



Daniel Lurie
Mayor

Christina A. Varner
Executive Director

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PRESIDENT

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ASHLEY KLEIN
CATHY MOSBRUCKER
KENT QIAN
ANURAJ (KC) SHAH
ARTHUR TOM
DAVID WASSERMAN

**MINUTES OF THE REGULAR MEETING OF
THE SAN FRANCISCO RESIDENTIAL RENT
STABILIZATION & ARBITRATION BOARD**

Tuesday, February 10, 2026
at 6:00 p.m.
25 Van Ness Avenue, Room 610
San Francisco, CA 94102

I. Call to Order

Vice-President Mosbrucker called the meeting to order at 6:06 p.m.

II. Reading of Ramaytush Ohlone Land Acknowledgment

Commissioner Crow read the Ramaytush Ohlone Land Acknowledgement.

III. Roll Call

Commissioners Present: Crow; Haley; Hung; Mosbrucker; Qian; Shah; Tom; Wasserman.

Commissioners Arriving Late: Hung, 6:14 p.m.

Commissioners Not Present: Gruber; Klein.

Staff Present: Katayama; Koomas; Texidor; Van Spronsen; Varner.

IV. Remarks from the Public

There were no members of the public present who wished to provide public comment.

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V. Approval of the Minutes

MSC: To approve the minutes of January 13, 2026.
(Wasserman/Qian: 6-0, Crow abstaining)

VI. Consideration of Appeals

A. 329 Irving Street

AT260001

The tenant appeals the administrative dismissal of their claim for decreased housing services. The Administrative Law Judge (ALJ) administratively dismissed the petition with prejudice because the parties entered into a written settlement agreement in Superior Court that contained a full release of claims and therefore barred the tenant's claim of decreased housing services. In the appeal, the tenant argues that the landlord materially breached the terms of the settlement and therefore the dismissal should be vacated or clarified that it is conditioned on satisfaction of the settlement.

MSC: To deny the appeal.
(Wasserman/Tom: 5-0)

B. 1048 Oak Street

AL260002

The landlord appeals the decision granting in part the tenants' claims for decreased housing services and failure to repair and maintain. In the decision, the ALJ found the landlord liable to the tenants for \$418.75 for rent reductions for the substantial decrease in housing services from July 25, 2025 to August 31, 2025 and \$4,534.40 in rent overpayments for the period of June 1, 2022 to January 31, 2026. In the appeal, the landlord claims that the ALJ mischaracterized facts regarding the tenant's rent history and that the rent overpayments should be offset by the tenants' outstanding rent debt.

MSC: To deny the appeal.
(Mosbrucker/Qian: 5-0)

C. 2395 – 47th Avenue

AL260003

The landlord appeals the decision granting the tenants' claim for unlawful rent increase. In the decision, the ALJ found the landlord liable to the tenants for \$14,742.04 in rent overpayments for the period of August 1, 2022 through January 31, 2026. In the appeal, the landlord argues that the rent increases found to be null and void should nonetheless have been banked and available for imposition on the tenants' next rent increase anniversary date, and that the overpayment liability is unfair because the increases were imposed in good faith and the landlord is already experiencing financial burden from an increase in property tax and insurance. The landlord requests that the Board reverse or substantially reduce their liability, disallow the tenant from offsetting the rent, or in the alternative, remand the matter to the ALJ to consider additional equitable remedies.

MSC: To deny the appeal.
(Qian/Mosbrucker: 5-0)

D. 416 Bryant Street, Unit 9

AL250078

The landlord appeals the remand decision granting the tenant's claims for decreased housing services and unlawful rent increase. In the remand decision, the ALJ found the landlord liable to the tenant for the sum of \$989.42 for rent overpayments for the period of October 21, 2023 to June 30, 2025 and \$330.00 for the landlord's failure to provide weekly common area cleaning. In the appeal, the landlord argues, among other things, that a prior payment of \$494.42 made pursuant to the initial decision was not credited in the remand decision.

MSC: To accept the appeal and amend the Remand Decision pursuant to the ALJ memorandum with instruction to offset the amount of \$494.42 from the award of \$1,380.26 for a net amount owing of \$885.84, with no hearing to be held.
(Wasserman/Tom: 5-0)

IV. Remarks from the Public (cont.)

There were no remarks from the public.

