1. **Roll call** – Chair Selawsky called the meeting to order at 7:09 p.m. Aimee Mueller called roll.

Commissioners present: Chang, Laverde (arrived at 7:57 p.m.), Murphy, Poblet, Simon-Weisberg, Soto-Vigil, Townley, Tregub, Selawsky

Commissioners absent: None

Staff present: Brown, Kelekian, Mueller

*The Chair announced that the Board would adjourn tonight’s meeting in honor of Transgender Remembrance Day.*


3. **Public Forum** – There were two speakers. Krista Gulbransen spoke about the need for more education about the source of income anti-discrimination ordinance. Christine Schwartz spoke about the Section 8 Housing Program.

4. **CONSENT ITEMS**

*The Ministerial Waivers from Action Item 6.a.(3) were moved to Consent via an earlier vote of the Board.*

   a. **Approval of the October 16th meeting minutes**

   APPROVE THE OCTOBER 16TH MEETING MINUTES AND MINISTERIAL WAIVERS AS WRITTEN. Roll call vote. YES: Chang, Murphy, Poblet, Simon-Weisberg, Soto-Vigil, Townley, Tregub, Selawsky; NO: None; ABSTAIN: None; ABSENT: Laverde. Carried: 8-0-0-1.
The Consent items were not moved or seconded, but the Board members present unanimously approved them.

5. **APPEAL** – Case No. T-5612/L-4240 (2233 Grant Street, Apt. 2)

Parties present: Jeffrey Carter, Esq. appeared on behalf of Magdalena Contreras. Hisham and Maha Joudi participated via teleconference. Manny Amjad appeared on behalf of Hisham and Maha Joudi.

M/S/C (Simon-Weisberg/Murphy) AFFIRM THE HEARING EXAMINER’S AWARD, INCLUDING AN ADDITIONAL AMOUNT OF $855.60. Roll call vote. YES: Chang, Murphy, Poblet, Simon-Weisberg, Soto-Vigil, Townley, Tregub, Selawsky; NO: None; ABSTAIN: None; ABSENT: Laverde. Carried: 8-0-0-1.

6. **ACTION ITEMS**

a. From Board Members, Executive Director and Committees

(1) Discussion and possible action regarding publicizing the recently-declared State of Emergency limiting increases in rent for all rental units (Executive Director)

The Board held a lengthy discussion on this item about the possibility of gathering and promulgating information, but no formal action was taken.

(2) Recommendation regarding sending letters of appreciation to Bay Area State Legislators for authoring and/or supporting various housing affordability legislative items (Commissioners Tregub & Chang)


(3) Proposal to approve staff recommendations on the following requests for waiver of late registration penalties (Executive Director)

**Ministerial Waivers**

<table>
<thead>
<tr>
<th>Waiver No.</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>4660</td>
<td>2307 Ward Street</td>
</tr>
<tr>
<td>4667</td>
<td>2411 5th Street</td>
</tr>
<tr>
<td>4669</td>
<td>1248 Ashby Avenue</td>
</tr>
</tbody>
</table>

**Discretionary Waivers**

<table>
<thead>
<tr>
<th>Waiver No.</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>4653</td>
<td>1256 67th Street (held over from October meeting)</td>
</tr>
</tbody>
</table>
All Ministerial Waivers were moved to Consent via an earlier vote of the Board.

M/S/C (Townley/Tregub) APPROVE THE STAFF RECOMMENDATION FOR DISCRETIONARY WAIVER NO. 4653. Roll call vote. YES: Chang, Murphy, Poblet, Simon-Weisberg, Soto-Vigil, Townley, Tregub, Selawsky; NO: None; ABSTAIN: None; ABSENT: Laverde. Carried: 8-0-0-1.

7. INFORMATION, ANNOUNCEMENTS AND NEWS ARTICLES

Please Note: The Board may move Information Items to the Action Calendar.

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

a. Reports from Board Members/Staff

(1) Staffing update – Verbal (Executive Director) The Executive Director announced the hiring of Claudette Campos as an Office Specialist II and Aimee Mueller as an Associate Management Analyst, and added that the agency is now fully staffed.

(2) Letters to Senator Feinstejn, Senator Harris, Congresswoman Lee and Attorney General Jeff Sessions regarding the Board’s Recommendation to Oppose the Recission of the Deferred Action for Childhood Arrivals (DACA) Program and Call for a Path to Citizenship for Undocumented Immigrants (Executive Director)

(3) Copy of October 25, 2017 joint press release issued by Mayor Jesse Arreguín and Rent Stabilization Board Executive Director Jay Kelekian titled, “New Law Lets Berkeley Landlords Help Fire Victims By Offering Temporary Reduced Rent” (Executive Director)

(4) Owner Move-in Eviction Tracking Report (July 2014 – June 2017) (Eviction/Section 8/Foreclosure Committee & Executive Director)

(5) Update on Short-Term Rentals materials (Executive Director) – The Executive Director highlighted the supplemental materials distributed at the meeting related to this item.

