



4 X 4 JOINT TASK FORCE ON HOUSING

CITY COUNCIL/RENT BOARD

Friday, April 17, 2026 – 11:00 a.m.

2180 Milvia Street, 1st floor, Cypress Room, Berkeley, CA

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 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

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.



AGENDA: 4 X 4 JOINT TASKFORCE ON HOUSING

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Minutes -Approved

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

Present: Blackaby, Lunaparra, Tregub, Alpert, Johnson, Kelley, Twu

Absent: Bartlett

Staff present: Matt Brown, Ollie Ehlinger, Hannah Kim (remote), DeSeana Williams, Andrew Yang, Olga Bolotina, Jonah Gottlieb.

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 (Tregub/Johnson) Voice Vote. Carried: 7-0-0-1. Absent: Bartlett.
4. **Non-agenda public comment:** One speaker relating to petition signature gatherers unlawfully trading signatures for snacks and drinks.
5. **Approval of March 20, 2026, meeting minutes:** M/S/C (Tregub/Kelley) Tregub moves to approve minutes with correction that he did not abstain at the last meeting. Voice Vote. Carried:7-0-0-1. Absent: Bartlett.
6. **Discussion and possible action regarding potential amendments to the Rent Ordinance proposed by the Rent Board for the November 2026 General Election (attached to agenda):** See below.
7. **Discussion and possible action regarding Affordable Housing Provider Fees under the Rent**



Ordinance:

Items 6 and 7 Discussed together.

Presentation by Matt Brown. Power Point Slides made available for public inspection.

Public Comments: In person: 7; Remote: 2.

Written Submissions: See attached.

Motion to recommend to City Council to place a measure on the 2026 general election ballot amending Berkeley municipal code chapter 13.76 as set forth in the attachment to the meeting materials with the following changes:

1. Proposed section .050.C.9 shall be amended to read:

Golden Duplex Exemption. Rental units in a residential property which is divided into two units where:

(a) one of the units was owner-occupied on December 31, 1979, and is currently occupied by the landlord as their principal residence.; and

(b) for any tenancy commencing on or after July 1, 2027, the tenant must be provided written notice, in a form prescribed by the Board, as part of their initial rental agreement that the residential property is exempt from this Chapter.

2. Section .080.N shall be amended to read:

Paperless Billing Requirement. The Board may, by regulation, require that registration fees and penalties due under this Section be paid through the Board's online rent registry. A landlord subject to this requirement must provide the Board a current email address in order to receive billing statements.

3. Proposed Section .080.O shall be added to read:

Notwithstanding any other provision of this Chapter, the Board shall have the authority to adopt regulations to waive or reduce fees owing under this Section for a residential property owned or leased by an organization exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code containing rental units that are subject to a regulatory agreement with a governmental agency that controls the units' rent levels.

4. Proposed Section .110.F shall be amended to read:



Notwithstanding Subsection A above, which establishes the rules associated with rent ceiling increases, a landlord shall not increase the lawful periodic rent charged for any unit in a 12-month period by more than ten percent (10%) for rent increases based on the Annual General Adjustment. In the event Civil Code section 1947.12 or any successor statute establishes a lower maximum rent increase than ten percent (10%), then that lower maximum rent increase shall apply.

5. Any nonsubstantial edits by Rent Board Legal Staff.

(M/S/C) (Tregub/Alpert). Voice Vote. 7-0-0-1. Absent: Bartlett.

8. **Update on the Emergency Ordinance.** Not discussed.

9. **Confirm next meeting to return to regular time of 12 p.m.:** Confirmed.

10. Adjournment: M/S/C (Johnson/Tregub). Vote Voice. Carried: 7-0-0-1. ABSENT: Bartlett.

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



April 16, 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 #7, Measure BB Registration Fee for Non-profit Affordable Housing Providers

Dear Chair Lunaparra and Chair Alpert:

Thank you for your leadership and for your willingness to work collaboratively with the nonprofit affordable housing community to reduce the impact of Rent Board registration fees on our properties. In advance of Item #7 on the April 4x4 Committee agenda, the Northern California Land Trust would like to express our strong support for placing clean-up amendments to Measure BB on the November 2026 ballot to allow the Rent Board to administratively develop a fee-waiver program for nonprofit affordable housing providers, similar to the approach used by the City of Santa Monica.

This solution is a thoughtful balance between taking prompt action and mitigating legal and administrative risk. It allows our shared momentum to continue while creating space for the ongoing, productive conversations needed to design a program that meets the needs of both the Rent Board and nonprofit providers.

We are mindful, however, that this path will take time, and that the due date for FY 26–27 registration fees is approaching quickly. To bridge this gap, we respectfully request that the Rent Board provide a 12-month amnesty period for nonprofit affordable housing providers for late payment of FY 26–27 Measure BB registration fees that would otherwise be due in June 2026.

Thank you again for taking our concerns seriously and for your partnership on this issue. We look forward to continued collaboration as we work together to develop a durable fee waiver program for nonprofit affordable housing.

Sincerely,

Asn Ndiaye
Executive Director
Northern California Land Trust



Creating & Preserving Affordable Housing

April 16, 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 #7, Measure BB Registration Fee for Non-profit Affordable Housing Providers

Dear Chair Lunaparra and Chair Alpert:

Thank you for your leadership and for your willingness to work collaboratively with the nonprofit affordable housing community to reduce the impact of Rent Board registration fees on our properties. In advance of Item #7 on the April 4x4 Committee agenda, RCD would like to express our strong support for placing clean-up amendments to Measure BB on the November 2026 ballot to allow the Rent Board to administratively develop a fee waiver program for nonprofit affordable housing providers, similar to the approach used by the City of Santa Monica.

This solution is a thoughtful balance between taking prompt action and mitigating legal and administrative risk. It allows our shared momentum to continue while creating space for the ongoing, productive conversations needed to design a program that meets the needs of both the Rent Board and nonprofit providers.

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Thank you again for taking our concerns seriously and for your partnership on this issue. We look forward to continued collaboration as we work together to develop a durable fee waiver program for nonprofit affordable housing.

Sincerely,

Courtney Pal
Policy Manager
Resources for Community Development



1835 Alcatraz Avenue
Berkeley, CA 94703
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F 510.647.0820
TTY 711
WWW.SAHAHOMES.ORG

April 16, 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 #7, Measure BB Registration Fee for Non-profit Affordable Housing Providers

Dear Chair Lunaparra and Chair Alpert:

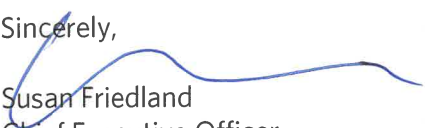
Thank you for your leadership and for your willingness to work collaboratively with the nonprofit affordable housing community to reduce the impact of Rent Board registration fees on our properties. In advance of Item #7 on the April 4x4 Committee agenda, Satellite Affordable Housing Associates would like to express our strong support for placing clean-up amendments to Measure BB on the November 2026 ballot to allow the Rent Board to administratively develop a fee-waiver program for nonprofit affordable housing providers, similar to the approach used by the City of Santa Monica.

This solution is a thoughtful balance between taking prompt action and mitigating legal and administrative risk. It allows our shared momentum to continue while creating space for the ongoing, productive conversations needed to design a program that meets the needs of both the Rent Board and nonprofit providers.

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Thank you again for taking our concerns seriously and for your partnership on this issue. We look forward to continued collaboration as we work together to develop a durable fee waiver program for nonprofit affordable housing.

Sincerely,


Susan Friedland
Chief Executive Officer
Satellite Affordable Housing Associates