



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

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

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

To access this meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device by clicking on this URL: <https://zoom.us/j/97892225390?pwd=aCtINGNNQmFOS1JRd25vbVEzYVFvZz09>. If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "rename" to rename yourself to be anonymous. To request to speak, use the "Raise hand" icon by rolling over the bottom of the screen.

To join by phone: Dial 1-669-900-6833 and enter Meeting ID: 978 9222 5390 and Passcode: 252533. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Chair.

To submit an e-mail comment to be read aloud during public comment, email amueller@cityofberkeley.info with the Subject Line in this format: "RENT BOARD MEETING PUBLIC COMMENT ITEM." Please observe a 150 word limit. Time limits on public comments will apply. Written comments will be entered into the public record. **Email comments must be submitted to the email address above by 5:00 p.m. on the day of the meeting in order to be included.**

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

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

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

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. **Public Comment** – 3 min. allotted per speaker for all non-agenda and agenda items*
4. **CONSENT ITEMS** – 1 min.*
 - a. Approval of the December 17th regular meeting minutes
5. **ACTION ITEMS**
 - a. From Board Members, Committees, and Executive Director
 - (1) Special Presentation on Housing Legislation by Brian Augusta & Associates, Rent Board Lobbyist
 - a. State Legislative Report with possibility of direction from Board regarding several state legislative bills
 - (2) Recommendation that the Board endorse Assembly Bill (AB) 15 – Tenant Stabilization Act of 2021, and AB 16 – Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021 (Vice-Chair Alpert, Chair Simon-Weisberg & Commissioner Laverde) – 15 min.*
6. **INFORMATION, ANNOUNCEMENTS AND NEWS ARTICLES**

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

 - a. Reports from Board Members/Staff
 - (1) Committee Assignments List for 2021 (Chair Simon-Weisberg) – 5 min.*
 - (2) Market Medians report updated through the 3rd quarter of 2020 (Acting Executive Director) – 3 min.*
 - (3) Commissioner attendance at Board & Committee meetings through the 4th quarter

of 2020 (Acting Executive Director) – 3 min.*

(4) Update on recent Rent Board outreach events (Acting Executive Director) – 3 min.*

a. [January 13, 2021 Berkeley Rent Control 101 Webinar for Landlords and Tenants](#) – 26 participants

(5) Rent Board Regulations, Chapter 12, Appendix B updated with U.S. Bureau of Labor Statistics CPI information (Acting Executive Director) – 1 min.*

7. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

a. Budget and Personnel – 3 min.*

b. Eviction/Section 8/Foreclosure – 3 min.*

c. Habitable & Sustainable Housing (HASH) – 3 min.*

d. IRA, AGA and Registration – 3 min.*

e. Outreach – 3 min.*

f. 4 x 4 Joint Committee on Housing: City Council/Rent Board – 3 min.*

g. Ad Hoc Committee on RSB Technology Issues – 3 min.*

h. Updates and Announcements regarding future Special Meetings – 3 min.*

i. Discussion of items for possible placement on future agenda – 3 min.*

8. 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.



Rent Stabilization Board

RENT STABILIZATION BOARD
Regular Meeting
Thursday, December 17, 2020 – 7:00 p.m.

Minutes - Unapproved

1. **Roll call** – Chair Laverde called the meeting to order at 7:00 p.m.
 Aimee Mueller called roll.
 Commissioners present: Alpert, Chang, Johnson, Kelley, Mendonca, Selawsky, Simon-Weisberg, Walker, Laverde.
 Staff present: Arreguín, Brown, Law (in audience), Mueller, Siegel, Wu.

2. **SPECIAL ORDER OF BUSINESS**
 - a. Oath of Office of Commissioners-elect:

City Clerk Mark Numainville administered the Oath of Office to Commissioners-elect Johnson, Kelley, Mendonca, Simon-Weisberg, and Walker.

3. **Approval of Agenda** – M/S/C (Alpert/Mendonca) APPROVE THE AGENDA WITH THE FOLLOWING CHANGE: ADD COMMISSIONER CHANG AS A CO-SPONSOR OF ITEM 7.a.(3). Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Mendonca, Selawsky, Simon-Weisberg, Walker, Laverde; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-1.

4. **Public Comment** – There were 10 speakers. Matthew Lewis thanked Rent Board staff for their work on the City’s eviction moratorium, and also spoke on items 7.a.(2) and 7.a.(3) when they were heard. Joel Chan spoke in support of re-electing Paola Laverde as Chair. Ruscal Cayangyang spoke in support of re-electing Paola Laverde as Chair. Frank Polizzi spoke in support of re-electing Paola Laverde as Chair. Nageene Mosaed spoke in support of re-electing Paola Laverde as Chair. Carole Marasovic spoke about the lack of an enforcement mechanism for the Source of Income Discrimination Ordinance, in support of electing Paola Laverde as Chair, and on items 7.a.(2) and 7.a.(3) when they were heard. Betsy Morris spoke in support of Paola Laverde as Chair and James Chang as Vice-Chair, and congratulated the newly elected commissioners. Julia Cato, Chair of the Berkeley Tenants Union, spoke in support of electing Paola Laverde as Chair. Mayor Jesse Arreguín congratulated the newly elected and re-elected commissioners. Moni Law congratulated the newly-elected and re-elected commissioners and spoke about the challenges that lie ahead.

5. SPECIAL ORDER OF BUSINESS

a. Election of Rent Board Chairperson:

Acting Executive Director Brown opened the floor for nominations for Board Chair. Mendonca nominated Laverde (accepted). Walker nominated Simon-Weisberg (accepted). Hearing no other nominations, Acting Executive Director Brown closed the nominations. A roll call vote was taken:

Alpert: Simon-Weisberg
Chang: Laverde
Johnson: Simon-Weisberg
Kelley: Simon-Weisberg
Mendonca: Laverde
Selawsky: Laverde
Simon-Weisberg: Simon-Weisberg
Walker: Simon-Weisberg
Laverde: Laverde.

