



4x4 Joint Task Force Committee on Housing
City Council and Rent Board

4 X 4 JOINT TASK FORCE COMMITTEE ON HOUSING CITY COUNCIL/RENT STABILIZATION BOARD

Wednesday, September 28, 2022 – 3:00 p.m.

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

Pursuant to Government Code Section 54953(e)(3), City Council Resolution 70,030-N.S., and Rent Board Resolution 21-29, this meeting of the City Council and Rent Stabilization Board's **4 x 4 Joint Task Force Committee on Housing** (Committee) will be conducted exclusively through teleconference and Zoom videoconference. Please be advised that pursuant to the Resolutions and the findings contained therein that the spread of COVID-19 continues to be a threat to the public health and that holding meetings of City legislative bodies in person would present imminent risks to the health and safety of the public and members of legislative bodies. Therefore, **there will not be a physical meeting location available.**

To access this meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device by clicking on this URL: <https://us06web.zoom.us/j/81975393372?pwd=S21hNlFtKzJ0amRlPczFneVFHVE1HZz09>. 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 Webinar ID: 819 7539 3372 and Passcode: 282147. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Committee Chair.

To submit an e-mail comment to be read aloud during Public Comment, email btran@cityofberkeley.info with the Subject line in this format: "PUBLIC COMMENT ITEM FOR 4 X 4 COMMITTEE". Please observe a 150-word limit. Time limits on public comments will apply. Written comments will be entered into the public record. **Email comments must be submitted to the email address above by 1:00 p.m. on the day of the Committee meeting in order to be included.**

Please be mindful that this will be a public meeting and all rules of procedure and decorum will apply for meetings conducted by teleconference or videoconference.

This meeting will be conducted in accordance with Government Code Section 54953 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 DéSeana Williams, Executive Director of the Rent Board, at (510) 981-7368 (981-RENT). The Committee may take action related to any subject listed on the Agenda.



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AGENDA

4 X 4 JOINT TASK FORCE COMMITTEE ON HOUSING CITY COUNCIL/RENT STABILIZATION BOARD

Wednesday, September 28, 2022 – 3:00 p.m.

1. Roll call
2. Land Acknowledgment Statement: *The Berkeley Rent Stabilization Board recognizes that the rental housing units we regulate are built on the territory of xučyun (Huchiun-(Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's landlords and tenants have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878 and since the Rent Stabilization Board's creation in 1980. As stewards of the laws regulating rental housing, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today.*
3. Approval of the agenda
4. Public comment on non-agenda matters
5. Approval of July 12, 2022 Committee meeting minutes (see attachment)
6. Update on the implementation of the Rental Housing Safety Program's cyclical inspection process (presentation by Jenny McNulty, Planning Department staff)
7. Discussion on the amendments to the Berkeley Housing Code (Planning Department staff)
8. Discussion and possible policy recommendation to Council regarding Tenant Habitability Plan Ordinance (requested by Mayor Arreguín and Chair Simon-Weisberg)
9. Discussion and possible recommendations on signage related to the Elevator Ordinance (requested by Executive Director Williams)
10. Discussion on proposed demolition of eight dwelling units at 2435 Haste Street (requested by Chair Simon-Weisberg, see attached memo)
11. Discussion on proposed demolition of eight dwelling units at 2429-33 San Pablo Avenue (requested by Chair Simon-Weisberg)

12. Quick updates on previously discussed items
 - a. Demolition Ordinance
13. Discussion of possible future agenda items
14. Confirm next meeting date
15. Adjournment

COMMITTEE MEMBERS:

Mayor Jesse Arreguín

City Councilmember Kate Harrison

City Councilmember Rigel Robinson

City Councilmember Terry Taplin

Rent Board Chairperson Leah Simon-Weisberg

Rent Board Vice-Chairperson Soli Alpert

Rent Board Commissioner Xavier Johnson

Rent Board Commissioner Andy Kelley



4x4 Joint Task Force Committee on Housing
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4 X 4 JOINT TASK FORCE COMMITTEE ON HOUSING CITY COUNCIL/RENT STABILIZATION BOARD

Tuesday, July 12, 2022 – 10:00 a.m.