VII. Communications

In addition to correspondence concerning cases on the calendar, the Commissioners received the following communications:

- A. News article from Mission Local.
- B. Departmental workload statistics for December 2025.
- C. Amended Rules and Regulations Section 1.12, updated Table of Contents, and updated List of Rules and Regulations Amendments.
- D. Amended Ordinance Sections 37.2, 37.3, 37.8B, 37.9, 37.9A, and 37.9E, updated Table of Contents, and updated List of Ordinance Amendments.
- E. 2026 Rent Board Annual Report on Buyout Agreements.
- F. Rent Board Final Fiscal Years 2026-2027 and 2027-2028 Budget Presentation versions 1 and 2.
- G. Rent Board Budget Proposal Memorandum for Fiscal Years 2026-2027 and 2027-2028 dated February 5, 2026 and version 2, dated February 10, 2026.

VIII. Director's Report

Executive Director Christina Varner wished everyone a happy Black History Month and Lunar New Year. With regard to the Rent Board fee, she said that the department has so far collected \$6.3M in 2026 Rent Board fees thus far and that timely fee payment must be made by March

1. She said that for any payments received after March 1, a 5% penalty will be incurred, and then a 10% penalty in April, and a 15% penalty in May. With regard to the Housing Inventory, Director Varner said that nearly 59,000 Housing Inventory reports have been made across more than 13,600 parcels, with over 51,000 licenses having been issued thus far. She acknowledged the department's Inventory and Fee Unit and Public Information Unit, as well as partners at SF311 with handling an increase in inquiries from the public. Director Varner also said that the department is in its final stages of its project to re-brand and create a logo, for the first time ever. Regarding outreach, Director Varner said that on March 7, staff will table at the Chinese New Year Community Street Fair in Chinatown, the same day as the Chinese New Year parade, and will have Cantonese, Mandarin and English speakers on site, and on March 18, the Rent Board will be tabling at the SF Apartment Association's (SFAA) Landlord Expo at Fort Mason as it does annually. With regard to legislation, Director Varner said that Supervisor Melgar's Board of Supervisors File No. 231224, originally introduced on November 28, 2023, which would amend the Housing Code to authorize occupants of residential dwelling units to sue a property owner to enforce the prohibition on substandard housing conditions, is still active at the Land Use Committee after Supervisor Melgar twice continued this item to remain active until July 2025. She told the Commissioners that she will stop discussing this item as the department is assuming it is a dead piece of legislation and she will update them if anything changes. Director Varner said that in the Old Business item, the department will again discuss tenant protections related to residential demolitions and renovations, the Tenant Protection Ordinance (TPO). She said that this legislation became effective yesterday, February 9, 2026 and that SFAA filed a lawsuit on this item already. She said that in the meantime the department is complying with their implementation duties and has released a series of updated forms on the Rent Board's website forms center in conjunction with yesterday's TPO effective date. She said that this includes updates on the OMI change of address form, updates to Ellis forms, updates to the Pre-buyout Disclosure forms, and updates to the temporary eviction for capital improvements tenant disclosure and change of address form, and an update to Form 1007. Director Varner told the Commissioners that they should have received notification from the Ethics Commission regarding their required Form 700 and Ethics and Sunshine training filings and that on February 19 and 26 the Ethics Commission will hold Form 700 Filer Information Sessions and will send out information soon. She said that Form 700 filings and Sunshine and Ethics training completion will be due on Wednesday, April 1, except for Commissioner Shah and reminded the Commissioners that if these items are not properly filed with the Ethics Commission by the deadline, they may be fined \$10 per day by the state, and up to \$5000 by the Ethics Commission if they are over 30 days late, but even more importantly, commission members will be disqualified from all participation in and voting on matters listed on the meeting agenda of their board or commission until they have met their filing requirements.

IX. Old Business

A. SB 330/Tenant Protection Ordinance Implementation

Senior Administrative Law Judge (SALJ) Koomas told the Commissioners that the department has created a number of new forms to implement this legislation which can be found on the department's website as mentioned in the Director's Report. He said that certain provisions of the law will not impact the department for a few months, and in the meantime, the department is making plans for implementation, training staff, and assessing whether additional regulations

are necessary. The Commissioners did not have any further discussion and decided that this item will not be agendaized for the next meeting, but could be re-agendaized in the future as needed.

B. Second Public Budget Meeting: Fiscal Years 2026-2027 and 2027-2028 Departmental Budget

Executive Director Christina Varner made the second of two required budget presentations to the Board for Fiscal Years 2026-2027 and 2027-2028. Director Varner told the Commissioners that a first version of the budget presentation and memorandum were shared with the Commissioners on February 5, and then a second version with minor updates was shared on February 10. She explained that the presentation shows the City and County's budget timeline and that the department is currently in department phase, where it builds the budget and updates figures according to the department's needs for the next two fiscal years. Director Varner said that as an Enterprise department, the Rent Board is required to balance to budget. She said that the presentation also includes the department's organizational chart, which structure has remained the same for the past two years. She explained that the organization structure is proposed to remain the same except for one change occurring in the present fiscal year 2026 in which the 1844 Senior Management Assistant position has been converted from a temporary to a permanent position, funded by another vacant, funded position.