Commissioner Simon Weisberg was elected Chair of the Rent Board by a 5:4 vote.

b. Election of Rent Board Vice-Chairperson:

Chair Simon-Weisberg opened the floor for nominations. Mendonca nominated Laverde (declined). Mendonca nominated Chang (accepted). Simon-Weisberg nominated Alpert (accepted). Hearing no other nominations, Chair Simon-Weisberg closed the nominations. A roll call vote was taken.

Alpert: Alpert
Chang: Chang
Johnson: Alpert
Kelley: Alpert
Mendonca: Chang
Selawsky: Chang
Simon-Weisberg: Alpert
Walker: Alpert
Laverde: Chang

Commissioner Alpert is elected Vice-Chair of the Rent Board by a 5:4 vote.

c. Comments from the newly-elected Chair, Vice-Chair and Commissioners. Newly-elected Chair Simon-Weisberg and Vice-Chair Alpert made comments, as did other members of the Board.

6. CONSENT ITEMS

- a. Approval of the November 19th regular meeting minutes

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

7. ACTION ITEMS

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

- (1) Update and possible action regarding Measure MM implementation (Acting Executive Director and Budget & Personnel Committee)

M/S/C (Selawsky/Laverde) ADOPT RESOLUTION 20-23 AS WRITTEN. Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Mendonca, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

- (2) Discussion and possible action to consider administering the Fair Chance Ordinance (Acting Executive Director)

M/S/C (Chang/Laverde) ADOPT AN AGREEMENT IN PRINCIPLE THAT THE RENT BOARD WILL ADMINISTER THE FAIR CHANCE ORDINANCE PENDING AGREEMENT ON APPROPRIATE FUNDING FROM THE CITY. Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Mendonca, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

- (3) Recommendation that the Board create an outreach/education campaign to ensure that Berkeley property owners and tenants of partially-exempt units are aware of and abiding by Assembly Bill 1482 and Penal Code 396 (Chair Laverde & Vice-Chair Simon-Weisberg)

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

- (4) Discussion and recommendation to set the 2021 Regular Rent Board Meeting Schedule (Acting Executive Director)

M/S/C (Simon-Weisberg/Kelley) ADOPT THE PROPOSED 2021 REGULAR MEETING SCHEDULE AS WRITTEN. Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Mendonca, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0.

The commissioners stated their availability for the record as follows:

- Johnson: not sure of availability right now
- Laverde: not available for the August meeting
- Mendonca: not available for the July meeting
- Alpert: not sure of availability right now
- Selawsky: not available for the September meeting
- Simon-Weisberg: not available for the July meeting
- Walker: not sure of availability right now
- Chang: not available for the July and October meetings

8. INFORMATION, ANNOUNCEMENTS AND NEWS ARTICLES

THE ITEMS BELOW WERE EACH MENTIONED OR BRIEFLY DISCUSSED. UNDERLINED ITEMS HAVE ADDITIONAL COMMENTS.

a. Reports from Board Members/Staff

- (1) Update on Rent Board staff's support of those impacted by the fire at 2067 University Avenue (Acting Executive Director)
- (2) Summer 2020 report prepared by the Coalition for Humane Immigrant Rights (Chirla.org) titled, "Forgotten During Covid: An Assessment of Immigrant Needs in the Pandemic" (Chair Laverde)
<https://www.chirla.org/wp-content/uploads/2020/12/Forgotten-During-Covid-Report-FINAL.pdf>
- (3) December 1, 2020 *Joint Center for Housing Studies* (Harvard University) article by Chris Herbert, James Stockard and Ben Hecht titled, "In Pursuit of New Approaches to Solve the Rental Affordability Crisis in US Cities" (Chair Laverde)
<https://www.jchs.harvard.edu/blog/pursuit-new-approaches-solve-rental-affordability-crisis-us-cities>
- (4) December 7, 2020 *The Washington Post* article by Heather Long titled, "Millions of Americans are heading into the holidays unemployed and over \$5,000 behind on rent" (Chair Laverde)
<https://www.washingtonpost.com/business/2020/12/07/unemployed-debt-rent-utilities/>

9. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

Each committee Chair provided a brief overview of their committee's work for the benefit of the newly-elected members. Additional comments, if any, are noted below.

- a. Budget and Personnel – Committee Chair Selawsky mentioned the item the Board voted on earlier, and that the Committee will next meet on January 28th to start the

mid-year budget review process.

(1) November 20th agenda

(2) December 10th agenda

- b. Eviction/Section 8/Foreclosure
- c. Habitable & Sustainable Housing (HASH)
- d. IRA, AGA and Registration
- e. Outreach
- f. 4 x 4 Joint Committee on Housing: City Council/Rent Board
 - (1) November 24th agenda packet
- g. Ad Hoc Committee on Technology Issues
- h. Updates and Announcements regarding future Special Meetings
- i. Discussion of items for possible placement on future agenda – Commissioner Chang would like to discuss a Board retreat at a future meeting.

10. ADJOURNMENT – M/S/C (Alpert/Laverde) MOTION TO ADJOURN THE MEETING. Roll call vote. YES: Alpert, Chang, Johnson, Kelley, Laverde, Mendonca, Selawsky, Walker, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: None. Carried: 9-0-0-0. The meeting adjourned at 10:58 p.m.



Rent Stabilization Board

DATE: January 21, 2021

TO: Honorable Members of the Rent Stabilization Board

FROM: Vice Chair Soli Alpert, Chair Leah Simon-Weisberg, and Commissioner Laverde

SUBJECT: Endorsement of AB 15 and AB 16

Recommendation:

That the Berkeley Rent Stabilization Board endorse AB 15 - Tenant Stabilization Act of 2021 and AB 16 - Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021 and send a letter to Assemblymember Chiu, Assemblymember Wicks, and Senator Skinner expressing our position on both bills.

