



**4 X 4 JOINT TASK FORCE ON HOUSING**

**CITY COUNCIL/RENT BOARD**

**Friday, March 20, 2026 – 11:00 a.m.**

**2180 Milvia Street, 1<sup>st</sup> floor, Cypress Room, Berkeley, CA**

**Teleconference Location - 1201 J Street, Suite 200**

**Sacramento, CA 95814**

**Public participation**

This meeting will be conducted in a hybrid model with both in-person and remote participation, and 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 at the posted location(s). 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.

**To access this meeting by Zoom**

[Join from a PC, Mac, iPad, iPhone, or Android device](#). If you do not want your name to appear on the screen, 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 1-669-254-5252, enter Webinar ID: 161 785 7476 and Passcode: 456921. To comment during the public comment part of the agenda, Press \*9 and wait to be recognized by the Committee Chair.

**Email comments**

Email comments must be submitted to [HKim@berkeleyca.gov](mailto:HKim@berkeleyca.gov) by **9:00 a.m.** on the day of the meeting in order to be considered by the Committee and included in the public record. Format your subject line: "PUBLIC COMMENT ITEM FOR 4x4 COMMITTEE." Please observe a 150-word limit. Time limits on public comments will apply.

**Decorum**

All rules of procedure and decorum apply for both in-person attendees and those participating remotely. Attendees at public meetings are reminded that other attendees may be sensitive to various scents. Please help the City respect these needs.

**Communications access information**

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**AGENDA: 4 X 4 JOINT TASK FORCE ON HOUSING**

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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 Chochochenyo (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 agenda
4. Non-agenda public comment
5. Approval of February 20, 2026, meeting minutes
6. Discussion on emergency eviction (requested by Co-Chair Alpert)
7. Discussion on Proactive Housing Standards Enforcement (requested by Co-Chair Alpert)
8. Discussion on requiring property owners to provide prospective tenants with a copy of the unit's most recent RHSP Self-Certification Checklist and/or other materials regarding a unit's habitability/inspection history before a lease is signed (requested by Co-Chair Lunaparra)
9. Discussion on first in time standard (requested by Co-Chair Alpert)
10. Adjournment

**COMMITTEE MEMBERS:**

City Councilmember Ben Bartlett  
City Councilmember Brent Blackaby  
City Councilmember Cecilia Lunaparra  
City Councilmember Igor Tregub

Rent Board Chairperson Soli Alpert  
Rent Board Commissioner Xavier Johnson  
Rent Board Commissioner Andy Kelley  
Rent Board Commissioner Alfred Twu



**4 X 4 JOINT TASK FORCE ON HOUSING**

**CITY COUNCIL/RENT BOARD**

**Friday, February 20, 2026 – 12:00 p.m.**

**2180 Milvia Street, 1<sup>st</sup> floor, Cypress Room, Berkeley, CA**

**Public participation**

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**Minutes – To Be Approved**

1. Roll Call: Co-Chair Alpert called the meeting to order.

Present: CM Blackaby, CM Chair Lunaparra, CM Tregub (joined remotely – just cause travel), RB Chair Alpert, RBC Kelley, RBC Twu, RBC Johnson (joined after roll call).

Absent: CM Bartlett

Staff present: Kim, Ehlinger, Brown D Williams, A. Chang, Bolotina

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 agenda: M/S/C (Lunaparra/Kelley) Approve the agenda as is. Voice vote. Carried: 6-0-0-2. ABSENT: CM Bartlett, RBC Johnson.
4. Non-agenda public comment: No speakers.
5. Approval of January 23, 2026 meeting minutes: M/S/C (Blackaby/Lunaparra) Approve minutes as is. Voice vote. Carried: 5-0-1-2. ABSTAIN: Kelley. ABSENT: CM Bartlett, RBC Johnson.
6. Discussion and possible recommendations on emergency eviction (requested by Co-Chair Alpert)
  - a. Agenda materials attached:

Staff to start review process on an informal basis with the City Attorney's office.

7. Discussion relating to mandatory posting of emergency evacuation information in common areas (requested by Co-Chair Lunaparra):

To be further discussed at future meetings, but not the next one. Lunaparra staff to investigate the issues further.

