Rent Stabilization Board

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

Monday, April 7, 2025 – 1:00 p.m.
2180 Milvia Street, 1st Floor, Cypress Room, Berkeley

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED IN A HYBRID MODEL WITH BOTH IN-PERSON ATTENDANCE AND VIRTUAL PARTICIPATION.

For in-person attendees, face coverings or masks that cover both the nose and the mouth are encouraged. If you are feeling sick, please do not attend the meeting in person.

To access this meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device by clicking on this URL: https://cityofberkeley-info.zoomgov.com/j/1619782996?pwd=98vRvUGNzqJEFAE0CJN0FwiRzPZFBg.1. If you do not wish your name to appear on the screen, then use the drop-down menu and click on "Rename" to rename yourself as 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 and enter Webinar ID: 161 978 2996 and Passcode: 859072. 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 email comment for the Committee’s consideration and inclusion in the public record, email DeWilliams@berkeleyca.gov 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 10:00 a.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 apply for both in- person attendees and those participating 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 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.

COMMUNICATION ACCESS INFORMATION:
This meeting is being held in a wheelchair-accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services Specialist at (510) 981-6418 (voice) or (510) 981-6347 (TDD) at least three(3) business days before the meeting date.

Attendees at public meetings are reminded that other attendees may be sensitive to various scents, whether natural or manufactured, in products and materials. Please help the City respect these needs.

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

4 X 4 JOINT TASK FORCE COMMITTEE ON HOUSING
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Monday, April 7, 2025 – 1:00 p.m.
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Minutes – Approved

Prior to roll call, RBC Alpert announced that CM Tregub would appear remotely under the Just Cause provision of the Brown Act. CM Tregub stated for the record that he was traveling on City business.

1. Roll call: RB Chair Alpert called the meeting to order at 1:08 p.m.
   Present: RB Chair Alpert, RBC Johnson, RBC Marrero, RBC Twu, CM Bartlett (left at 1:57 p.m.), CM Blackaby, CM Lunaparra, CM Tregub (via Zoom).
   Staff present: Brown, Cerami, Chang, Ehlinger, Fabish, Oliver, Spencer Mace, Williams.

2. Land Acknowledgement 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.

3. Approval of the agenda: M/S/C (Johnson, Blackaby) Approve the agenda as written. Roll call vote. YES: Alpert, Bartlett, Blackaby, Johnson, Lunaparra, Marrero, Tregub, Twu; NO: None; ABSTAIN: None; ABSENT: None. Carried: 8-0-0-0.

4. Public comment on non-agenda matters: There was one speaker.

5. Designation of Council Co-Chair: CM Tregub nominated CM Lunaparra, who accepted. There were no further nominations. Roll call vote, CMs only. YES: Bartlett, Blackaby, Lunaparra, Tregub; NO: None; ABSTAIN: None; ABSENT: None. Carried: 4-0-0-0.

6. Approval of the October 7, 2024 Committee meeting minutes (see attachment): M/S/C (Lunaparra/Marrero) Roll call vote. YES: Alpert, Bartlett, Blackaby, Johnson, Lunaparra, Marrero, Tregub, Twu; NO: None; ABSTAIN: None; ABSENT: None. Carried: 8-0-0-0.

7. Discussion and possible recommendations on Rental Assistance Funding. (Requested by Chair Alpert): The committee had a preliminary discussion to guide future consideration of this item when more information (for example, historical funding levels, fund usage) is available. No action was taken.

   There was one public speaker.

8. Discussion and possible recommendations on Eviction Emergency Legislation Related to Federal Actions and Natural Disasters. (Requested by Chair Alpert): Committee members expressed support in concept for developing a City ordinance that could be evoked by Council resolution in the case of a declared emergency to prevent evictions. The committee held a preliminary discussion on topics like ordinance application, triggers, and pathways forward. No action was taken.

   There were two public speakers.

9. Discussion and possible recommendations on the impact of Permit Amnesty Program on Rental Units. (Requested by Chair Alpert): The committee's discussion included themes like protecting tenant rights, encouraging safe housing, encouraging the renting of vacant spaces, and creating clarity on the impacts of the two pathways offered unit the City's Amnesty Program. No action was taken.

10. Discussion and possible recommendations on Informing Berkeley Tenants about Protections for Noncitizen Renters (Requested by Councilmember Lunaparra): The committee discussed various ways of getting information to the community and collaborating with other entities, such as the Mayor's Sanctuary City Taskforce and the Berkeley Property Owners Association. No action was taken.

    There were two public speakers.

11. Discussion of possible future agenda items: In addition to further considering items 6-9, there were two requests: Right to sublease (RBC Johnson), and Assembly Bill 306 (CM Tregub).

12. Confirm next meeting date / set regular meeting date: The next meeting was tentatively set for May 16, 2025, from 1-3 p.m.

13. Adjournment: M/S/C (Lunaparra/Blackaby) Adjourn the meeting. Roll call vote. YES: Alpert, Blackaby, Johnson, Lunaparra, Marrero, Tregub, Twu; NO: None; ABSTAIN: None; ABSENT: Bartlett. Carried: 7-0-0-1. The meeting adjourned at 2:25 p.m.

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 Vanessa Danielle Marrero
City Councilmember Igor Tregub	Rent Board Commissioner Alfred Twu