSIT RETURN

CALIFORNIA CIVIL CODE 1950.5

Landlord must offer a walk-through inspection within 14 days of planned move-out

Return deposit within 21 days of tenant move-out

If deductions >\$125, provide itemized list & invoices/receipts

7

510-981-7368 (RENT)
rent@cityofberkeley.info

REPLACEMENT ROOMMATES

- ▶ Landlord is not obligated to return the security deposit until the unit is vacant
- ▶ In cases of rotating roommates, the incoming tenant should pay the deposit to the departing tenant

SECURITY DEPOSIT DISPUTES

1. Write a letter with documentation
2. File Request for Mediation
3. File a Rent Board Petition
4. Pursue the issue in small claims court

SECURITY DEPOSIT INTEREST

Interest must be paid annually AND upon move-out

Interest calculated at “Berkeley Bank Rate” (currently 0%)

Annual interest due in December (grace period until January 31st) and at move-out

Move-out interest paid at monthly “move-out” rate (currently 0%)

10

510-981-7368 (RENT)
rent@cityofberkeley.info

INTEREST: TENANT'S REMEDY

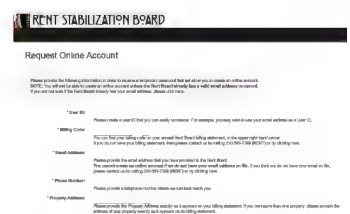
REGULATION 704

- ▶ **704. Deduction of Interest from Rent**
- ▶ Where a tenant has not received refund of security deposit interest by January 31 of any year for any preceding calendar years, the tenant may recover the interest by deducting the interest amount from rent, under the procedure in this regulation. For purposes of this regulation, the interest rate for the immediately preceding calendar year is 10%. For all other preceding years, the interest rate shall be as set forth in the table contained in [Regulation 701\(C\)](#).
- ▶ [Effective Date: May 25, 1990; amended November 5, 1999; amended April 4, 2005; amended to make clear that 10% interest rate automatically attaches to unpaid security deposit interest for the immediately preceding year after January 31 of any year, and tenant does not have to give landlord notice of intention to deduct interest from rent - 9/19/19]

ONLINE REGISTRATION IS NOW AVAILABLE!

Now you can register new tenancies and make registration payments online!

SET UP AN ACCOUNT TODAY



RENT STABILIZATION BOARD

Request Online Account

Sign-up is easy!

Have an email on file with the Rent Board?

REGISTER TENANCIES



From your kitchen table!

File vacancy registration forms or change unit status online from anywhere!

PAY REGISTRATION FEES



From the beach!

You can pay for one property at a time or multiple properties all at once!

Visit our website to find a link to Online Registration: www.cityofberkeley.info/rent

VISIT OUR WEBSITE

cityofberkeley.info/rent

- ❑ Tenant Information
- ❑ Laws & Regulations
- ❑ Workshops & Seminars
- ❑ Mediation & Petition Forms
- ❑ Rent Board Commission Meetings

COVID-19 Updates: See cityofberkeley.info/covid19 for news, information, and status of City services.

RENT STABILIZATION BOARD
 2125 Milvia Street, Berkeley, CA 94704
 TEL: (510) 981-7368, TDD: (510) 981-6903, FAX: (510) 981-4910
 Office Hours: M,Tu,Th,F 9 a.m. to 4:45 p.m., Wed 12 p.m. to 6:30 p.m., Email: rent@cityofberkeley.info

WHAT'S NEW
 Rent Board Services during COVID-19
 Budget Info FY 2020-2021
 FY 2020-21 Registration Information
 AGA
 New Laws & Regulations
 Tenant Protection Ordinance
 Bed Bug Notification
 Green Lease Addendum
 Security Deposit Interest
 Tenant Buyout Ordinance
 My Rent Ceiling

POPULAR TOPICS
 Berkeley Rental News
 Civil Grand Jury Report
 Client Feedback Page
 Data & Reports
 Ellis Information
 Events
 Evictions
 Fire Safety
 Forms
 Guide to Rent Control
 Habitability & Repairs
 Laws and Regulations
 Mediation: Info and Forms
 Moving In/Moving Out
 Guide
 Other Sources
 Landlord and Tenant
 Workshops & Seminars
 Owner Move-Ins