8. Discussion on applicability of measure BB to nonprofit providers (requested by Councilmember Tregub):

Email submissions of public comments from Resources for Community Development, Affordable Housing Associates, Bay Area Community Services, Bay Area Community Land Trust. Public speakers were as follows: Matt Gustafson, Susan Friedland, Courtney Pal, Stacey Burmaster, and Mary Dorst.

Staff to look into possible solutions and bring to April 4 x 4 meeting.

9. Discussions of possible future agenda items

- a. Proactive Housing Standards Enforcement
- b. Non-profit affordable housing providers eviction patterns
- c. City of Berkeley ICE employees hiring policy

10. Confirm next meeting time change to 11 a.m.

11. Adjournment:

M/S/C (Kelley/Lunaparra) Voice vote. Carried: 6-0-0-2. Voice Vote: ABSENT: CM Bartlett, CM Blackaby (had to leave prior to adjournment).

COMMITTEE MEMBERS:

City Councilmember Ben Bartlett	Rent Board Chairperson Soli Alpert
City Councilmember Brent Blackaby	Rent Board Commissioner Xavier Johnson
City Councilmember Cecilia Lunaparra	Rent Board Commissioner Andy Kelley
City Councilmember Igor Tregub	Rent Board Commissioner Alfred Twu

February 19, 2026

Councilmember Cecilia Lunaparra, Co-Chair  
Commissioner Soli Alpert, Co-Chair  
4x4 Joint Task Force Committee on Housing  
2000 Center Street, Suite 400  
Berkeley, CA 94704

**Re: Item #8, Measure BB Registration Fee Impacts on Non-profit Affordable Housing Providers**

Dear Chair Lunaparra and Chair Alpert:

In advance of Item #8 on the 4x4 Committee agenda, I would like to share the impact of Measure BB registration fees on the Bay Area Community Land Trust (BACLT). As you know, BACLT partners with low-income Berkeley residents to preserve their homes through acquisition and rehabilitation, a process that permanently transforms private market housing into decommodified, affordable, community-controlled homes.

**Due to the fee structure in Measure BB, BACLT's Berkeley properties will now owe roughly \$11,352 in Berkeley Rent Board registration fees annually.** The magnitude of these ongoing fees will affect our ability to provide safe, stable, and well-maintained homes for our residents.

These fees significantly impact affordable properties that are already struggling with rising operating expenses. Unlike landlords in the private market, we cannot raise rents to accommodate increasing costs. Imposing substantial Rent Board registration fees in this already constrained operating environment will force us to make difficult choices.

Our model operates on very thin margins to maintain affordability. For example: as a result of these registration fees, **a 10-unit BACLT building would lose over 40% of its annual net operating income – income that goes toward the building's replacement reserves and making Small Sites loan payments to the City.** This potentially drops the building's debt service coverage ratio to a level that makes loan refinancing infeasible.

Other jurisdictions, such as the City of Santa Monica, apply rent control to affordable housing but waive registration fees for non-profit-owned properties. We ask for your partnership in creating a similar, separate fee category for non-profit affordable housing providers so that we can continue to meet the critical need for affordable homes among low-income households in Berkeley.

Sincerely,



Matt Gustafson  
Organizational Director  
Bay Area Community Land Trust

February 18, 2026

Councilmember Cecilia Lunaparra, Co-Chair  
Commissioner Soli Alpert, Co-Chair  
4x4 Joint Task Force Committee on Housing  
2000 Center Street, Suite 400  
Berkeley, CA 94704

**Re: Item #8, Measure BB Registration Fee Impacts on Non-profit Affordable Housing Providers**

Dear Chair Lunaparra and Chair Alpert:

In advance of Item #8 on the 4x4 Committee agenda, I would like to share the impact of Measure BB registration fees on Bay Area Community Services and the work done to support and provide resources to those previously and currently impacted by homelessness within Berkeley.

**Due to the fee structure in Measure BB, Bay Area Community Services and many organizations similar may owe Berkeley Rent Board registration fees in FY 25-26 with the possibility of this increasing annually thereafter.** The magnitude of these ongoing fees will affect our ability to provide safe, stable, and well-maintained homes for our residents.

As we have described in prior letters to the Rent Board and City Council, these fees significantly impact affordable properties that are already struggling with rising operating expenses. Unlike landlords in the private market, we cannot raise rents to accommodate increasing costs. Imposing substantial Rent Board registration fees in this already constrained operating environment will force us to make difficult choices.