Background:

The COVID-19 pandemic and resultant economic catastrophe have had a disproportionate impact on tenants throughout our community and the nation. While the City of Berkeley and the Rent Stabilization Board have worked in concert to take robust and impactful actions to safeguard tenants against eviction and provide financial relief for those who cannot afford rent payments, our local agencies simply lack the resources, legal and financial, to provide an adequate response. An abdication of responsibility at both the state and national levels have left communities like Berkeley with no good choices.

This past legislative cycle, a disappointingly watered-down AB 3088 was the State Legislature's response to the profound suffering facing California's tenants. Our community, like many, was caught off-guard and dismayed that eleventh-hour preemptions to our local ordinances, ordinances that had been authorized under Governor Newsom's April anti-eviction order, were inserted into AB 3088. These preemptions penalized jurisdictions like Berkeley that proactively addressed the COVID-19 economic and public health crisis. The preemption of local action in AB 3088 created a needlessly complex legal environment, compromising and even invalidating some local protections.

AB 3088 is now set to expire in less than one month's time. Despite its deep flaws, the expiration of AB 3088 would be cataclysmic for tenants and all California communities, and set the stage for a wave of homelessness not seen in our state since the Hooverilles of the Great Depression. AB 15, primarily authored by Assemblymember David Chiu alongside Berkeley's Assemblymember Buffy Wicks, would extend and strengthen the provisions of AB 3088 through

the end of 2021. AB 16, currently a shell bill, seeks to move beyond the short-term protections of AB 3088 and move towards long term stability for California's tenant community. While the amendments envisioned in AB 15 to AB 3088 are insufficient to fully allow Berkeley's local protections to serve tenants as originally intended, it is critical and non-negotiable that the extension of state-level protections for renters and small property owners function as a baseline for local protections and not further hamstring our local agencies' ability to respond swiftly and effectively to our constituents' dire needs. The Board should therefore support AB 15 as currently drafted while urging the Legislature to remove the preemptions introduced in AB 3088 that restrict our local governments from protecting tenants.

Financial Impact:

Failure to pass AB 15 by the state would result in significantly more evictions throughout our community. This could likely increase the demand for Rent Board services, and therefore increase costs.

Name and Email Address of Contact Person:

Vice Chair Soli Alpert
RSBAlpert@cityofberkeley.info

The Honorable David Chiu
Member of the Assembly
State Capitol, Room 4112
Sacramento, CA, 94249

Re: AB 15 and AB 16

Dear Assemblymember Chiu,

The Berkeley Rent Stabilization Board is gravely concerned over the impending February 1st expiration of AB 3088, and we write to express our support for AB 15 and AB 16 while acknowledging our deep frustration that AB 15 fails to fully remove the preemptions introduced in AB 3088 that weakened local protections for Berkeley tenants.

The COVID-19 pandemic and resultant economic catastrophe have had a disproportionate impact on tenants throughout our community and the nation. While we have worked in concert with our colleagues at the Berkeley City Council to take robust and impactful actions to safeguard tenants against eviction and provide financial relief for those who cannot afford rent payments, our local agencies simply lack the resources, legal and financial, to provide an adequate response. An abdication of responsibility at both the state and national levels have left communities like Berkeley with no good choices.

This past legislative cycle, a disappointingly watered-down AB 3088 was the State Legislature's response to the profound suffering facing California's tenants. Our community, like many, was caught off-guard and dismayed that eleventh-hour preemptions to our local ordinances, ordinances that had been authorized under Governor Newsom's April anti-eviction order, were inserted into AB 3088. These preemptions penalized jurisdictions like Berkeley that proactively addressed the COVID-19 economic and public health crisis. The preemption of local action in AB 3088 created a needlessly complex legal environment, compromising and even invalidating some local protections.

AB 3088 is now set to expire in less than one month's time. Despite its deep flaws, the expiration of AB 3088 would be cataclysmic for tenants and all California communities, and set the stage for a wave of homelessness not seen in our state since the Hoovervilles of the Great Depression.

While the amendments envisioned in AB 15 to AB 3088 are insufficient to fully allow Berkeley's local protections to serve tenants as originally intended, it is critical and non-negotiable that the extension of state-level protections for renters and small property owners function as a baseline for local protections and not further hamstring our local agencies' ability to respond swiftly and effectively to our constituents' dire needs. The Board therefore calls for the legislature to pass AB 15 as quickly as possible while making clear that we seek the removal of the preemptions introduced in AB 3088 that restrict our local governments from protecting tenants.

Sincerely,
The Berkeley Rent Stabilization Board
CC: Senator Nancy Skinner
Assemblymember Buffy Wicks

BERKELEY RENT STABILIZATION BOARD

2021 Assignments for Active Committees

COMMITTEES	COMMISSIONERS	STAFF CONTACT(S)
BUDGET & PERSONNEL	Chang Selawsky Simon-Weisberg Walker <i>Alternate: Laverde</i>	Matt Brown, Acting Executive Director
EVICTION / SECTION 8 / FORECLOSURE	Laverde Mendonca Selawsky Walker <i>Alternate: Kelley</i>	Matthew Siegel, Staff Attorney
HABITABLE & SUSTAINABLE HOUSING (HASH)	Alpert Johnson Kelley Selawsky	Lief Bursell, Senior Planner
IRA / AGA / REGISTRATION	Alpert Johnson Kelley Simon-Weisberg	Matt Brown, Acting Executive Director
OUTREACH	Chang Kelley Laverde Mendonca	Moni T. Law, Community Services Specialist II Michele Byrnes, PIU Manager
4 x 4 JOINT COMMITTEE ON HOUSING: CITY COUNCIL / RSB	Alpert Johnson Kelley Simon-Weisberg <i>Alternate: Walker</i>	Matt Brown, Acting Executive Director Be Tran, Associate Planner
2 x 2 COMMITTEE ON HOUSING: RSB / BUSD	Kelley Walker <i>Alternate: Mendonca</i>	TBD
AD HOC COMMITTEE ON RSB TECHNOLOGY ISSUES	Selawsky Simon-Weisberg	Aimee Mueller, Associate Mgmt. Analyst

BUDGET & PERSONNEL COMMITTEE

This Committee oversees the annual budget process and makes recommendations to the Board throughout the year on changes to the staffing model and any expenditures that arise outside of the budget process. Any issues related to registration or the registration fee originate with this Committee, including such programs as the Summer Registration Fee for fraternities.