Annual Registration Fees of \$250 per unit WERE DUE Wednesday, July 1, 2020. Payments not received or postmarked by the due date were assessed a 100% penalty. Under Berkeley Rent Board Resolution 20-14, owners whose late payments are due to financial impacts of COVID-19 are eligible for a full waiver of registration penalties. For questions about your registration status, please call our office at (510) 981-7368 and leave a message. Your call will be returned by a Registration Unit staff member.

The Rent Board office is currently CLOSED to the public.

WHAT IS RENT CONTROL?
 ... and How Does it Affect Me?

HOW CAN WE HELP YOU?

- Know Your Rights & Responsibilities as a [Landlord](#) or [Tenant](#)
- [Register Your Residential Rental Unit](#)

IMPORTANT COVID-19 INFORMATION
 For Landlords & Tenants
[Register Online](#)

Upcoming Meetings & Events

September 2020

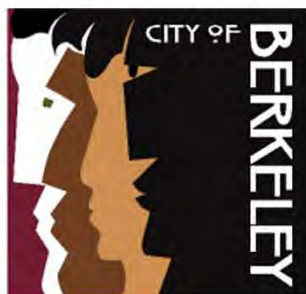
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

JOIN OUR EMAIL LISTS

- Annual General Adjustment
- Billing & Registration
- Newsletters & Announcements
- Rent Board Agendas
- Rent Board Committee Agendas
- Workshops and Seminars for Property Owners
- Workshops and Seminars for Tenants



510-981-7368 (RENT)
rent@cityofberkeley.info



BERKELEY RENT BOARD

QUESTIONS? CONTACT US!



BERKELEY RENT BOARD



510-981-7368 (RENT)



RENT@CITYOFBERKELEY.INFO



2125 MILVIA STREET BERKELEY



WWW.CITYOFBERKELEY.INFO/RENT



BERKELEY RENT BOARD

COVID-19 Updates/Local & State Laws Related to Rental Housing

Matthew Siegel, Staff Attorney
Berkeley Rent Board

November 15, 2021

AGENDA

Introduction/Background

Alameda County Superior Court Emergency Rule

Berkeley COVID-19 Emergency Response Ordinance

Statewide Legislation

Post-October 1, 2021

Additional Statewide Protections

Rent Relief

510-981-7368 (RENT)
rent@cityofberkeley.info

BACKGROUND

- ▶ 3/2020: State of Emergency declared at national, state, local levels in response to COVID-19 global pandemic
- ▶ 3/2020: City of Berkeley: COVID-19 Emergency Response Ordinance bans most evictions during local state of emergency
- ▶ 9/2020: AB 3088
- ▶ 1/2021: SB 91
- ▶ 6/2021: AB 832

State laws providing eviction protections

3

510-981-7368 (RENT)
rent@cityofberkeley.info

**Superior Court of California
COUNTY OF ALAMEDA**



Tara M. Desautels, Presiding Judge

Charles Smiley, Assistant Presiding Judge

Chad Finke, Executive Officer

René C. Davidson Courthouse
1225 Fallon Street
Oakland, California 94612

 [@AlamedaSuperior](https://twitter.com/AlamedaSuperior)

www.alameda.courts.ca.gov

**For more information about this news
release, please contact:**

Executive Office

pcomments@alameda.courts.ca.gov

510-891-6012

FOR IMMEDIATE RELEASE

Thursday, September 30, 2021

OAKLAND, CALIFORNIA: Superior Court of Alameda County extends unlawful detainer stay and adopts emergency Local Rule amendment.

The Superior Court of Alameda County (Court) announced today that it has further extended the stay on execution of writs of possession to coincide with the lifting of Alameda County's eviction moratorium, which occur sixty days following the expiration of the Local Health Emergency in Alameda County. The County's moratorium is set forth in [Alameda County Ordinance O-2020-41](#), adopted August 4, 2020. To effectuate the extension, the Court adopted amendments to [emergency Local Rule 1.8a](#).

