



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, November 19, 2018
7:00 p.m.

6:45 p.m. Prior to the public meeting, the Board convened in Closed Session.

CLOSED SESSION – Pursuant to California Government Code Section 54956.8, the Board discussed and took action on the following item:

UPDATE FROM REAL PROPERTY NEGOTIATOR
Leasing office space for the Rent Board

Upon conclusion of the closed session, Chair Selawsky announced that the Board would entertain an extension of the lease for the Rent Board’s office space. He also announced that the meeting would adjourn in honor, memory, sympathy, empathy, and support for those in Butte County impacted by the fire.

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- 1. Roll call** – Chair Selawsky called the meeting to order at 7:30 p.m.
Aimee Mueller called roll.
Present: Chang, Laverde, Simon-Weisberg, Soto-Vigil, Townley, Selawsky.
Absent: Murphy, Poblet, Tregub.
Staff present: Brown, Kelekian, Law (in audience), Mueller.
 - 2. Approval of Agenda** – M/S/C (Simon-Weisberg/Laverde) MOTION TO APPROVE THE AGENDA WITH THE FOLLOWING CHANGES: MOVE ACTION ITEMS 5.a.(1), 5.a.(2), AND 5.a.(3) TO CONSENT. Voice vote. Carried: 6-0-0-3. Absent: Murphy, Poblet, Tregub.
 - 3. Public Forum** – There were four speakers. Soli Alpert spoke about the housing crisis in California, and his upcoming work on the Rent Board. Krista Gulbransen spoke about providing housing for victims of the Butte County fire, and expanding the definition of “disaster” to include things like homelessness. Moni Law spoke about housing scarcity for a variety of vulnerable groups, and the displacement of people of color from South Berkeley. Christine Schwartz congratulated the newly elected and reelected Commissioners, and spoke about issues related to construction around her building.

Commissioner Soto-Vigil noted that this was Commissioner Townley's last Rent Board meeting.

4. CONSENT ITEMS

Action items 5.a.(1), 5.a.(2), and 5.a.(3) were moved to Consent by an earlier vote of the Board.

- a. Approval of the October 15th regular meeting minutes
- b. Request to excuse Commissioner Murphy's absence from the October 15, 2018 Board Meeting (Commissioner Chang and Commissioner Murphy)
- c. Request to excuse Commissioner Tregub's absence from tonight's Board Meeting (Commissioner Tregub and Chair Selawsky)

(M/S/C) (Simon-Weisberg/Townley) MOTION TO APPROVE ALL CONSENT ITEMS, INCLUDING ITEMS 5.a.(1), 5.a.(2), and 5.a.(3). THE SUBSTANCE OF ITEM 5.a.(1) IS AS FOLLOWS: ADOPT RESOLUTION 18-23 AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AND EXECUTE A FIVE-YEAR LEASE EXTENSION WITH A BOARD OPTION TO TERMINATE AFTER YEAR ONE WITH 2001 CENTER STREET, LLC, FOR OFFICE SPACE AT 2001 CENTER STREET IN BERKELEY. Roll call vote. YES: Chang, Laverde, Simon-Weisberg, Soto-Vigil, Townley; NO: None; ABSTAIN: Selawsky; ABSENT: Murphy, Poblet, Tregub. Carried: 5-0-1-3.

5. ACTION ITEMS

Action items 5.a.(1), 5.a.(2), and 5.a.(3) were moved to consent by an earlier vote of the Board.

a. From Board Members, Executive Director and Committees

- (1) Discussion and possible action to approve new lease agreement for Rent Board office space at 2125 Milvia Street (Ad Hoc Committee on Real Property Negotiations)

THE SUBSTANCE OF THIS ITEM IS AS FOLLOWS: ADOPT RESOLUTION 18-23 AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO AND EXECUTE A FIVE-YEAR LEASE EXTENSION WITH A BOARD OPTION TO TERMINATE AFTER YEAR ONE WITH 2001 CENTER STREET, LLC, FOR OFFICE SPACE AT 2001 CENTER STREET IN BERKELEY.

THE ITEM WAS MOVED TO CONSENT BY AN EARLIER VOTE OF THE BOARD.

- (2) Recommendation to amend Regulation 1269 [Change in Space or Services] – *First reading* (IRA/AGA/Registration Committee)

THIS ITEM WAS MOVED TO CONSENT BY AN EARLIER VOTE OF THE BOARD.

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

Ministerial Waivers

Waiver No. Property Address

4762	1700 Addison Street
4764	2224 Grant Street
4766	2010 Channing Way
4771	1737 San Pablo Avenue
4772	1325 Spruce Street
4773	1170 Arch Street
4775	3113 Harper Street

THIS ITEM WAS 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) Update on the Rent Board Staffing Model – *Verbal* (Executive Director) – The Executive Director announced the hiring of two new staff.
- (2) Short-term Rental applications update (Executive Director)
- (3) U.C. Berkeley’s Policy Brief titled, “Proposition 10: Estimating the Scale of Expanded Rent Control in the Bay Area” by Anna Cash, Miriam Zuk and Anthony Federico (Executive Director)
- (4) Update on request that staff post on the Rent Board’s website compiled research on the effects/impacts of vacancy decontrol in lieu of holding a workshop as previously requested by the Board – *Verbal* (Executive Director)
- (5) Rent Board postcard to Berkeley property owners and tenants regarding the 2019 Annual General Adjustment (AGA), Security Deposit and Fall Newsletter (Executive Director)
- (6) Update on recent Rent Board outreach events – *Verbal* (Executive Director)
- (7) Rent Board “Tip of the Month” for November 2018 – *Safe Housing Is a Right* (Executive Director)

7. COMMITTEE/BOARD MEETING UPDATES AND ANNOUNCEMENTS

- a. Budget and Personnel
- b. Eviction/Section 8/Foreclosure
- c. Habitable & Sustainable Housing (HASH)
- d. IRA, AGA and Registration
- e. Outreach – Committee Chair Chang highlighted several items the Committee is working on, including landlord and tenant surveys.
 - (1) November 9th agenda
- f. 4 x 4 Joint Committee on Housing: City Council/Rent Board
- g. 4 x 4 Ad Hoc Committee on Safety, Occupancy and Affordability of Converted Artist Warehouses and Workspaces
- h. Ad Hoc Committee on Real Property Negotiations
 - (1) October 26th agenda
- i. Ad Hoc Committee on the Effects of Costa-Hawkins
- j. Ad Hoc Committee on Technology Issues
- k. 2 x 2 x 2 Committee on Housing: Council / Rent Board / BUSD
- l. Updates and Announcements regarding future Special Meetings
- m. Discussion of items for possible placement on future agenda – The Board discussed adding an item concerning the invocation of Regulation 1017 (Temporary Housing for Disaster Victims) in response to the Butte County fire.

8. **ADJOURNMENT** – Chair Selawsky adjourned the meeting at 8:05 p.m. in honor, memory, sympathy, empathy, and support for those in Butte County affected by the fire.