Commissioner Chang

Commissioner Walker

Commissioner Selawsky

Commissioner Simon-Weisberg

Alternate: Laverde

EVICTIION / SECTION 8 / FORECLOSURE COMMITTEE

This Committee reviews and monitors matters related to the displacement of tenants from affordable housing and possible resources to assist them. The Committee's work includes, but is not limited to, reviewing and tracking annual status reports on Owner Occupancy and Ellis evictions, meeting with the Berkeley Housing Authority on common ground issues, tracking and monitoring staff's progress in outreach to tenants in foreclosed or distressed properties, and reviewing the work performed under contract with the East Bay Community Law Center and Eviction Defense Center.

Commissioner Mendonca

Commissioner Selawsky

Commissioner Walker

Commissioner Laverde

Alternate: Kelley

HABITABLE & SUSTAINABLE HOUSING COMMITTEE

This Committee will take the place of the former Habitability Committee and Resilience & Sustainability Committee. The Committee will focus on habitability issues such as cyclical housing inspections, anonymous building complaints, and Rental Housing Safety Program issues. It will also focus on disaster preparedness and maintaining safe, secure, healthy, and environmentally conscientious rental housing in Berkeley.

Commissioner Alpert

Commissioner Johnson
Commissioner Kelley
Commissioner Selawsky

INDIVIDUAL RENT ADJUSTMENT / ANNUAL GENERAL ADJUSTMENT / REGISTRATION COMMITTEE (LIRA Committee)

This Committee handles all issues that relate to the Board's regulations and the Hearings Unit. The Committee reviews and approves the Annual General Adjustment. Changes to regulations may be initiated at the Committee, and the Board refers any issues that arise related to regulations, hearings, or the appeals process to this Committee. The Committee also reviews issues related to waivers or other registration topics.

Commissioner Alpert
Commissioner Johnson
Commissioner Simon-Weisberg
Commissioner Kelley

OUTREACH COMMITTEE

The Outreach Committee reviews efforts and makes recommendations for informing Berkeley residents and property owners of the services that the Rent Board provides and for expanding access to these services. Outreach projects include, but are not limited to, informative workshops and mailings, advertising, and on-the-spot counseling services at annual Berkeley events, the library, senior centers, and local college campuses.

Commissioner Kelley
Commissioner Chang
Commissioner Mendonca
Commissioner Laverde

2 x 2 Committee on Housing: RSB / BUSD

To better fulfill the Rent Stabilization Board's duties as required by the Charter, this Committee was created so that the Board can work in concert with the Berkeley Unified School District on rental housing issues that affect families with school-aged children. These would be quarterly meetings.

Commissioner Walker
Commissioner Kelley
Alternate: Commissioner Mendonca

4 x 4 JOINT COMMITTEE ON HOUSING -- RENT BOARD AND CITY COUNCIL

The 4x4 was established to allow the Rent Board and the City Council to discuss and make recommendations on housing issues where jurisdiction or policy overlap, conflict or is unclear. Four members are appointed from each body. Issues that have been before the 4x4 include seismic safety issues (soft story ordinance and signage enforcement), the Smoke-Free Multi-Unit Housing Ordinance, the Condominium Conversion Ordinance, proposed changes to the Demolition Ordinance, recycling and energy issues, the apartment building fires, and habitability issues, including the Rental Housing Safety Program and how the city performs inspections.

Next Meeting: To Be Announced

Commissioner Simon-Weisberg (Chair)

Commissioner Alpert

Commissioner Johnson

Commissioner Kelley

Alternate: Commissioner Walker

AD HOC COMMITTEE ON RSB TECHNOLOGY ISSUES

This Committee will address technology issues related to the new paperless agenda program. It will also identify and analyze new technology opportunities with an eye towards increasing efficiency and effectiveness, including but not limited to, the cost of implementing and maintaining new technologies, effects on Board and staff processes, and creating implementation and use policies that comply with the City's applicable Administrative Regulations and policies for any new technologies that may be adopted.

Commissioner Leah Simon-Weisberg

Commissioner Selawsky



Rent Stabilization Board

DATE: January 21, 2021

TO: Honorable Members of the Rent Stabilization Board

FROM: Matt Brown, Acting Executive Director

By: Lief Bursell, Senior Planner

Jen Fabish, Community Services Specialist

SUBJECT: Market Medians: January 1999 through September 2020

Attached is the Market Medians Report for the third quarter of 2020, which covers the period of July 1, 2020 to September 30, 2020. New tenancies were down by 26% (913 new tenancies) compared to the third quarter of 2019 (1239 new tenancies). This is less of a drop than what was reported in the second quarter of 2020 (61% fewer tenancies as compared to the second quarter of 2019.) Compared to market median rents in the third quarter of 2019, the median market rate rent for studio units remained the same and the median rent for one-bedroom units went down by 4.33%. However, median rents rose for two- and three-bedroom units by 3.45% and 8.22% respectively.