For more information about the Court, please check our [website](#) and follow [@AlamedaSuperior](#) on Twitter.

Superior Court Emergency Rule 1.8a

NO EVICTION FILINGS UNLESS ALLOWED BY LOCAL ORDINANCE:

- Declaration stating:
 - Facts Alleging Health & Safety or Other Exception

COURT TO REVIEW FILING AND MAY HOLD HEARING

LIMITATION ON EVICTIONS: Berkeley's COVID-19 Emergency Response Ordinance (B.M.C. 13.110)

- ▶ During the local state of emergency, most evictions are prohibited in Berkeley
- ▶ Evictions are permitted in the following cases:
 - ▶ Ellis Act Evictions
 - ▶ Evictions that are necessary for the health and safety of residents. The health and safety exception cannot be the resident's actual or suspected COVID-19 illness or exposure.

CALIFORNIA COVID-19 TENANT RELIEF ACT

- ▶ Covered Time Period: March 1, 2020 - September 30, 2021
- ▶ Rent came due March 1, 2020 - August 31, 2020: **Qualified** tenants can never be evicted for non-payment of rent
- ▶ Rent came due September 1, 2020- September 30, 2021: **Qualified** tenants can never be evicted for non-payment of rent if tenant pays at least 25% of rent owed by 9/30/21

LANDLORD OBLIGATIONS TO PURSUE EVICTION FOR NONPAYMENT OF RENT (STATE LAW)

- ▶ Unpaid rent owed March 1 - August 31 2020: Must have provided tenant with notice of rights by September 30, 2020
 - ▶ Unpaid rent owed March 1, 2020 - January 31, 2021: Must provide tenant with notice of rights by February 28, 2021
 - ▶ 15-day notice to pay rent or quit
 - ▶ Landlord provides unsigned declaration of COVID-19-related financial hardship in language rental agreement was negotiated
 - ▶ For high-income tenants where landlord has proof of income, send notice for high-income tenant with 15-day notice
 - ▶ Eviction notice must meet all Berkeley-specific requirements
- 510-981-7368 (RENT)
rent@cityofberkeley.info

TENANT OBLIGATIONS IF TENANT CAN'T PAY RENT DUE TO COVID-19 (STATE LAW)

- ▶ Tenant Obligations
- ▶ Tenant signs and returns declaration of financial hardship within 15 days of receiving an eviction notice
- ▶ High-income tenants provide documentation to support claim of financial distress if requested
- ▶ Pay at least 25% of rent accrued between September 1, 2020 and September 30, 2021 by September 30, 2021
- ▶ If tenant meets obligations, all back rent from covered period becomes consumer debt

COLLECTING BACK RENT: REPAYMENT PERIOD AND LATE FEES

- ▶ Tenants have a **repayment period** to pay back rent before they can be sued for the unpaid rent as consumer debt
- ▶ Landlords can pursue small claims court lawsuits for back rent at end of repayment period (likely May 31, 2023)
- ▶ Both during and after the local State of Emergency, late fees are prohibited for tenants who have provided a declaration of COVID-19 related financial distress

NEW STATE TENANT PROTECTIONS (SB 91/AB 832)

- ▶ Prohibits housing denials based on COVID-19 rental debt
- ▶ Prohibits assignment or sale of COVID-19 rental debt until September 30, 2021 or permanently for households at/below 80% AMI
- ▶ Ensures proper application of rental payments
- ▶ Stops all civil actions on COVID-19 rental debt until October 1, 2021
- ▶ Allows a court to offset damages if an eligible landlord rejects state assistance

¹¹

510-981-7368 (RENT)
rent@cityofberkeley.info

IMPORTANT: STATE & LOCAL LAWS DIFFER

- ▶ Berkeley's COVID-19 Emergency Response Ordinance and California's COVID-19 Tenant Relief Act impose different requirements to qualify for eviction protection related to nonpayment of rent
- ▶ Only a court can decide whether a tenant will be protected from eviction if they follow the local requirements, but not the state requirements.
- ▶ Qualified tenants who are able should meet state law requirements - guaranteed protection against eviction