Other jurisdictions, such as the City of Santa Monica, apply rent control to affordable housing but waive registration fees for non-profit-owned properties. We ask for your partnership in creating a similar, separate fee category for non-profit affordable housing providers so that we can continue to meet the critical need for affordable homes among low-income households in Berkeley.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Almanza".

Jamie Almanza  
CEO  
Bay Area Community Services



Creating & Preserving Affordable Housing

February 18, 2026

Councilmember Cecilia Lunaparra, Co-Chair  
Commissioner Soli Alpert, Co-Chair  
4x4 Joint Task Force Committee on Housing  
2000 Center Street, Suite 400  
Berkeley, CA 94704

**Re: Item #8, Measure BB Registration Fee Impacts on Non-profit Affordable Housing Providers**

Dear Chair Lunaparra and Chair Alpert:

In advance of Item #8 on the 4x4 Committee agenda, I would like to share the impact of Measure BB registration fees on Resources for Community Development (RCD). RCD is a Berkeley-based nonprofit organization dedicated to creating and preserving affordable housing for people with the fewest options. We provide over 3,000 affordable rental homes throughout the Bay Area, including 534 homes in Berkeley.

**Due to the fee structure in Measure BB, RCD owes nearly \$200,000 in Berkeley Rent Board registration fees in FY 25-26 and will owe around \$130,000 annually thereafter.**

While we are still unsure of the exact fee amount due to the complexity of registering our units, we are certain that the magnitude of these ongoing fees will affect our ability to provide safe, stable, and well-maintained homes for our residents.

As we have described in prior letters to the Rent Board and City Council, these fees significantly impact affordable properties that are already struggling with rising operating expenses. Unlike landlords in the private market, we cannot raise rents to accommodate increasing costs. Imposing substantial Rent Board registration fees in this already constrained operating environment will force us to make difficult choices.

Other jurisdictions, such as the City of Santa Monica, apply rent control to affordable housing but waive registration fees for non-profit-owned properties. We ask for your partnership in creating a similar, separate fee category for non-profit affordable housing providers so that we can continue to meet the critical need for affordable homes among low-income households in Berkeley.

Sincerely,

Courtney Pal  
Policy Manager  
Resources for Community Development

February 19, 2026

Councilmember Cecilia Lunaparra, Co-Chair  
Commissioner Soli Alpert, Co-Chair  
4x4 Joint Task Force Committee on Housing  
2000 Center Street, Suite 400  
Berkeley, CA 94704

**Re: Item #8, Measure BB Registration Fee Impacts on Non-profit Affordable Housing Providers**

Dear Chair Lunaparra and Chair Alpert:

In advance of Item #8 on the 4x4 Committee agenda, I would like to share the impact of Measure BB registration fees on Satellite Affordable Housing Associates (SAHA). SAHA is a non-profit affordable housing organization that has been a part of the Berkeley community for 60 years. Our mission is to provide quality affordable homes and services that empower people and strengthen neighborhoods. We own and operate 23 affordable properties in Berkeley and provide home and services to hundreds of households.

**Due to the fee structure in Measure BB, SAHA paid nearly \$330,000 in Berkeley Rent Board registration fees this year and will owe a similar amount annually thereafter.** The magnitude of these ongoing fees will affect our ability to provide safe, stable, and well-maintained homes for our residents.

As we have described in prior letters to the Rent Board and City Council, these fees significantly impact affordable properties that are already struggling with rising operating expenses. Unlike landlords in the private market, we cannot raise rents to accommodate increasing costs. Imposing substantial Rent Board registration fees in this already constrained operating environment will force us to make difficult choices. For example, at a 150 unit property, SAHA is paying \$50,000 per year in rent board fees. This funds could be better spent directly serving the residents on a daily basis-- that amount would cover the cost of an onsite social worker.

Other jurisdictions, such as the City of Santa Monica, apply rent control to affordable housing but waive registration fees for non-profit-owned properties. We ask for your partnership in creating a similar, separate fee category for non-profit affordable housing providers so that we can continue to meet the critical need for affordable homes among low-income households in Berkeley.

Sincerely,

Susan Friedland  
CEO  
Affordable Housing Associates