



Rent Stabilization Board

September 6, 2012

Associate Vice Chancellor LeNorman Strong
Residential and Student Service Programs
Residential and Student Services Building
2610 Channing Way
Berkeley, CA 94720-2272

Dear Associate Vice Chancellor Strong:

I am writing on behalf of the Berkeley Rent Stabilization Board -- nine citizens of Berkeley who are elected city-wide to oversee administration of the Rent Stabilization Program. Although University housing is outside the Rent Board's jurisdiction, the Board is naturally concerned about the overall state of the rental housing market in Berkeley and about how decisions made by the University may affect the rest of the market. In addition, the Board includes several U.C. Berkeley alumni, who maintain a continuing interest in the well-being of U.C. Berkeley and its students.

We have become aware through recent news reports that the University is planning to use private developers to construct additional student housing rather than using the University's own development staff. We understand the constraints the University is operating under. University housing is self-supporting so that defraying the cost of additional housing development would potentially result in increased student housing costs throughout the University housing system. At the same time, we are concerned about the potential effects that private for-profit development and management of student housing may have.

Deputy Director Stephen Barton spoke with Martin Takimoto on September 4, 2012. Mr. Takimoto assured him that when the University seeks proposals from developers to provide this housing it will include the following as criteria for developer selection:

2125 Milvia Street, Berkeley, CA 94704
Tel: (510) 981-RENT TDD: (510) 981-6903 FAX: (510) 981-4910
E-mail: rent@ci.berkeley.ca.us Internet: www.ci.berkeley.ca.us/rent

1. The University will require that ownership of this housing will ultimately be transferred to the University.
2. The cost of this housing to students should be equal or close to the cost of housing within the University-owned housing system.
3. The construction quality should exceed state code and come close to the University's own 50-year building life standard.

We strongly support these goals and wish the University success in meeting them. We would greatly appreciate it if you would keep us informed of your progress in this new approach to providing student housing

Sincerely,



Jay Kelekian
Executive Director

Cc Members of the Berkeley Rent Board