The table below compares the market median rent data from the third quarter of 2019 to the third quarter of 2020 for residential rental units subject to rent stabilization in Berkeley.

Unit Size	Q3 2019 Median Rent	Q3 2020 Median Rent	% Change
0	\$1,795	\$1,795	0%
1	\$2,195	\$2,100	-4.33%
2	\$2,895	\$2,995	3.45%
3	\$3,650	\$3,950	8.22%

Attachment:

1. Market Medians Report: January 1999 to September 2020



Rent Stabilization Board

M E M O R A N D U M

DATE: January 21, 2021

TO: Matt Brown, Acting Executive Director

FROM: Lief Bursell, Associate Management Analyst
Jen Fabish, Community Services Specialist

SUBJECT: Market Medians: January 1999 through September 2020

The tables below update and supplement medians provided for the second quarter of 2020. 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 September 30, 2020. 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

Matt Brown, Acting Executive Director

January 21, 2021

Market Medians: January 1999 through September 2020 – Page 2

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

Matt Brown, Acting Executive Director

January 21, 2021

Market Medians: January 1999 through September 2020 – Page 3

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

Matt Brown, Acting Executive Director

January 21, 2021

Market Medians: January 1999 through September 2020 – Page 4

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		09/30/2020 (Year)	
	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units	Rent	#Units
Studio	\$1,600	95	\$1,895	109	\$1,795	249			\$1,750	471
1 BR	\$2,000	132	\$2,200	215	\$2,100	319			\$2,100	714
2 BR	\$2,672	80	\$3,150	215	\$2,995	278			\$2,970	611
3 BR	\$4,113	6	\$3,975	38	\$3,950	57			\$3,950	108

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

Matt Brown, Acting Executive Director

January 21, 2021

Market Medians: January 1999 through September 2020 – Page 6

Through	12/31/2016		12/31/2017		12/31/2018		12/31/2019		09/30/2020		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	4145	\$1,550	4067		
1 BR	\$1,439	7,995	\$1,527	8,005	\$1,663	8,056	\$1,756	8044	\$1,824	8003		
2 BR	\$1,957	6,046	\$2,076	6,044	\$2,295	6,059	\$2,404	6045	\$2,495	6035		
3 BR	\$2,700	1,044	\$2,943	1,031	\$3,200	1,047	\$3,355	1047	\$3,453	1040		

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			09/30/2020			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	\$2,107	19,481						



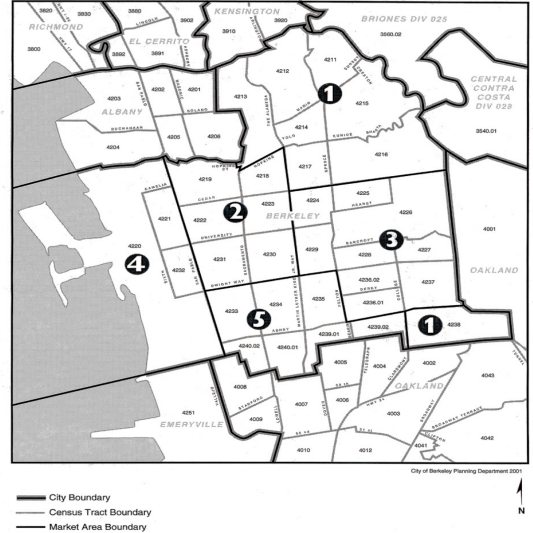
Rent Stabilization Board

City of Berkeley
Number of Reported Qualifying Vacancy Registrations
By Submarket Area through 09/30/2020
(As of 12/17/2020)
(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	09/30/2020 Avg. Rent Ceiling
North Berkeley (Area 1)	1,404	7.21%	\$2,263.59
Central Berkeley (Area 2)	3,519	18.06%	\$1,916.64
University Area (Area 3)	9,988	51.27%	\$2,243.55
West Berkeley (Area 4)	798	4.10%	\$1,717.30
South Berkeley (Area 5)	3,416	17.54%	\$1,925.62
Total	19,481		\$2,106.56

Submarket Area	No. Units	% of Submarket	09/30/2020 Avg. LRC
Tenancies Starting Before 1999			
1,877 units (9.64% of all units)	1	11.97%	\$977.25
	2	12.82%	\$882.62
Avg. Rent Ceiling	3	8.10%	\$920.65
All units = \$899.18	4	12.78%	\$819.41
1 BR = \$821.13 (899 units)	5	9.05%	\$891.78

Tenancies Starting 1/1/99 – 09/30/2020			
17,604 units (90.36% of all units)	1	88.03%	\$2,438.43
	2	87.18%	\$2,068.64
Avg. Rent Ceiling	3	91.90%	\$2,360.15
All Units = \$2,235.29	4	87.22%	\$1,848.89
1 BR = \$1,925.74 (7,104 units)	5	90.95%	\$2,028.44