FINANCIAL RESOURCES FOR LANDLORDS AND TENANTS DURING COVID-19

- ▶ **Berkeley Housing Retention Grants:** Contact the Eviction Defense Center at (510) 452-4541.
- ▶ **Mortgage Relief (AB 3088):** For homeowners and landlords with four or fewer properties with difficulty making mortgage payments due to COVID-19. Contact mortgage servicer directly.
- ▶ **Rent Relief:** Alameda Housing Secure (www.ac-housingsecure.org)

Additional Resource

CALIFORNIA COURTS JUDICIAL BRANCH
<https://www.courts.ca.gov/44660.htm>

Provides comprehensive checklist for landlords and analysis of state law

VISIT OUR WEBSITE

cityofberkeley.info/rent

- COVID-19 Updates
- Online Registration
- Laws & Regulations
- Trainings
- Mediation & Petition Forms
- Rent Board Commission Meetings

RENT STABILIZATION BOARD
2125 Milvia Street, Berkeley, CA 94704
TEL: (510) 981-7368, TDD: (510) 981-6903, FAX: (510) 981-4910
Office Hours: M,Tu,Th,F 9 a.m. to 4:45 p.m., Wed 12 p.m. to 6:30 p.m., Email: rent@cityofberkeley.info

WHAT IS RENT CONTROL?
... and How Does it Affect Me?

HOW CAN WE HELP YOU?

IMPORTANT COVID-19 INFORMATION
For Landlords & Tenants

Register Online

Upcoming Meetings & Events

February 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13

JOIN OUR EMAIL LISTS

- COVID-19 Updates
- Annual General Adjustment
- Billing & Registration
- Newsletters & Announcements
- Rent Board & Committee Agendas
- Workshops and Seminars for Property Owners & Tenants



510-981-7368 (RENT)
rent@cityofberkeley.info

COMPLETE AN EVALUATION



BERKELEY RENT BOARD

Berkeley Rent Board Events Evaluation

Please fill out this evaluation and return to us. Thank you!

Event Title: _____

Event Presenter: _____

Please rate the quality of the presentation.

1 2 3 4 5

Disappointing

Exceptional

COMMENTS: _____

Please rate the length of the presentation.

1 2 3 4 5

Disappointing

Exceptional

COMMENTS: _____

Did you learn what you expected from this event?

1 2 3 4 5

Disappointing

Exceptional

COMMENTS: _____

510-981-7368 (RENT)
rent@cityofberkeley.info

RENT BOARD COUNSELING SERVICES

PLEASE NOTE: Due to the ongoing public health crisis and limited staffing, counselors will only be providing remote services to the public. There will be no in-person counseling until further notice.

- ▶ **NEW:** Counseling via Zoom videoconferencing.
Make an **APPOINTMENT ONLINE** at:
<https://tinyurl.com/rentboardintakeform>
- ▶ **CALL** (510) 981-7368 (RENT)
- ▶ **EMAIL** rent@cityofberkeley.info



BERKELEY RENT BOARD



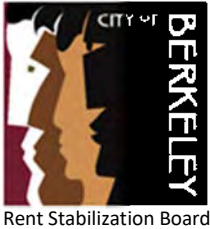
BERKELEY RENT BOARD

510-981-7368 (RENT)

RENT@CITYOFBERKELEY.INFO

2125 MILVIA STREET BERKELEY

WWW.CITYOFBERKELEY.INFO/RENT



**RENT STABILIZATION BOARD
OUTREACH COMMITTEE MEETING**

Wednesday, November 17, 2021

5:00 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/85461512732?pwd=anY5UVo1S0h5SmNYdGovVkZiZW1BQT09>. 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, enter Webinar ID: 854 6151 2732 and Passcode: 446790. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Committee Chair.

