

Rent Stabilization Board

June 8, 2020

Office of the Secretary and  
Chief of Staff to the Regents  
1111 Franklin St., 2<sup>nd</sup> Fl.  
Oakland, CA 94607

**Re: Purchase of 1921 Walnut St., Berkeley, California/ Preservation of Affordable Housing**

To Whom it May Concern:

On April 20, 2020 Michelle De Guzman, Director Real Estate Acquisitions and Development for the University sent the attached letter to tenants at 1921 Walnut St., an eight unit rent-controlled apartment building located in Berkeley, California. The letter detailed that the property was to be purchased by the Regents and that the University was to undertake its redevelopment and ultimately displace its tenants. While the letter was not an eviction notice per se, it made clear that a private company would be in contact with the tenants to begin the process of their relocation and ultimate eviction.

Please be aware that the City of Berkeley has had rent control since 1980 and that a core value of the City, as expressed numerous times by its voters, is the preservation of affordable housing and the protection of its tenants. It is a mission and value that this elected Rent Board considers to be of tantamount importance.

Upon receiving this notice from the University, several tenants have reached out to numerous government officials such as City Councilmembers and local Rent Board Commissioners, seeking information and guidance as well as expressing anxiety over what may be their displacement from their homes. Please note that several of the tenants at the Walnut Street property have been living there for at least ten years.

At our most recent May 21<sup>st</sup> meeting, the Rent Board voted to send this letter to the Regents expressing our support of the preservation of this property and the local rent-control status of its tenants or, in the alternative, that should the property be removed from the protections of the local rent control ordinance, either via sale, demolition or other means, that the Regents commit to replacing these eight units on a one-to-one basis with comparable affordable units. In addition,

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should the tenants at Walnut St. be displaced from their homes we urge that they be relocated into units of comparable size and rents.

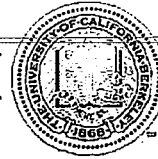
Finally, while the Regents are generally exempt from local land use regulations and some statewide legislation, we urge that the Regents honor all applicable local and state laws that pertain to the tenancy rights of these citizens.

Sincerely,



Honorable Members Berkeley Rent Stabilization Board

Cc: Nancy Skinner, State Senator SD9  
Buffy Wicks, AD 15  
Jesse Arreguin, Mayor, City of Berkeley  
Councilmembers, City of Berkeley  
Kamala Harris, US Senator  
Dianne Feinstein, US Senator  
Gavin Newsom, Governor  
Michelle De Guzman, Director, Real Estate Acquisitions & Development  
Tenants @ 1921 Walnut St.



CAPITAL STRATEGIES

A&E Building, Room 201  
Berkeley, California 94720-1382  
510-643-8200

April 20, 2020

Natalie Logusch, Paul Wallace and All Other Occupants  
1921 Walnut Street, #6  
Berkeley, CA 94704

Re: General Information Notice

Dear Occupants:

The Regents of the University of California ("the Regents") propose to undertake the redevelopment of the property you currently occupy at **1921 Walnut Street, #6, Berkeley**. This notice is to inform you of your rights under Federal and or State law. If you are displaced for the Project, you will be eligible for relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended and/or California Relocation Assistance Law (Sec 7260 et. seq. of the CA Government Code). **However, you do not have to move now. This is not a notice to vacate the premises or a notice of relocation eligibility.**

The Regents have retained the professional firm of Autotemp to assist in the relocation process. In order to assess and better plan for the relocation needs of possible displaced households in the Project, the Regents are preparing a Relocation Plan. In order to prepare this relocation plan, Autotemp staff will be conducting phone interviews beginning the week of **April 27, 2020** in order to assess your relocation needs. If you want to make an appointment that is convenient for you, please contact Debbie Martinez of Autotemp at 888.202.9195 ext. 2 or [Debbie@autotempservices.com](mailto:Debbie@autotempservices.com).

**Please be aware that there is no imminent action planned. Should the relocation process related to this property move forward, residents will be allowed to remain in their units for some period of time.**

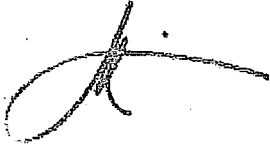
You should continue to pay your monthly rent to your landlord because failure to pay rent and meet your obligations as a tenant may be cause for eviction and loss of relocation assistance. You are urged not to move or sign any agreement to purchase or lease a unit before receiving formal notice of eligibility for relocation assistance. If you move or are evicted before receiving such notice, you will not be eligible to receive relocation assistance. Please contact us before you make any moving plans.

If you are eligible for relocation assistance, you will be given advisory services, including referrals to replacement housing, and at least 90 days advance written notice of the date you will be required to move. You would also receive a payment for moving expenses and may be eligible for financial assistance to help you rent or buy a replacement dwelling.

Again, this is not a notice to vacate and does not establish eligibility for relocation payments or other relocation assistance.

If you have any questions about the Project, please contact Kyle Gibson, Director of Communications, UC Berkeley Capital Strategies at 510.643.4793 or [kyle.gibson@berkeley.edu](mailto:kyle.gibson@berkeley.edu).

Sincerely,



Michelle De Guzman  
Director, Real Estate Acquisitions and Development  
Capital Strategies

\_\_\_\_\_  
Received by

X \_\_\_\_\_  
Recipient's Signature

\_\_\_\_\_  
Date

Delivered on/by: \_\_\_\_\_ / \_\_\_\_\_

Posted on/by: 4/17/2022 / Michelle De Guzman

Mailed/receipt received on: \_\_\_\_\_ / \_\_\_\_\_