Commissioner Attendance at Rent Stabilization Board Meetings: 2020

2020	Soli ALPERT	James CHANG	Paola LAVERDE	Mari MENDONCA	Maria POBLET	John SELAWSKY	Leah SIMON-WEISBERG	Alejandro SOTO-VIGIL	Igor TREGUB
January 16	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT
<i>January 29</i>	PRESENT	PRESENT	PRESENT	ABSENT*	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT
February 20	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT
<i>February 27</i>	PRESENT	PRESENT	PRESENT	PRESENT	ABSENT*	PRESENT	PRESENT	PRESENT	PRESENT
March 19 Cancelled	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<i>April 3</i>	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT
April 16 Cancelled	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<i>April 21</i>	PRESENT	PRESENT	PRESENT	PRESENT	ABSENT*	PRESENT	PRESENT	PRESENT	PRESENT
<i>April 24</i>	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT
<i>April 30</i>	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT
May 21	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT
<i>May 29</i>	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT
June 18	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT
July 16	PRESENT	PRESENT	PRESENT	ABSENT*	ABSENT*	PRESENT	PRESENT	PRESENT	PRESENT
Commissioner Poblet Resigns	Soli ALPERT	James CHANG	Paola LAVERDE	Mari MENDONCA	VACANT	John SELAWSKY	Leah SIMON-WEISBERG	Alejandro SOTO-VIGIL	Igor TREGUB
August 20	PRESENT	PRESENT	PRESENT	PRESENT	—	PRESENT	PRESENT	ABSENT*	PRESENT
<i>August 28</i>	PRESENT	PRESENT	PRESENT	PRESENT	—	PRESENT	PRESENT	PRESENT	PRESENT
September 17	PRESENT	PRESENT	PRESENT	PRESENT	—	PRESENT	PRESENT	PRESENT	PRESENT
October 15	PRESENT	PRESENT	PRESENT	PRESENT	—	PRESENT	PRESENT	PRESENT	PRESENT
November 19	PRESENT	PRESENT	PRESENT	PRESENT	—	PRESENT	ABSENT*	PRESENT	PRESENT
Newly Elected Commissioners Seated	Soli ALPERT	James CHANG	Xavier JOHNSON	Andy KELLEY	Paola LAVERDE	Mari MENDONCA	John SELAWSKY	Leah SIMON-WEISBERG	Dominique WALKER
December 17	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT	PRESENT

* = Absent *with* compensation ** = Absent due to a medical reason ***Bold and italicized*** = Special Meeting

**Commissioner Attendance at Rent Stabilization Board COMMITTEE Meetings:
January-March 2020 (Q1)**

COMMITTEES	Soli ALPERT	James CHANG	Paola LAVERDE	Mari MENDONCA	Maria POBLET	John SELAWSKY	Leah SIMON-WEISBERG	Alejandro SOTO-VIGIL	Igor TREGUB
<i>Budget & Personnel</i>									
<i>This Committee did not meet this quarter.</i>									
<i>Eviction / Section 8 / Foreclosure</i>									
<i>This Committee did not meet this quarter.</i>									
<i>Habitable & Sustainable Housing</i>									
<i>This Committee did not meet this quarter.</i>									
<i>IRA / AGA / Registration</i>									
Tuesday, March 10, 2020	Present		Present		Absent		Present		
<i>Outreach</i>									
Wednesday, February 19, 2020	Present	Present		Present				Absent*	
<i>4 x 4 Joint Committee on Housing (City Council/Rent Board)</i>									
Wednesday, February 26, 2020			Present	Present			Present		Present
<i>Ad Hoc Committee on Technology Issues</i>									
<i>This Committee did not meet this quarter.</i>									

^ = Meeting cancelled due to lack of a quorum

* = Absent with compensation



= Not a member of this Committee at this time

**Commissioner Attendance at Rent Stabilization Board COMMITTEE Meetings:
April-June 2020 (Q2)**

COMMITTEES	Soli ALPERT	James CHANG	Paola LAVERDE	Mari MENDONCA	Maria POBLET	John SELAWSKY	Leah SIMON-WEISBERG	Alejandro SOTO-VIGIL	Igor TREGUB
<i>Budget & Personnel</i>									
Wednesday, May 13, 2020			Present				Present	Present	Present
Tuesday, June 2, 2020 ^			Absent				Present	Absent	Present
Friday, June 5, 2020			Present			Present	Present		Present
Thursday, June 11, 2020			Present			Present	Present		Present
<i>Eviction / Section 8 / Foreclosure</i>									
Tuesday, June 2, 2020				Present	Present	Absent*			
<i>Habitable & Sustainable Housing</i>									
<i>This Committee did not meet this quarter.</i>									
<i>IRA / AGA / Registration</i>									
Friday, April 24, 2020	Present		Present		Present		Present		
Friday, May 8, 2020	Present		Present		Present		Present		
<i>Outreach</i>									
Wednesday, June 3, 2020	Present	Present		Present				Present	
<i>4 x 4 Joint Committee on Housing (City Council/Rent Board)</i>									
<i>This Committee did not meet this quarter.</i>									
<i>Ad Hoc Committee on Technology Issues</i>									
<i>This Committee did not meet this quarter.</i>									

^ = Meeting cancelled due to lack of a quorum

* = Absent with compensation



= Not a member of this Committee at this time

**Commissioner Attendance at Rent Stabilization Board COMMITTEE Meetings:
July - September 2020 (Q3)**

COMMITTEES	Soli ALPERT	James CHANG	Paola LAVERDE	Mari MENDONCA	Maria POBLET	John SELAWSKY	Leah SIMON-WEISBERG	Alejandro SOTO-VIGIL	Igor TREGUB
<i>Budget & Personnel</i>									
Thursday, July 9, 2020			Present				Present	Present	Present
Thursday, August 20, 2020			Present				Present	Absent	Present
<i>Eviction / Section 8 / Foreclosure</i>									
<i>This Committee did not meet this quarter.</i>									
<i>Habitable & Sustainable Housing</i>									
Thursday, August 6, 2020	Present	Present						Present	Present
<i>IRA / AGA / Registration</i>									
Monday, August 24, 2020	Present		Present				Present		
Tuesday, September 8, 2020	Present		Present				Present		
<i>Outreach</i>									
Wednesday, July 8, 2020	Present	Present		Present				Present	
Wednesday, August 12, 2020	Present	Present		Present				Present	
<i>4 x 4 Joint Committee on Housing (City Council/Rent Board)</i>									
Wednesday, September 23			Present	Present			Absent		Present
<i>Ad Hoc Committee on Technology Issues</i>									
<i>This Committee did not meet this quarter.</i>									

