



4x4 Committee on Housing
City Council and Rent Board

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

Wednesday, February 24, 2021 – 3:00 p.m.

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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, 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 Executive Order and the Shelter-in-Place Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, **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://zoom.us/j/95567664573?pwd=WW5iSjU0ZHhRWUgyUkthTUtsVVNIUT09>. 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: 955 6766 4573 and Passcode: 352762. 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 Matt Brown, Acting 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: Mayor Arreguín 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, CM Taplin.
Absent: None.
Staff Present: Matt Brown, Steven Buckley, Lief Bursell, James Chang, Brendan Darrow, Stefan Elstrand, Jen Fabish, J.T. Harechmak, Chris Jensen, Jordan Klein, Matthew Siegel and Be Tran.
2. Approval of the Agenda: MSC (Robinson/Harrison) Motion to approve the agenda as written. Roll call vote. YES: Alpert, Arreguín, Harrison, Johnson, Kelley, Robinson, Simon-Weisberg, Taplin; NO: None; ABSTAIN: None; ABSENT: None. Carried: 8-0-0-0.
3. Public Comment on Non-Agenda Matters: There was one speaker.
4. Approval of November 24, 2020 Committee Meeting Minutes: M/S/C (Harrison/Robinson) Motion to approve the minutes as written. Roll call vote. YES: Alpert, Arreguín, Harrison, Johnson, Kelley, Robinson, Simon-Weisberg, Taplin; NO: None; ABSTAIN: None; ABSENT: None. Carried: 8-0-0-0.
5. Update on Amendments to Demolition Ordinance (Planning Department): Interim Director of the Planning Department Jordan Klein outlined the Department's proposed workplan. Mr. Klein, Land Use Manager Steven Buckley, Chris Jensen of the City Attorney's Office, and Acting Rent Board Executive Director Matt Brown took questions and comments from the committee. Committee feedback included the desire for input from the committee earlier in the process, a shorter time line, and more specificity on which parts of the City's current Demolition Ordinance are pre-empted by SB 330. The committee also discussed the potential need for an interim policy while work continues on the amendments.

There were two public comments.

6. Habitability Plans Modeled After the City of Los Angeles' Practice (Chair Simon-Weisberg): Rent Board Chair Simon-Weisberg presented and took questions and comments from the committee. Chair Simon-Weisberg, CM Harrison, and Mayor Arreguín will meet to discuss what this model might look like in Berkeley.

There were 2 public comments, and committee staff person Be Tran read aloud two email comments.

7. Review of SB 91 and Impact on Berkeley Eviction Moratorium (City Attorney's Office): Brendan Darrow of the City Attorney's Office presented and took questions from the committee. Rent Board Staff Attorney Matthew Siegel also responded to questions from the committee. The committee discussed ways the City might partner with the Rent Board on outreach efforts. Mayor Arreguín will follow up with Rent Board staff.

There was one public comment.

8. Quick Updates on Previously Discussed Items
 - a. Amendments to the Relocation Ordinance (Mayor Arreguín): Mayor Arreguín reported that he met with staff from Planning, Health Housing and Community Services, the City Attorney's Office, and the Rent Board. The consensus was that major structural changes are necessary. He will convene a multi-department workgroup to research and develop amendments using 4x4 committee guidance from October 2019. Mayor Arreguín will follow up with Rent Board staff attorney Matthew Siegel about the workgroup.

There were no public comments.

9. Discussion of Possible Future Agenda Items: Amendments to the Short-Term Rentals Ordinance, Demolition Ordinance. CM Robinson mentioned that a recommendation from the Land Use, Housing & Economic Development Policy Committee about enforcement of the source of income discrimination ordinance will be making its way to the 4x4 Committee.

At this time the committee agreed to deviate from its normal meeting schedule for March only; the meeting will be on March 10th at 3 p.m.

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

The meeting adjourned at 5:54 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