

**Rent Stabilization Board**

May 11, 2020

[REDACTED] /TENANTS

1921 Walnut St. #1  
Berkeley, CA 94704

Dear Tenant:

Our office is in receipt of the April 20, 2020 letter sent to you by Michelle DeGuzmann from the University of California stating that the University proposes to undertake the redevelopment of your current apartment building and that, while no eviction is imminent and you do not have to currently move out of your unit, Autotemp, a firm specializing in the relocation of tenants for situations such as these, would be contacting you to "asses and ...plan for the relocation needs of possible displaced households...." The letter also cites certain federal and state laws that the University states would be applicable to displaced tenants should the project proceed.

As many of you realize, the property has yet to be sold but it is my understanding that the property owner and the Regents of the University of California are currently in escrow. I do not know the current status of the escrow or when it will close and title transfer to the Regents.

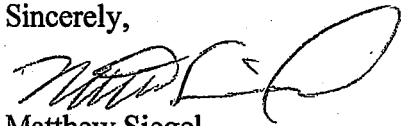
As a result of this letter from the University, several tenants have contacted various City officials, City Councilmembers and Berkeley Rent Board commissioners. Tenants have asked numerous questions regarding the legality of the displacement of the tenants should the Regents purchase the property and move to evict the tenants. In response, I have spoken with some of you regarding your potential rights under local and state law.

While the property is currently under the jurisdiction of the Berkeley Rent Stabilization and Eviction for Good Cause Ordinance (B.M.C. 13.76 et. Seq.) and tenants have both rent control and good cause for eviction protections, those protections would appear to be removed should the Regents purchase the property. Generally, the Regents are exempt from local land use regulations such as rent control as well as local laws pertaining to such rights as permitting and demolition; rights which usually require extensive City review and regulation.

While the tenants may no longer have local rent control protections upon sale of the property, they may have newly enacted state-wide rent control and eviction protections via the passage of Assembly Bill 1482 (AB 1482) which provides a level of rent regulation and eviction protection for tenants not otherwise covered by local rent control (California Civil Code 1947.12 [rent increase limitations], California Civil Code 1946.2 [eviction protections]). A good cause for eviction however under Civil Code Section 1946.2 is when the owner seeks to either substantially remodel or demolish the property. Whether the Regents would seek to evict tenants based on this statute is unknown at this time.

At this stage I am making myself available to meet with tenants as a group via Zoom to further address any questions or concerns you may have and will be reaching out to you shortly. If any tenant would rather communicate individually with me to discuss their tenancy that is an option as well. Please note that while I have some contact information for some of the tenants, I do not have all your contact information. Thus, please contact me either via phone at (510) 981-4903 or via email at [msiegel@cityofberkeley.info](mailto:msiegel@cityofberkeley.info). While our offices are closed to the public and I am working remotely, I am checking my phone messages several times a day.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Siegel', written in a cursive style.

Matthew Siegel  
Staff Attorney  
Berkeley Rent Stabilization Program