^ = Meeting cancelled due to lack of a quorum

* = Absent with compensation



= Not a member of this Committee at this time

**Commissioner Attendance at Rent Stabilization Board COMMITTEE Meetings:
October - December 2020 (Q4)**

COMMITTEES	Soli ALPERT	James CHANG	Paola LAVERDE	Mari MENDONCA	Maria POBLET	John SELAWSKY	Leah SIMON-WEISBERG	Alejandro SOTO-VIGIL	Igor TREGUB
<i>Budget & Personnel</i>									
Friday, November 6, 2020			Present				Present	Absent	Present
Friday, November 20, 2020			Present				Present	Present	Present
Thursday, December 10, 2020		Present	Present			Present	Present		
<i>Eviction / Section 8 / Foreclosure</i>									
Tuesday, October 6, 2020				Present		Present	Present		Present
<i>Habitable & Sustainable Housing</i>									
<i>This Committee did not meet this quarter.</i>									
<i>IRA / AGA / Registration</i>									
Tuesday, October 13, 2020	Present		Present				Present		
Tuesday, November 10, 2020	Present		Present				Present		
<i>Outreach</i>									
Wednesday, October 7, 2020	Present	Present		Present				Present	
Wednesday, November 18, 2020	Present	Present		Present				Present	
<i>4 x 4 Joint Committee on Housing (City Council/Rent Board)</i>									
Wednesday, October 28, 2020			Present	Present			Present		Present
Tuesday, November 24, 2020			Present	Present			Present		Present

**Commissioner Attendance at Rent Stabilization Board COMMITTEE Meetings:
October - December 2020 (Q4)**

COMMITTEES	Soli ALPERT	James CHANG	Paola LAVERDE	Mari MENDONCA	Maria POBLET	John SELAWSKY	Leah SIMON-WEISBERG	Alejandro SOTO-VIGIL	Igor TREGUB
<i>Ad Hoc Committee on Technology Issues</i>									
<i>This Committee did not meet this quarter.</i>									

^ = Meeting cancelled due to lack of a quorum

* = Absent with compensation



= Not a member of this Committee at this time



BERKELEY RENT BOARD

Item 6.a.(4)a.

BERKELEY
Rent Control 101
for
Tenants and Landlords
Moni T. Law, Housing Counselor

AGENDA

REGISTRATION

RENT STABILIZATION

SECURITY DEPOSITS & INTEREST

LEASE GUIDELINES

LANDLORD ENTRY

GOOD CAUSE FOR EVICTION

CONFLICT RESOLUTION

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

RENT CONTROL: FULLY COVERED UNITS

	MULTI-UNIT PROPERTIES BUILT BEFORE JUNE 1980	ROOMING HOUSES	SINGLE FAMILY HOMES WITH TENANTS WHO MOVED IN BEFORE 1996
Registration?	Yes	Yes	Yes
Rent Stabilization?	Yes	Yes	Yes
Eviction Protections?	Yes	Yes	Yes
Security Deposit Interest?	Yes	Yes	Yes

RENT CONTROL: PARTIALLY EXEMPT UNITS

	SINGLE FAMILY HOMES RE-RENTED AFTER 1/1/96	MOST CONDOMINIUMS	NEW CONSTRUCTION (Regulation 510)
Registration?	No (but Meas MM)	No (but Meas MM)	No (but Meas MM)
Rent Stabilization?	No	No	No
Eviction Protections?	Yes	Yes	Yes
Security Deposit Interest?	Yes	Yes	Yes

RENT CONTROL: FULLY EXEMPT UNITS

	TENANT SHARES KITCHEN OR BATH WITH PROPERTY OWNER	"GOLDEN DUPLEX"	TENANCIES STARTED AFTER 11/7/18 WHERE ONE UNIT IS AN ADU & EITHER UNIT IS OWNER-OCCUPIED
Registration?	No	No	No
Rent Stabilization?	No	No	No
Eviction Protections?	No	No	No
Security Deposit Interest?	No	No	No

REGISTRATION OF RENTAL UNITS

- ▶ All rent-controlled units must be registered with the Rent Board - annual registration fee due July 1
- ▶ All tenancies must be registered to ensure accurate rent ceilings
- ▶ Formerly exempt units must be registered within 60 days
- ▶ Rent ceilings published at www.cityofberkeley.info/myrentceiling

RENT STABILIZATION

- ▶ Landlord can set the starting rent
- ▶ Rents can only be increased to the rent ceiling as long as one original occupant lives in the unit
- ▶ Rent ceilings published at www.cityofberkeley.info/myrentceiling

WHO IS AN ORIGINAL OCCUPANT?

**A tenant who has been in the unit since before
Jan. 1, 1996**

**A tenant who was residing in the unit when the
landlord last established an initial rent**

**A tenant who moved in within first 30 days of
new tenancy**

LAWFUL RENT INCREASES

- **30-Day Notice: Rent increase of 10% or less**
- **90-Day Notice: Rent increase over 10%**



STABLE RENT & STABLE SERVICES

Space and services should remain same

Unit must remain habitable

If reduction in space/services/habitability,
tenant can seek rent reduction

Tenant recourse: rent reduction petition

HOUSING STANDARDS

Effective weatherproofing/waterproofing

Adequate heat

Hot/cold running water

Working plumbing/gas

Working electricity

No trash, rodents or vermin

Adequate trash receptacles

RENT INCREASES THROUGH PETITION PROCESS

Capital Improvement
Petition

Increase in Space or
Services

Petition to Determine
Occupancy Status

Petition to Determine
Initial Rent

Historically Low Rent

Increase in Occupants
Allowed

SECURITY DEPOSIT INTEREST

Interest must be paid annually and upon move-out

Interest calculated on federal fiscal year at Berkeley Bank Rate (0.2%)

Annual interest due in December

Move-out interest paid at monthly "move-out" rate

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

INTEREST: TENANT RECOURSE

If interest is not paid to the tenant by Jan. 31, the tenant has the right to deduct interest at a rate of 10% from a future rent payment.