To submit an e-mail comment to be read aloud during public comment, email mlaw@cityofberkeley.info with the Subject line in this format: "PUBLIC COMMENT ITEM FOR OUTREACH COMMITTEE". 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 3:00 p.m. on the day of the Committee meeting in order to be included.**

Please be mindful that this will be a public meeting and all other rules of procedure and decorum will apply for meetings conducted by teleconference or videoconference.

This meeting will be conducted 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. Questions regarding this matter may be addressed to Matt Brown, Acting Executive Director, at (510) 981-7368 (981-RENT). The Committee may take action related to any subject listed on the Agenda.



Rent Stabilization Board

**RENT STABILIZATION BOARD
OUTREACH COMMITTEE MEETING**

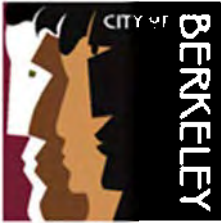
Wednesday, November 17, 2021 – 5:00 p.m.

AGENDA

1. Roll call (2 min)
2. Approval of the Agenda (2 min)
3. Approval of the Minutes of the October 20, 2021 Meeting (5 min)
4. Public Comment (5 min)
5. Discussion and Update re Tenant Survey (10 min)
6. Discussion and Update re Fair Chance Ordinance (5 min)
7. Discussion re Eviction/COVID-19 Relief (5 min)
8. Discussion re Cal Student Outreach (Outreach by Chair) (2 min)
9. Staff Report: Recent and Upcoming Webinars, Workshops (2 min)
10. Schedule Next Meeting Date (2 min)
11. Future Agenda Items (5 min)
12. Adjournment (2 min)

STAFF CONTACT: Moni T. Law, Housing Counselor (510) 981-4906, Ext. 704

COMMITTEE: James Chang, Andy Kelley, Paola Laverde (Chair), Mari Mendonca



4x4 Committee on Housing
City Council and Rent Board

4 X 4 JOINT COMMITTEE ON HOUSING CITY COUNCIL/RENT STABILIZATION BOARD

Wednesday, October 27, 2021 – 3:00 p.m.

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

Pursuant to Government Code Section 54953(e), City Council Resolution 70,030-N.S., and Rent Board Resolution 21-29, this meeting of the City Council and Rent Stabilization Board's **4 x 4 Joint Committee on Housing** (Committee) will be conducted exclusively through teleconference and Zoom videoconference. Please be advised that pursuant to the Resolutions 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/86090421133?pwd=V1dES1lGOGRVandSc2VvcDNvaG8vZz09>. 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 Webinar ID: 860 9042 1133 and Passcode: 776064. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Committee Chair.

To submit an e-mail comment to be read aloud during public comment, email btran@cityofberkeley.info with the Subject Line in this format: "PUBLIC COMMENT ITEM FOR 4 X 4 COMMITTEE". 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 1:00 p.m. on the day of the Committee meeting in order to be included.**

Please be mindful that this will be a public meeting and all rules of procedure and decorum will apply for meetings conducted by teleconference or videoconference.

This meeting will be conducted 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. Questions regarding this matter may be addressed to Matt Brown, Acting Executive Director of the Rent Board, at (510) 981-7368 (981-RENT). The Committee may take action related to any subject listed on the Agenda.



4x4 Committee on Housing
City Council and Rent Board

AGENDA

4 X 4 JOINT COMMITTEE ON HOUSING CITY COUNCIL/RENT STABILIZATION BOARD

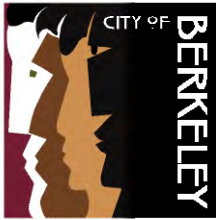
Wednesday, October 27, 2021 – 3:00 p.m.

