



Rent Stabilization Board

RENT STABILIZATION BOARD Regular Meeting Minutes - *Approved*

Maudelle Shirek Building
2134 Martin Luther King Jr. Way
Council Chambers, Second Floor

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

Monday, June 18, 2018
7:00 p.m.

1. **Roll call** – Acting-Chair Laverde called the meeting to order at 7:05 p.m.
Aimee Mueller called roll.
Present: Chang (arrived at 7:15 p.m.), Laverde, Poblet, Simon-Weisberg, Soto-Vigil, Townley, Tregub.
Absent: Murphy, Selawsky.
Staff present: Brown, Kelekian, Mueller.
2. **Approval of Agenda** – M/S/C (Tregub/Soto-Vigil) MOTION TO MOVE ACTION ITEMS 5.a.(2), 5.a.(3), and 5.a.(4) TO CONSENT. Roll call vote. YES: Laverde, Poblet, Simon-Weisberg, Soto-Vigil, Townley, Tregub; NO: None; ABSTAIN: None; ABSENT: Chang, Murphy, Selawsky. Carried: 6-0-0-3.
3. **Public Forum** – Christine Schwartz expressed frustration that her building elevator has been out of service for over a month and discussed the impact of that and ongoing construction on her life. “W.B.C.” conveyed his opinion that he has been discriminated against by the Rent Board and the abuse he has suffered at the hands of another tenant. A third speaker ceded her time to “W.B.C.”
4. **CONSENT ITEMS**

Action items 5.a.(2), 5.a.(3), and 5.a.(4) were moved to consent by an earlier vote of the Board.

- a. Approval of the May 21st Regular Meeting minutes
- b. Approval of the June 4th Special Meeting minutes

M/S/C (Chang/Townley) MOVE ITEMS 4.a. and 4.b. AND ACTION ITEMS 5.a.(2), 5.a.(3), and 5.a.(4) AS WRITTEN. Voice vote. Carried: 7-0-0-2. ABSENT: Murphy, Selawsky.

5. ACTION ITEMS

Action items 5.a.(2), 5.a.(3), and 5.a.(4) were moved to consent by an earlier vote of the Board.

a. From Board Members, Executive Director and Committees

- (1) Recommendation to adopt Resolution 18-09 authorizing the **Fiscal Year (FY) 2018-2019 Line-item Budget, Staffing Model and Expenditure Level** (Executive Director and Budget & Personnel Committee) – The Executive Director gave a brief overview of the item.

M/S/C (Tregub/Townley) MOVE ITEM 5.a.(1) AS WRITTEN. Voice vote.
Carried: 7-0-0-2. ABSENT: Murphy, Selawsky.

- (2) Recommendation to adopt Resolutions 18-10 and 18-11 authorizing the Executive Director to modify the contracts with the **Eviction Defense Center** in an amount not to exceed \$290,000 and the **East Bay Community Law Center** in an amount not to exceed \$292,500 for FY 2018-2019 (Executive Director and Eviction/Section 8/ Foreclosure Committee)

MOVED TO CONSENT BY AN EARLIER VOTE OF THE BOARD.

- (3) Recommendation to adopt Resolution 18-12 authorizing the Executive Director to modify the contract with **Brian Augusta & Associates** for legislative advocacy in FY 2018-2019 in an amount not to exceed \$54,000 plus \$1,000 for reimbursement of out-of-pocket travel expenses when on Board business (Executive Director and Budget & Personnel Committee)

MOVED TO CONSENT BY AN EARLIER VOTE OF THE BOARD.

- (4) Recommendation to adopt Resolution 18-13 authorizing the Executive Director to modify the contract with **Berkeley Community Media** (BCM) by an amount not to exceed \$21,500 for specified services in FY 2018-2019 fiscal year and by extending the term through June 30, 2019 (Executive Director and Budget & Personnel Committee)

MOVED TO CONSENT BY AN EARLIER VOTE OF THE BOARD.