EVICTIONS: IMPORTANT CONSIDERATIONS

- ▶ Eviction is about possession of the unit, not about removing a particular tenant
- ▶ If full rent isn't paid, landlord can evict the entire household
- ▶ If subtenant doesn't pay rent, full rent still owed - master tenant may need to evict

GOOD CAUSES FOR EVICTION

AT FAULT	NO FAULT
Nonpayment of Rent	Owner/Relative Move-In
Violation of Valid, Material Lease Term	Re-Occupancy of the Unit by the Original Tenant as Specified in Rental Agreement
Causing Substantial Damage Beyond Normal Wear & Tear	Ellis Act Eviction
Illegal Activity on the Premises	Relocation for necessary repairs (triggers Relocation Ordinance)
Disorderly/Nuisance Behavior	Demolition of the Unit
Repeated refusal to provide access to make required repairs	

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

NOT A GOOD CAUSE

Foreclosure

Sale of
property

Expiration
of lease

LEASING BASICS

Screen tenants thoroughly

Develop a written agreement

Exert right to prohibit

Check validity of lease clauses

Be careful when including late fees

Provide copy of signed lease to tenant

Consider fixed-term lease v. month-to-month rental agreement

Fixed-term lease: consider AGA

Include required addenda, including
Tenant Protection Ordinance

LANDLORD ENTRY

- ▶ In case of emergency
- ▶ To make or assess need for necessary repairs
- ▶ To show the unit to prospective renters or buyers
- ▶ When tenant allows entry

WRITTEN NOTICE TO ENTER

- ▶ 24 hour written notice
- ▶ Entry during normal business hours
- ▶ Specify date, time, purpose of entry
- ▶ If landlord enters for emergency, leave notice of entry

SECURITY DEPOSIT

Maximum is two
months' rent
(unfurnished unit)

All money collected
beyond first
month's rent is
considered deposit

Full deposit must be
refundable

- CA Civil Code 1950.5

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

SECURITY DEPOSIT USE

Unpaid rent

Damage caused by tenant

Necessary cleaning

- CA Civil Code 1950.5

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

SECURITY DEPOSIT RETURN

Return deposit within 21 days of tenant move-out

If landlord withholds more than \$125, must provide itemized list of deductions and invoices/receipts

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

TENANT NOTICES TO QUIT

Fixed-term lease: Landlord can designate notice period (minimum 30 days)

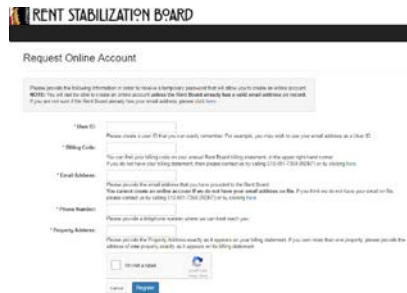
Month-to-month: Tenant can give 30 days' written notice on any day of the month
(CA Civil Code 1946)

RESOLVING CONFLICT

- ▶ Maintain a business perspective
- ▶ Create and refer to written agreements
- ▶ Research before reacting
- ▶ Avoid hostile communication
- ▶ Consider compromise
- ▶ Suggest mediation
- ▶ Consult an attorney

ONLINE REGISTRATION IS NOW AVAILABLE

SET UP AN ACCOUNT TODAY



The screenshot shows the 'Request Online Account' form on the Rent Stabilization Board website. The form includes fields for Name, Billing Cycle, Email Address, Phone Number, and Property Address. There are also checkboxes for 'I need a user' and 'I need a password'. The form is titled 'Request Online Account' and includes instructions for users to provide accurate information.

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

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?

Register Online

Upcoming Meetings & Events

January 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	31	

• January 14 @ 6pm
[Landlord 101 Workshop](#)

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

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



Join Our
Email Lists!

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



BERKELEY RENT BOARD

QUESTIONS? CONTACT US!



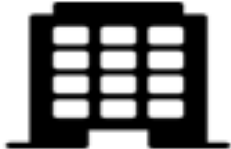
BERKELEY RENT BOARD



510-981-7368 (RENT)



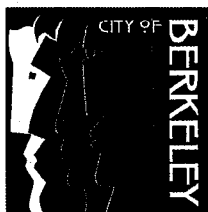
RENT@CITYOFBERKELEY.INFO



2125 MILVIA STREET BERKELEY



WWW.CITYOFBERKELEY.INFO/RENT



Rent Stabilization Board

APPENDIX B

DATE: January 21, 2021
 TO: Members of the Rent Stabilization Board, Program Staff and the Public
 FROM: Matt Brown, Acting Executive Director
 SUBJECT: U. S. Bureau of Labor Statistics CPI Information

CONSUMER PRICE INDEX FOR ALL URBAN CONSUMERS (CPI-U) SAN FRANCISCO-OAKLAND-SAN JOSE, ALL ITEMS LESS SHELTER 1982-84=100

NEW SCALE	JUNE
1979	73.2
1980	83.3
1981	89.7
1982	97.3
1983	99.7
1984	104.1
1985	107.6
1986	109.2
1987	111.1
1988	116.6
1989	122.8
1990	127.5
1991	133.3
1992	138.2
1993	142.1
1994	143.7
1995	147.6
1996	150.7
1997	153.5
1998	155.2
1999	158.8

NEW SCALE	JUNE
2000	163.7
2001	169.7
2002	169.1
2003	172.9
2004	178.4
2005	180.6
2006	190.0
2007	196.33
2008	207.473
2009	205.878
2010	211.081
2011	217.252
2012	221.915
2013	225.872
2014	230.971
2015	231.934
2016	233.095
2017	237.107
2018	244.644
2019	253.308
2020	255.063