

RESOLUTION 20-04

SETTING THE FISCAL YEAR 2020/2021 ANNUAL REGISTRATION FEE DUE JULY 1, 2020

BE IT RESOLVED by the Rent Stabilization Board of the City of Berkeley as follows:

WHEREAS, the Rent Stabilization Board operates on the basis of a fiscal year and each year adopts an operational budget after public review and input; and

WHEREAS, Section 123 of Article XVII of the Charter of the City of Berkeley provides that the Rent Stabilization Board shall finance its reasonable expenses by charging landlords annual registration fees in an amount deemed reasonable by the Board; and

WHEREAS, the Acting Executive Director and Rent Stabilization Board believe that new recurring annual revenues of at least \$5,100,000 in FY 2021 will be necessary to meet the Program's operating needs and maintain an uncommitted reserve Fund balance approaching 8% throughout FY 2021; and

WHEREAS, because of the ongoing housing crisis, demand for Rent Stabilization Program services has increased dramatically in recent years, including an estimated 50% to 64% increase over the past 7 years; and

WHEREAS, the Rent Stabilization Program has provided important services to tenants and landlords during the current COVID-19 pandemic and relief effort; and

WHEREAS, the Board believes that, to the extent possible, the Program should continue to meet the needs of owners and tenants requesting our services and maintain a staffing level to allow that to happen; and

WHEREAS, inflation has increased approximately 31% and average rents of controlled units have increased by 62% since May 2009; and

WHEREAS, since 2009, the base annual registration fee has only been increased three times by a total of \$56; and

WHEREAS, the current fee of \$250 represents 1.02% of the average (mean) monthly rent for rental units regulated by the Berkeley Rent Stabilization Program; and

WHEREAS, in FY 2018 the Board adopted a total fee of \$270, \$250 to cover necessary operational costs and an additional fee of \$20 to cover costs of anticipated capital improvements and to establish a capital reserve; and

WHEREAS, in FY 2019 the Board adopted a fee of \$250, \$245 to cover necessary operational costs and \$5 dedicated to capital needs; and

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WHEREAS, in FY 2020 the Board again adopted a fee of \$250, \$245 to cover necessary operational costs and \$5 dedicated to capital needs; and

WHEREAS, because of salary related savings in FY 2020, the Board has an operational reserve balance of over 8%; and

WHEREAS, the Board desires to maintain a capital reserve that is stable and avoids large, one-time, increases in the fee; and

WHEREAS, \$100,000 per year is deemed sufficient to maintain a stable capital reserve fund; and

WHEREAS, to reach the revenue targets referenced above, an annual registration fee of \$250 per unit is required; and

WHEREAS, the Board will meet to consider and adopt a final budget document detailing the revenues, line-item expenditures and staffing model in June 2020.

NOW THEREFORE, BE IT RESOLVED that the annual FY 2021 registration fee, due July 1, 2020, is hereby set at \$250 per unit; and,

BE IT FURTHER RESOLVED that the Acting Executive Director shall produce a final budget document detailing the revenues, total expenditure level (recurring and one-time costs) broken down in line-item detail, and staffing model for the Board's consideration and adoption at a scheduled meeting in June 2020.

Dated: April 30, 2020

Adopted by the Rent Stabilization Board of the City of Berkeley by the following vote:

YES: Alpert, Chang, Mendonca, Poblet, Selawsky, Simon-Weisberg, Soto-Vigil, Tregub, Laverde

NO:

ABSTAIN:

ABSENT:

Paola Laverde, Chairperson
Rent Stabilization Board

Attest: _____
Matt Brown, Acting Executive Director