



Rent Stabilization Board

RENT STABILIZATION BOARD Regular Meeting Minutes - *Unapproved*

Berkeley Unified School District Board Room
1231 Addison Street

Thursday, February 20, 2020
7:00 p.m.

Broadcast Live on KPFB – 89.3 and BTV Cable Channel 33
Live Webcasting at www.cityofberkeley.info/rent

6:00 p.m. *Prior to the public meeting, the Board convened in Closed Session.*

CLOSED SESSION: Pursuant to California Government Code Section 54957(b), the Board convened in closed session to consider confidential personnel matters.

At the conclusion of the closed session, Chair Laverde announced that the Board took action on personnel matters.

1. **Roll call** – Chair Laverde called the meeting to order at 7:47 p.m.
Aimee Mueller called roll.
Commissioners present: Alpert, Chang, Mendonca, Poblet, Selawsky, Simon-Weisberg, Soto-Vigil, Tregub, Laverde.
Staff present: Brown, Kelekian, Mueller.
2. **Approval of Agenda** – M/S/C (Chang/Laverde) MOTION TO APPROVE THE AGENDA WITH THE FOLLOWING CHANGES: REMOVE ITEM 4.c. FROM THE AGENDA AND MOVE ALL WAIVERS (ITEM 7.a.(2)) TO CONSENT. Voice vote. Carried: 9-0-0-0.
3. **Public Forum** – There were 2 speakers. “Carole” spoke about source of income discrimination and the Fair Chance Ordinance. Joshua Abrams of the Northern California Land Trust spoke in support of Dominique Walker after Item 5.
4. **CONSENT ITEMS**

Item 4.c. was removed from the agenda, and Item 7.a.(2) was moved to consent by an earlier vote of the Board.

- a. Approval of the January 16th regular meeting minute
- b. Approval of the January 29th special meeting minutes

M/S/C (Tregub/Simon-Weisberg) APPROVE ITEMS 4.a., 4.b., AND 7.a.(2) AS WRITTEN. Voice vote. Carried: 9-0-0-0.

- c. Recommendation to adopt Resolution 20-02 Authorizing the Board to Expend up to \$100,000 on Personnel Matters and Execute any Resultant Contracts – REMOVED FROM THE AGENDA BY AN EARLIER VOTE OF THE BOARD.

- 5. **SPECIAL PRESENTATION**: **City of Berkeley proclamation to be presented to Dominique Walker, a Moms 4 Housing participant** – Chair Laverde read aloud and presented the City of Berkeley proclamation in honor of Dominique Walker. Ms. Walker expressed her appreciation to the Board.
- 6. **SPECIAL PRESENTATION**: **“Redlining in Berkeley: The Past is Present” by Anna Cash, Former Program Director for the Urban Displacement Project at U.C. Berkeley** – Ms. Cash presented to and took questions from the Board.

7. **ACTION ITEMS**

Item 7.a.(2) was moved to consent by an earlier vote of the Board.

a. From Board Members, Executive Director and Committees

- (1) Discussion and possible action to adopt the proposed 2020 Committee Assignments List (Chair Laverde)

M/S/C (Soto-Vigil/Chang) APPROVE THE PROPOSED 2020 COMMITTEE ASSIGNMENTS WITH THE FOLLOWING CHANGES: ***Friendly amendment by Tregub (accepted)*** REMOVE COMMISSIONER TREGUB FROM THE EVICTION/SECTION 8/FORECLOSURE COMMITTEE AND ADD HIM TO THE BUDGET & PERSONNEL COMMITTEE, AND MAKE COMMISSIONER SELAWSKY AN ALTERNATE ON THE BUDGET & PERSONNEL COMMITTEE. Roll call vote. YES: Chang, Mendonca, Poblet, Selawsky, Soto-Vigil, Tregub, Laverde; NO: Alpert; ABSTAIN: Simon-Weisberg; ABSENT: None. Carried: 7-1-1-0.

- (2) Proposal to approve staff recommendations on the following requests for waivers of late registration penalties (Executive Director)

Ministerial Waivers

| <u>Waiver No.</u> | <u>Property Address</u> |
|-------------------|-------------------------|
| 4832 | 1411 Parker Street |
| 4847 | 2520 10th Street |
| 4848 | 2338 8th Street |
| 4851 | 2530 Piedmont Avenue |
| 4853 | 1537 63rd Street |
| 4855 | 3151 Eton Avenue |
| 4856 | 2128 Roosevelt Avenue |

Discretionary Waivers

| <u>Waiver No.</u> | <u>Property Address</u> |
|-------------------|-------------------------|
| 4834 | 1500 Fairview Street |

| | |
|------|----------------------|
| 4845 | 1508 Ward Street |
| 4846 | 1224 Evelyn Avenue |
| 4862 | 1531 Alcatraz Avenue |

MOVED TO CONSENT BY AN EARLIER VOTE OF THE BOARD.