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

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To join by phone: Dial 1-669-900-6833 and enter Webinar ID: 814 5745 4729 and Passcode: 831356. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Committee Chair.

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Tuesday, July 12, 2022 – 10:00 a.m.

Minutes To Be Approved

- Roll call: Mayor Arreguín called the meeting to order at 10:05 a.m.
Present: Mayor Arreguín, RB Chair Simon-Weisberg, RBC Alpert, CM Harrison, RBC Johnson, RBC Kelley, CM Taplin (logged on at 10:08 a.m.).
Absent: CM Robinson.
Staff present: Diego Aguilar-Canabal, Matt Brown, Lief Bursell, Nate Dahl, Stefan Elstrand, Margot Ernst, Jen Fabish, Hannah Kim, Amanda Montez, Be Tran, DéSeana Williams, Lisa Warhuus.
- Land Acknowledgment Statement: *The Berkeley Rent Stabilization Board recognizes that the rental housing units we regulate are built on the territory of xučyun (Huchiun-(Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's landlords and tenants have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878 and since the Rent Stabilization Board's creation in 1980. As stewards of the laws regulating rental housing, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today.*

The land acknowledgement statement was read aloud.

- Approval of the agenda: M/S/C (Harrison/Simon-Weisberg) Approve the agenda as written. Roll call vote. YES: Alpert, Arreguín, Harrison, Johnson, Kelley, Simon-Weisberg, Taplin; NO: None; ABSTAIN: None; ABSENT: Robinson. Carried: 7-0-0-1.
- Public comment on non-agenda matters: There were three speakers.
- Approval of May 3, 2022 Committee meeting minutes (see attachment): M/S/C (Arreguín/Harrison) Approve the minutes as written. Roll call vote. YES: Alpert, Arreguín, Harrison, Johnson, Kelley, Simon-Weisberg, Taplin; NO: None; ABSTAIN: None; ABSENT: Robinson. Carried: 7-0-0-1.

6. Discussion and possible policy recommendation to Council regarding Relocation Ordinance and suggested additions from previous discussion regarding Tenant Habitability Plan Ordinance (requested by Mayor Arreguín and Chair Simon-Weisberg): Chair Simon-Weisberg and Mayor Arreguín presented and took feedback to inform the process of crafting a formal recommendation for the committee. Next steps include meeting with Planning Department staff and other stakeholders.

There were two public speakers.

7. Discussion regarding the pandemic “eviction cliff” (requested by Mayor Arreguín): The committee discussed, amongst other things: The process for reinstating amendments to the Urgency Ordinance (BMC 13.110) from December of 2020 that were inadvertently removed in a subsequent May 2021 amendment; rent relief funding; anticipating service provision needs after the local state of emergency is lifted; and other tenant and small landlord relief needs.

There were two public speakers.

8. Discussion of possible future agenda items: Update on inter-department conversations around administration of the Relocation Ordinance as it currently exists, and possible amendments (Alpert).
9. Confirm next meeting date: The next meeting is tentatively scheduled for September 28, 2022, from 3:00 – 5:00 p.m.
10. Adjournment: M/S/C (Arreguín/Simon-Weisberg) Adjourn the meeting. Roll call vote. YES: Alpert, Arreguín, Harrison, Johnson, Kelley, Simon-Weisberg, Taplin; NO: None; ABSTAIN: None; ABSENT: Robinson. Carried: 7-0-0-1.

The meeting adjourned at 12:03 p.m.

COMMITTEE MEMBERS:

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City Councilmember Kate Harrison
City Councilmember Rigel Robinson
City Councilmember Terry Taplin

Rent Board Chairperson Leah Simon-Weisberg
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