1. Roll Call
2. Approval of the Agenda
3. Public Comment on Non-Agenda Matters
4. Approval of September 22, 2021 Committee Meeting Minutes
5. Quick Updates on Previously Discussed Items
 - a. Amendments to the Demolition Ordinance (Mayor Arreguín)
 - b. Amendments to the Relocation Ordinance (Mayor Arreguín)
6. Discussion of Possible Future Agenda Items
 - a. Date of next meeting
7. Adjournment

COMMITTEE MEMBERS:

Mayor Jesse Arreguín
City Councilmember Kate Harrison
City Councilmember Rigel Robinson
City Councilmember Terry Taplin

Rent Board Chairperson Leah Simon-Weisberg
Rent Board Vice-Chairperson Soli Alpert
Rent Board Commissioner Xavier Johnson
Rent Board Commissioner Andy Kelley



4x4 Committee on Housing
City Council and Rent Board

4 X 4 JOINT COMMITTEE ON HOUSING CITY COUNCIL/RENT STABILIZATION BOARD

Wednesday, September 22, 2021 – 3:00 p.m.

Minutes To Be Approved

1. Roll Call: Mayor Arreguín called the meeting to order at 3:02 p.m.
Present: Mayor Arreguín, RBC Alpert, CM Harrison, RBC Johnson, RBC Kelley, CM Robinson, RB Chair Simon-Weisberg, CM Taplin (logged on at 3:17, logged off at 4:02).
Staff present: Diego Aguilar-Canabal, Matt Brown, Omar Calimbas, Angie Chen, Brendan Darrow, Stefan Elgstrand, Jen Fabish, JT Harechmak, Allison Pretto, Matthew Siegel, Tano Trachtenberg, Be Tran.
2. Approval of the Agenda: M/S/C (Kelley/Harrison) Approve the agenda as written. Roll call vote. YES: Alpert, Arreguín, Harrison, Johnson, Kelley, Robinson, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Taplin. Carried: 7-0-0-1.
3. Public Comment on Non-Agenda Matters: One speaker.
4. Approval of June 23, 2021 Committee Meeting Minutes: M/S/C (Robinson/Johnson) Roll call vote. YES: Alpert, Arreguín, Harrison, Johnson, Kelley, Robinson, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Taplin. Carried: 7-0-0-1.
5. Update on Fair Chance Ordinance Implementation and Notification (Rent Board and City Attorney): Rent Board Acting Executive Director Matt Brown, Rent Board Senior Hearings Examiner Omar Calimbas, and Brendan Darrow from the City Attorney's Office updated and took questions from the committee. There was one public speaker.
6. Update on Source of Income Discrimination Ordinance Implementation (City Attorney and Mayor's Office): Mayor Arreguín and Tano Trachtenberg on behalf of the Mayor's office presented and took questions from the committee. Brendan Darrow of the City Attorney's Office responded to questions regarding the intersection of state and local law. There was one public speaker.

7. Quick Updates on Previously Discussed Items
 - a. Amendments to the Demolition Ordinance: Mayor Arreguín reported that he checked in with the Planning Director and an update is not ready for the committee due to staffing issues. RBC Simon-Weisberg will bring an item forward urging the Planning Department to expedite amendments to the Demolition Ordinance, and Mayor Arreguín will follow up again with the Planning Director. Councilmembers Harrison and Robinson will speak with the City Manager. There were no public speakers.
 - b. Measure MM Registration: Rent Board Acting Executive Director Matt Brown and Rent Board Registration Unit Manager Allison Pretto presented and took questions from the Board. There were no public speakers.
8. Discussion of Possible Future Agenda Items: Demolition Ordinance (committee); Relocation Ordinance, in particular the Building Official's reluctance to invoke it and tenants not getting paid (Alpert); Tenant Habitability Plans (Simon-Weisberg).
9. Adjournment: M/S/C (Arreguín/Alpert) Motion to Adjourn. Roll call vote. YES: Alpert, Arreguín, Harrison, Johnson, Kelley, Robinson, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Taplin. Carried: 7-0-0-1.

The meeting adjourned at 4:26 p.m.

COMMITTEE MEMBERS:

Mayor Jesse Arreguín

City Councilmember Kate Harrison

City Councilmember Rigel Robinson

City Councilmember Terry Taplin

Rent Board Chairperson Leah Simon-Weisberg

Rent Board Vice-Chairperson Soli Alpert

Rent Board Commissioner Xavier Johnson

Rent Board Commissioner Andy Kelley