(6) Fall 2017 Rent Board “AGA & Security Deposit Interest Information” postcard mailed to Berkeley property owners and tenants (Executive Director)

(7) Update on Rent Board workshops, seminars and/or outreach at community events – Verbal (Executive Director)

(8) September 17, 2017 Daily Cal.org article by Sakura Cannestra titled, “Progress for affordable Housing in Berkeley made possible with approval of state bills” (Commissioner Tregub)

(9) September 20, 2017 *Daily Cal.org* article by Ella Colbert titled, “Majority of Bay Area Residents would move due to high cost of living, UC Berkeley poll shows” (Commissioner Tregub)

(10) September 25, 2017 *East Bay Citizen.com* article by Steven Tavares titled, “Fremont City Council, except one member, fell under the spell of powerful landlord interests” (Commissioner Tregub)

(11) October 17, 2017 *Daily Cal.org* article by Elena Aguirre titled, “Berkeley landlords can now grant below-market rate housing to those displaced by North Bay fires, Hurricane Maria” (Commissioner Tregub)

(12) October 23, 2017 *East Bay Citizen.com* article by Steven Tavares titled, “Alamedans will vote on landlord-backed rent measure in 2018” (Commissioner Tregub)
http://www.ebcitizen.com/2017/10/alameda-will-vote-on-landlord-backed.html

(13) October 25, 2017 *California Apartment Association* web posting titled, “Gov. Brown extends ban on price-gouging to six months” (Vice-Chair Laverde)
https://caanet.org/gov-brown-extends-ban-price-gouging-six-months/

(14) October 25, 2017 *East Bay Citizen.com* article by Steven Tavares titled, “Berkeley rent board gives solace to those who lost their homes in devastating North Bay fires” (Commissioner Tregub)

(15) November 1, 2017 *Consumer Affairs.com* article by Mark Huffman titled, “One in five renters struggle to pay the rent” (Vice-Chair Laverde)

(16) November 6, 2017 *Daily Cal.org* article by Kate Tinney and Cade Johnson titled, “Looking back on state, city measures from 2016 election: How much progress has been made?” (Commissioner Tregub)
http://www.dailycal.org/2017/11/06/looking-back-on-state-city-measures-from-2016-election-how-much-progress-has-been-made/

(17) November 8, 2017 *East Bay Times* article by Ali Tadayon titled, “Oakland rent control loophole temporarily closed” (Vice-Chair Laverde and Commissioner Tregub)
(18) November 8, 2017 Press Telegram.com article by Courtney Tompkins titled, “Long Beach housing advocates want rent control on November ballot” (Vice-Chair Laverde)

(19) November 9, 2017 Santa Cruz Sentinel article by Louis Hansen titled, “Bay Area rents still a struggle for residents” (Vice-Chair Laverde)

(20) November 10, 2017 East Bay Times article by Lisa P. White titled, “Will Lafayette allow tenants to contest large rent hikes?” (Vice-Chair Laverde)
http://www.eastbaytimes.com/2017/11/10/will-lafayette-allow-tenants-to-contest-large-rent-hikes/

(21) November 10, 2017 KCRA.com article by Dave Manoucheri titled, “This is the largest owner of rental homes in the Sacramento area” (Vice-Chair Laverde)

(22) November 11, 2017 Mercury News.com article by Ramona Giwargis titled, “Next big San Jose rent control fight happens Tuesday” (Vice-Chair Laverde)

(23) November 11, 2017 Press Democrat.com article by Robert Digitale titled, “District Attorney: Most Sonoma County rental price gouging reports since fires are unfounded” (Vice-Chair Laverde)

(24) November 13, 2017 SFGate.com article by Katrina Fadrilan titled, “Homeless UC Berkeley student lives in refurbished school bus” (Executive Director)

8. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

a. Budget and Personnel – Chair Selawsky mentioned that the Board would see what the Committee has been working on in the Closed Session.

(1) November 14th agenda

b. Eviction/Section 8/Foreclosure – Committee Chair Simon-Weisberg discussed the most recent Owner Move-in Eviction report.
c. Habitable & Sustainable Housing (HASH) – Committee Chair Laverde reported that the next meeting is in December. Commissioner Townley highlighted a connection between the Committee’s purview and the state of emergency limits on rental increases.

(1) November 16th meeting – Cancelled

d. IRA, AGA and Registration – The Committee agreed to meet on December 7 at 5:30 p.m.

(1) November 2nd meeting – Cancelled

e. Outreach – Committee Chair Chang mentioned that the Committee’s work is in progress.

(1) November 6th agenda

f. 4 x 4 Joint Committee on Housing: City Council/Rent Board – The next meeting was tentatively scheduled for December 12 at 9 a.m.

g. 4 x 4 Ad Hoc Committee on Safety, Occupancy and Affordability of Converted Artist Warehouses and Workspaces – Commissioner Townley urged the 4x4 Committee to take up the issue of publishing FAQs on laws/practices related to artist live/work spaces.

h. Ad Hoc Committee on the Effects of Costa-Hawkins – A meeting was tentatively scheduled for December 12 at 1 p.m.

i. Ad Hoc Committee on Technology Issues

j. 2 x 2 x 2 Committee on Housing: Council / Rent Board / BUSD

k. Updates and Announcements regarding future Special Meetings

l. Discussion of items for possible placement on future agenda – Possible workshop/presentation from City staff on Short-term Rentals.

The Board adjourned at 9:41 p.m. to reconvene in Closed Session to discuss the item(s) listed below.

**CLOSED SESSION** – Pursuant to California Government Code Section 54957(b)(1), the Board convened in closed session to discuss the following:

**PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
Title: Executive Director
After reconvening, Chair Selawsky announced the following action: The Board unanimously adopted a process and tool for the Executive Director Performance Evaluation.

9. **ADJOURNMENT** – Chair Selawsky adjourned the meeting at 10:53 p.m. in honor of Transgender Remembrance Day.