Regarding the projected revenue, Director Varner told the Board that the Rent Board's revenue primarily consists of the Rent Board fee, and the department receives small amounts for duplication services and owner move-in-related administrative penalties. She said that the figures described in the February 5 budget presentation and memorandum have been adjusted slightly due to decreases in work order costs and the Rent Board's requirement to balance to budget. For the past four years, the department has charged an annual, per dwelling unit fee of \$59. This fee is calculated by the Controller's office, gathering the total number of units that have been assessed the fee in past years and determining whether the current amount or an increased fee amount will be adequate to support the program. As Director Varner explained during last month's presentation, she said the department believes that based on departmental needs and the amount of fund balance available and required to spend down, the fee will remain at \$59 the next fiscal year and will either remain at \$59 or increase to \$61 the following fiscal year. She said that FY 2025 projections show approximately 223,000 billed units, together with 12,400 SRO guest units billed at half the rate of the dwelling units. Director Varner said that the department successfully collected 95% of the 2025 fee, and that, projecting a 95% fee collection rate, together with the department's other smaller revenue sources, the department projects approximately \$12.9M in revenue in FY 2027, and \$13M in revenue in FY 2028 with a proposed use of \$2.5M in fund balance. She said that the department thus anticipates a total budget of \$15.4M.

As Director Varner discussed in January, the Rent Board's expenditures are comprised of salaries, mandatory fringe benefits, non-personnel services, overhead and allocations, materials and supplies, and work orders with other departments. She said that the vast majority of the department's budget, about 78%, goes to pay labor costs, and that the largest of the expenditures is salary and fringe, which increase annually and sometimes biannually due to COLAs, step increases, increases in health care costs, and other negotiated increases.

With regard to other costs, Director Varner said that the work orders with other departments pay for the services of ReproMail, SF311, the Department of Technology, the City Attorney's Office, the Department of Human Resources, the Office of Contract Administration, and the City Administrator's office for rent to the Department of Real Estate. She said that the department has clarified and reduced some of these work orders based on billing trends and operational need over the past six years. Director Varner said that there will be a small increase in software licensing costs. The department has regular, ongoing database, licensing, and software costs, as well as ordinary business machine costs and advertising, and small amounts allocated for materials and supplies. She explained that the budget presentation includes the updated comparison summary of the proposed budget figures for the next two years, which also highlights variances where the budget decreases slightly next year, but then increases the following year, and the department will spend down fund balance that has been accumulating largely due to position vacancies. She said that there are some higher work order costs, especially for those that have full-time employee allocations like with SF311 and Treasurer and Tax Collector, and an increase in suite rent from the Department of Real Estate. Director Varner said that there was an increase of \$10,000 for digital services, and then again a slight reduction in salary and fringe costs due to position changes and decreased costs this year in materials, supplies, and non-personnel services due to the completion of the department's office move. Director Varner told the Board that the department has also kicked off its system modernization project.

Executive Director Varner then invited questions from the Commissioners, and none were raised. Commissioner Wasserman made a motion to approve the proposed budget.

MSC: To approve the proposed departmental budget for Fiscal Years 2026-2027 and 2027-2028.
(Wasserman/Qian: 8-0)

X. New Business

A. Board Officer Elections pursuant to Rent Board Rules and Regulations Section 2.10 Election of Officers

Vice-President Mosbrucker began the discussion by explaining that the Board is tasked with electing a president and vice-president of the Commission each year according to Rent Board Rules and Regulations Section 2.10 and invited the Commissioners to make nominations. Commissioner Wasserman nominated President Gruber for an additional term as Board President, which was seconded by Commissioner Qian. Commissioner Qian then nominated Vice-President Mosbrucker to serve an additional term as Vice-President, which was seconded by Commissioner Wasserman.

MSC: To nominate David Gruber as President for calendar year 2026.
(Wasserman/Qian: 8-0)

MSC: To nominate Cathy Mosbrucker as Vice-President for calendar year 2026.
(Qian/Wasserman: 7-0)

XI. Calendar Items

March 10, 2026 – regular in-person meeting at 25 Van Ness Avenue, Room 610.

Reader of the Ramaytush Ohlone Land Acknowledgement – President Gruber.

A. Consideration of Appeals

a. 6 appeal considerations

XII. Adjournment

Vice-President Mosbrucker adjourned the meeting at 6:46 p.m.