



4x4 Committee on Housing
City Council and Rent Board

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

Wednesday, February 23, 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 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.**

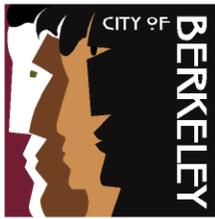
To access this meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device by clicking on this URL: <https://us06web.zoom.us/j/89750806233?pwd=Q2lQMlVQZUJER2SGRqd0VrUGp6di82UT09>. If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "Rename" to 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: 897 5080 6233 and Passcode: 073996. 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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Minutes – Approved

- 1. Roll call:** Chair Simon-Weisberg called the meeting to order at 3:03 p.m.
Present: RBC Alpert, Mayor Arreguín, CM Harrison, RBC Johnson, RBC Kelley, CM Robinson, RB Chair Simon-Weisberg.
Absent: CM Taplin.
Staff present: Matt Brown, Lief Bursell, Stefan Elgstrand, Margot Ernst, Jen Fabish, Jordan Klein, Basil Lecky, Matthew Siegel, Mike Uberti, DéSeana Williams, Dr. Lisa Warhuus.
- 2. Land Acknowledgment Statement:** *The Berkeley Rent Stabilization Board recognizes that the rental housing units we regulate are built on the territory of xučyun (Huchiu-(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.
- 3. Approval of the agenda:** M/S/C (Robinson/Alpert) Motion to approve the agenda as written. Roll call vote. YES: Alpert, Arreguín, Harrison, Johnson, Kelley, Robinson, Simon-Weisberg; No: None; ABSTAIN: None; ABSENT: Taplin. Carried: 7-0-0-1.
- 4. Public comment on non-agenda matters:** There were no speakers.
- 5. Approval of January 11, 2022 Committee meeting minutes:** M/S/C (Robinson/Harrison) Motion to approve the minutes as written. Roll call vote. YES: Alpert, Arreguín, Harrison, Johnson, Kelley, Robinson, Simon-Weisberg; No: None; ABSTAIN: None; ABSENT: Taplin. Carried: 7-0-0-1.
- 6. Update on Measure MM registry expansion (Rent Board Staff):** Lief Bursell of the Rent Board presented and took questions from the committee. Committee members suggested additional data points for future updates.

7. Discussion regarding potential for adding more rent controlled units under CA Civil Code Section 1954.52(b) (requested by Vice-Chair Alpert): RBC Alpert introduced the item, which the committee discussed. The committee requested that RBC Alpert draft a memorandum for consideration at the March meeting. Mayor Arreguín offered to send any questions to the City Attorney's Office.

There were no public speakers.

8. Discussion regarding welfare exemption policy (requested by Chair Simon-Weisberg, see attachment): RB Chair Simon-Weisberg introduced the item. The committee had a discussion with input from Mike Uberti, Margot Ernst, and Dr. Lisa Warhuus of the Health, Housing, and Community Services (HHCS) Department.

There were no public speakers.

9. Discussion and possible action to consider remedies for situations where landlords unilaterally change keyed entries to keyless entries and tenants are not able to use the new method of access (requested by Chair Simon-Weisberg): The committee discussed potential tenant rights implications. Jordan Klein of the Planning Department will investigate whether any state or local codes would apply in these situations.

There were no public speakers.

10. Quick updates on previously discussed items
 - a. Update regarding Relocation Ordinance and suggested additions from previous discussion regarding Tenant Habitability Plan Ordinance: Mayor Arreguín shared that Planning and HHCS have met about Relocation Ordinance administration since the last committee meeting. Because formal work on this item will be triggered by referral from Council to the City Manager's Office, the committee agreed to calendar a discussion for next month's meeting to make a formal policy recommendation to Council.

Mayor Arreguín also proposed discussing the pandemic "eviction cliff" at an upcoming meeting, and mentioned ideas for funding rent relief efforts.

There were no public speakers.

11. Adjournment: M/S/C (Kelley/Harrison) Motion to adjourn. Roll call vote. YES: Alpert, Arreguín, Harrison, Johnson, Kelley, Robinson, Simon-Weisberg; No: None; ABSTAIN: None; ABSENT: Taplin. Carried: 7-0-0-1.

The meeting adjourned at 5:01 p.m.

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