8. INFORMATION, ANNOUNCEMENTS AND NEWS ARTICLES

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

a. Reports from Board Members/Staff

- (1) Update on Staffing Model – *Verbal* (Executive Director) – Executive Director Kelekian reported that an offer has been made for an Accounting Office Specialist II to help fill the position recently vacated due to retirement.
- (2) Copy of Chair Laverde’s January 27, 2020 letter to Senator Wiener conveying the Board’s opposition to SB 50 as amended on January 6, 2020 (Chair Laverde)
- (3) February 2020 California Budget & Policy Center Issue Brief by Amy Rose titled, “Understanding the Cost of College in California” (Chair Laverde)
- (4) Update on recent and upcoming Rent Board outreach events – *Verbal* (Executive Director)
- (5) Rent Board’s January 2020 “Tip of the Month” – *Carbon Monoxide* (Executive Director)
- (6) Rent Board’s February 2020 “Tip of the Month” – *Fair Housing* (Executive Director)
- (7) January 20, 2020 *The New York Times* op-ed by Richard Rothstein titled, “The Neighborhoods We Will Not Share” (Executive Director)
<https://www.nytimes.com/2020/01/20/opinion/fair-housing-act-trump.html?action=click&module=Opinion&pgtype=Homepage>
- (8) January 21, 2020 *San Francisco Chronicle* article by Sarah Ravani titled, “Oakland becomes first in state to ban criminal background checks for rental housing” (Commissioner Tregub)
<https://www.sfchronicle.com/bayarea/article/Oakland-could-be-first-in-state-to-ban-criminal-14992798.php>
- (9) January 22, 2020 *East Bay Express* article by Jean Tepperman titled, “Berkeley Greenlights BART Housing in Principle, But the Devil Is In the Details.” (Commissioner Tregub)
<https://www.eastbayexpress.com/oakland/berkeley-greenlights-bart-housing-in-principle-but-the-devil-is-in-the-details/Content?oid=28508127>

- (10) January 23, 2020 *Curbed San Francisco* article by Adam Brinklow titled, “Oakland approves ban on tenant criminal background checks” (Commissioner Tregub)
<https://sf.curbed.com/2020/1/23/21078782/oakland-background-check-renters-criminal-fair-chance>
- (11) January 28, 2020 *Daily Californian* article by Sebastian Cahill titled, “Bill to provide families with right to housing dies in CA State Assembly” (Commissioner Tregub)
<https://www.dailycal.org/2020/01/28/bill-to-provide-families-with-right-to-housing-dies-in-ca-state-assembly/>
- (12) January 30, 2020 *Legal-Planet.org* article by Ethan Elkind titled, “BREAKING: SB 50 Voted Down By State Senators Representing Affluent Suburbs” (Commissioner Chang)
<https://legal-planet.org/2020/01/30/breaking-sb-50-voted-down-by-state-senators-representing-affluent-suburbs/>
- (13) February 4, 2020 *APNews.com* article by Don Thompson titled, “California voters to eye expanded rent control in November” (Commissioner Tregub)
<https://apnews.com/cf8a90eedaace9d522b2714d5e80e828>
- (14) February 4, 2020 *San Francisco Chronicle* article by Alexei Koseff titled, “California rent control will be back on the November ballot” (Chair Laverde)
<https://www.sfchronicle.com/politics/article/California-rent-control-will-be-back-on-the-15029507.php>
- (15) February 7, 2020 *Curbed* opinion by Alissa Walker titled, “The real reason California’s upzoning bill failed” (Commissioner Chang)
<https://www.curbed.com/2020/2/7/21125100/sb-50-california-bill-fail>
- (16) February 7, 2020 *Daily Californian* article by Olivia Buccieri titled, “City of Berkeley receives support to protect tenants, preserve affordable housing” (Commissioner Tregub)
<https://www.dailycal.org/2020/02/07/city-of-berkeley-receives-support-to-protect-tenants-preserve-affordable-housing/>
- (17) February 10, 2020 *NBCBayArea.com* article by Jodi Hernandez titled, “Oakland Tenants Go on Strike, Protesting Rising Rents” (Executive Director)
<https://www.nbcbayarea.com/news/local/making-it-in-the-bay/oakland-tenants-go-on-a-rent-strike-to-protest-rising-rents/2231659/>

9. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

- a. Budget and Personnel – Committee Chair Tregub stated the Committee will be scheduling its next meeting soon.
- b. Eviction/Section 8/Foreclosure – Committee Chair Poblet stated that the Committee will also be scheduling a meeting soon.

- c. Habitable & Sustainable Housing (HASH)
- d. IRA, AGA and Registration – Committee Chair Simon-Weisberg reported that Committee members are considering dates for their next meeting.
- e. Outreach – Committee Chair Chang welcomed Commissioner Mendonca to the Committee and provided updates on the tenant survey and the Committee’s discussion about the Rental Housing Safety Program annual safety checklist.

(1) February 19th agenda

- f. 4 x 4 Joint Committee on Housing: City Council/Rent Board – Chair Laverde announced the next meeting is February 26 at 3:00 p.m.
- g. Ad Hoc Committee on Technology Issues – Committee staffer Aimee Mueller reported she is waiting for one more set of pricing from the I.T. Department before reconvening the Committee.
- h. Updates and Announcements regarding future Special Meetings – Chair Laverde directed staff to schedule a Special Meeting for the week of February 24.
- i. Discussion of items for possible placement on future agenda

10. ADJOURNMENT – Prior to adjourning the meeting, Chair Laverde acknowledged Moms 4 Housing Day. She also mentioned that February 2nd was Byron Rumford’s birthday, and acknowledged the work he did for housing and labor rights. Chair Laverde adjourned the meeting at 8:53 p.m.