



RENT STABILIZATION BOARD
Special Meeting
Friday, August 28, 2020
7:00 p.m.

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED EXCLUSIVELY THROUGH VIDEOCONFERENCE AND TELECONFERENCE.

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, this meeting of the **City of Berkeley Rent Stabilization Board** (Board) will be conducted exclusively through teleconference and Zoom videoconference. Please be advised that pursuant to the Executive Order and the Shelter-in-Place Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, **there will not be a physical meeting location available.**

Access this meeting remotely from a PC, Mac, iPad, iPhone, or Android device by clicking on this URL: <https://zoom.us/j/96908872455?pwd=OG8xRGU2clFiKzRuQWl2VkduWHdXUT09>. If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "Rename" to rename yourself to be anonymous. To request to speak, use the "Raise hand" icon by rolling over the bottom of the screen.

To join by phone: Dial 1-669-900-6833 and enter Meeting ID: 969 0887 2455 **and Passcode:** 045175. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Chair.

To submit an e-mail comment to be reviewed and considered by the Board, please send it to amueller@cityofberkeley.info with the Subject Line in this format: "PUBLIC COMMENT ITEM #3." Please observe a 150-word limit. All written comments received before the deadline will be forwarded to the Board and will become part of the public record but will not be read during the meeting. **E-mail comments must be submitted to the email address above by 4:00 p.m. on the day of the meeting.**

Please be mindful that this meeting will be recorded, and all other rules of procedure and decorum will apply for Rent Board meetings conducted by teleconference or videoconference.

This meeting will be conducted in accordance with Government Code Section 54953, 54956, and all current state and local requirements allowing public participation in meetings of legislative bodies. Any member of the public may attend this meeting. Questions regarding this matter may be addressed to Matt Brown, Acting Executive Director, at (510) 981-7368. The Rent Board may take action related to any subject listed on the Agenda.

RENT STABILIZATION BOARD
Special Meeting
Friday, August 28, 2020
7:00 p.m.
Special Meeting Minutes - Approved

1. **Roll call** – Chair Laverde called the meeting to order at 7:04 p.m. Aimee Mueller called roll. Commissioners present: Alpert, Chang, Mendonca (joined at 7:15 p.m.), Selawsky, Simon-Weisberg, Soto-Vigil, Tregub, Laverde. Commissioners absent: None. Staff present: Brown, Mueller, Siegel, Law.
2. **Approval of Agenda** – M/S/C (Alpert/Tregub) APPROVE THE AGENDA AS WRITTEN. Roll call vote. YES: Alpert, Chang, Selawsky, Simon-Weisberg, Soto-Vigil, Tregub, Laverde; NO: None; ABSTAIN: None; ABSENT: Mendonca. Carried: 7-0-0-1.
3. **Public Comment** – There were three speakers. Peter Selawsky, speaking on behalf of the Eviction Defense Center (EDC), thanked the Board for the proposed improvements to Emergency Regulation 1017.5. Moni Law spoke regarding rental agreements and urged the Board to choose an October 2020 or later date for Emergency Regulation 1017.5, and mentioned grant funds available from EDC for back rent. Krista Gulbransen thanked the Board for their work on Emergency Regulation 1017.5 and Resolution 20-16 and assured the Board there are landlords waiting for this legislation to be passed so that they can reduce rents for impacted tenants.

4. **ACTION ITEMS**

a. **From Board Members, Committees, and Executive Director**

- (1) Recommendation, pursuant to Board Regulation 608, to adopt amendments to Emergency Regulation 1017.5 allowing landlords and tenants to agree to temporary rent reductions during the local State of Emergency without restricting the lawful rent ceiling (IRA/AGA/Registration Committee)

M/S/C (Alpert/Simon-Weisberg) MOVE THE PROPOSED AMENDMENTS TO EMERGENCY REGULATION 1017.5 PRESENTED BY COMMISSIONER ALPERT AT THE MEETING AS WRITTEN. Roll call vote. YES: Alpert, Chang, Mendonca, Simon-Weisberg, Soto-Vigil, Tregub, Laverde; NO: None; ABSTAIN: None; ABSENT: None; RECUSED: Selawsky*. Carried: 7-0-0-0-1.

*Commissioner Selawsky recused himself in an abundance of caution since his son spoke in favor of the item.

- (2) Recommendation to adopt Resolution 20-16 allowing landlords to use Regulation 1017 to provide temporary, below-market rental housing in Berkeley to disaster victims displaced by wildfires throughout California (Commissioner Alpert,

Chair Laverde & Vice-Chair Simon-Weisberg)

M/S/C (Tregub/Chang) ADOPT RESOLUTION 20-16 AS WRITTEN with *friendly amendment by Simon-Weisberg (accepted)*: STAFF WILL UPDATE THE BOARD ON THE NUMBER OF LANDLORDS WHO USE REGULATION 1017 DURING THE STATE OF EMERGENCY PERIOD. Roll call vote. YES: Alpert, Chang, Mendonca, Selawsky, Simon-Weisberg, Soto-Vigil, Tregub, Laverde; NO: None; ABSTAIN: None; ABSENT: None. Carried: 8-0-0-0.

5. BOARD MEETING UPDATES AND ANNOUNCEMENTS

a. Discussion of items for possible placement on future agendas – Chair Laverde requested an update on Assembly Bill 3088 at a future meeting.

6. ADJOURNMENT M/S/C (Laverde/Chang) MOTION TO ADJOURN THE MEETING IN HONOR OF EMMETT TILL, WHO WAS KILLED ON THIS DATE IN 1955; IN HONOR OF JACOB BLAKE WHO WAS SHOT BY POLICE ON AUGUST 23RD IN KENOSHA, WI; IN MEMORY OF ANTHONY HUBER AND JOSEPH ROSENBAUM WHO WERE SHOT AND KILLED IN KENOSHA, WI BY KYLE RITTENHOUSE; AND IN MEMORY OF THE 23,000 HUNGARIAN JEWS WHO WERE KILLED BY THE GESTAPO IN OCCUPIED UKRAINE ON THIS DAY IN 1941. Roll call vote. YES: Alpert, Chang, Mendonca, Selawsky, Simon-Weisberg, Soto-Vigil, Tregub, Laverde; NO: None; ABSTAIN: None; ABSENT: None. Carried: 8-0-0-0.