6. INFORMATION, ANNOUNCEMENTS AND NEWS ARTICLES

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

a. Reports from Board Members/Staff

- (1) Online Registration update – *Verbal* (Executive Director)

- (2) Short-term Rental applications update (Executive Director) – Commissioner Townley noted that the number of applications received is approximately 50% of the known short-term rentals in Berkeley.
- (3) Update on Board recommendation to City Council regarding proposed amendments to the Rent Stabilization Ordinance – Verbal (Executive Director) – the Executive Director informed the Board that their recommendations have been forwarded to Council to be included on the July 10, 2018 agenda.
- (4) June 14, 2018 letter from Vice-Chair Laverde to the Zoning Adjustments Board regarding protecting the West Berkeley Shellmound (Vice-Chair Laverde & Executive Director)
- (5) Rent Board “Tip of the Month” for June 2018 – *Rental Unit Safety* (Executive Director)
- (6) May 15, 2018 *Wall Street Journal* article by Laura Kusisto titled, “California Apartment Landlords Dump Properties Ahead of Rent Control Vote” (Executive Director)
<https://www.wsj.com/articles/california-apartment-landlords-dump-properties-ahead-of-rent-control-vote-1526404269>
- (7) May 20, 2018 *The New York Times* article by Kim Barker titled, “Behind New York’s Housing Crisis: Weakened Laws and Fragmented Regulation” (Executive Director)
https://www.nytimes.com/interactive/2018/05/20/nyregion/affordable-housing-nyc.html?fallback=0&recId=15pgBIKfm22cYyn4hUVz77tvKeV&geoContinent=NA&geoRegion=CA&recAlloc=thompson_sampling&geoCountry=US&blockId=sig-nature-journalism&action=click&module=editorsPicks&pgtype=Article®ion=Footer
- (8) June 3, 2018 *Mercury News* article by Marisa Kendall titled, “Nearly half of Bay Area residents say they want to leave” (Executive Director)
<https://www.mercurynews.com/2018/06/03/nearly-half-of-bay-area-residents-say-they-want-to-leave/amp/>

7. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

- a. Budget and Personnel – Committee Chair Tregub reported that the Committee has several tentative dates proposed for closed sessions meetings to discuss the Executive Director’s contract.
 - (1) May 30th agenda
 - (2) June 12th agenda
- b. Eviction/Section 8/Foreclosure – Committee Chair Poblet said the Committee met last week and discussed Ellis Act evictions and opportunities for collaboration.

(1) June 11th agenda

- c. Habitable & Sustainable Housing (HASH) – Committee Chair Laverde updated the board on numerous issues the Committee is looking at, including the Demolition Ordinance, and mass-disaster planning.

(1) December 14, 2017 minutes

- d. IRA, AGA and Registration – Committee Chair Simon-Weisberg reported that the Committee is discussing the implications of a potential repeal of Costa-Hawkins and what regulatory action the Board may need to take.

(1) June 7th agenda

- e. Outreach – Committee Chair Chang said the last meeting was postponed and the Committee hopes to meet on Monday, July 2nd.
- f. 4 x 4 Joint Committee on Housing: City Council/Rent Board – The Executive Director stated that the last time the Committee met was on the morning of the last Board meeting, and the date for the next meeting hasn't been set yet.

(1) June 4th agenda

- g. 4 x 4 Ad Hoc Committee on Safety, Occupancy and Affordability of Converted Artist Warehouses and Workspaces
- h. Ad Hoc Committee on the Effects of Costa-Hawkins – Committee Chair Laverde reported that the Committee is contemplating a public hearing for the end of October or early November. She also mentioned that before the repeal initiative can be included on the ballot, there must be a hearing which is scheduled for Thursday, June 21st in Sacramento.
- 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 – Earlier in the meeting, the Board discussed referring to the IRA/AGA/Registration Committee or the 4x4 Joint Committee on Housing the issue of possible recommendations to Council on amending the Relocation Ordinance to account for elevators that are inoperable for long periods of time.

- 8. ADJOURNMENT – The meeting adjourned at 8:06 p.m. in solidarity with the immigrants who have come to the U.S. to apply for political asylum.