



RENT STABILIZATION BOARD
AD HOC COMMITTEE ON ENVIRONMENTAL SUSTAINABILITY

Wednesday, June 28, 2023 – 5:30 p.m.

Rent Stabilization Board Law Library – 2001 Center Street, 2nd floor, 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://us06web.zoom.us/j/88330213845?pwd=Z0lYQ0d3VDJ4ZXcxbGJ1b1VpVDgwQT09>. 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 1-408-638-0968 and enter Webinar ID: 883 3021 3845 and Passcode: 940498. 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 for the Committee's consideration and inclusion in the public record, email ndahl@cityofberkeley.info with the Subject line in this format: "PUBLIC COMMENT ITEM FOR AD HOC COMMITTEE ON ENVIRONMENTAL SUSTAINABILITY". 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 3:30 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 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.



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AGENDA

1. Roll call (1 min.)
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 the Agenda (2 min.)
4. Public Comment (5 min.)
5. Approval of May 3, 2023 Meeting Minutes (2 min.)
6. Discussion and Possible Action on Committee's Draft Scope of Work (45 min.)
7. Future Agenda Items (15 min.)
8. Announcements (5 min.)
9. Adjournment (2 min.)

STAFF CONTACT: Nathan Dahl, Public Information Unit Manager (510) 981-4935

COMMITTEE: Ida Martinac (Chair), Stefan Elgstrand, Xavier Johnson, Andy Kelley



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Wednesday, May 3, 2023 – 5:30 p.m.

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Minutes (Unapproved)

1. Roll call: N. Dahl called Roll.
 Members present: Elgstrand, Johnson, and Martinac. Commissioner Kelley was absent.
 Staff Present: N. Dahl.
2. Land Acknowledgment Statement: The Land Acknowledgment Statement was played.
3. Election of the Chair of the Committee: M/S/C (Johnson/Elgstrand). Recommendation to elect Commissioner Martinac as Chair of the Committee, Commissioner Martinac accepted. Voice vote.
 Carried: 3-0-0-1
4. Approval of the Agenda: M/S/C (Johnson/Elgstrand) Motion to approve the agenda. Voice vote.
 Carried: 3-0-0-1.
5. Public Comment: No public comment.
6. Purpose and Scope of Work of the Committee: The Committee discussed possible topics for its scope of work and opportunities for outreach and collaboration with other City Departments and Community Partners on promoting and improving Environmental Sustainability in Berkeley. Committee Chair Martinac will prepare a memorandum for discussion at the next meeting.
7. Meeting Frequency and Regular Meeting Time: The Committee agreed to meet on the first Wednesday of every month, the next meeting is scheduled for Wednesday, June 7, 2023 at 5:30 p.m.
8. Future Agenda Items: Promoting More Energy Savings Solutions, Zero Waste, Composting and Defensible Space initiatives for Multifamily Buildings, Resiliency Toolkits for Tenants, Low Tech Solutions for seasonal heating and cooling of larger residential buildings, impacts of New Construction and Micro Mobility caused by displacement.
9. Announcements: No announcements.
10. Adjournment: M/S/C (Johnson/Elgstrand). Motion to adjourn. Voice vote. Carried: 3-0-0-1.
 Meeting adjourned at 6:33 p.m.

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Berkeley Rent Stabilization Board – Ad Hoc Committee on Environmental Sustainability

Chair: Ida Martinac, Commissioner

The purpose of this draft work scope is to find a path for City of Berkeley tenants of single and multi-family rental properties to become more climate resilient by way of taking advantage of solar and other technological advances currently available only to home-owners. Given that tenants comprise more than 50% of the City of Berkeley population, solarizing the roofs of rental properties, with batteries for reliability, combined with weatherization, electrification, and charging stations for E-vehicles, would greatly contribute to cleaner air and meeting CA climate and sustainability goals, as well as reduce energy costs in the long run. Recent PG&E power outages underscored the urgency and importance of taking concerted action in this direction, due to the new normal of extreme weather caused by exponentially worsening climate change.

Extreme weather makes the existing distribution system for electricity via wires hanging from poles increasingly vulnerable to damage resulting in outages or fires due to fallen or dry trees touching them. Moreover, the centralized energy generation model is increasingly unsustainable and inefficient. Microgrids with islanding capacity are a far superior mode of managing our energy systems, in that they are less vulnerable to both acts of God and acts of foreign and domestic attacks and sabotage. Distributed generation, i.e. generation at the point of consumption, is the most efficient, democratic, and secure way of generating energy.

There is no shortage of technological, economic, and political obstacles to achieving these goals. The City of Berkeley, however, is home to great minds, many of whom work in the tech and green energy industry, and together we can find a way to resolve these obstacles. Each new extreme storm and forest fire ought to be a clarion call to action, as the status quo is no longer working for us and our children.

Our city's success in this endeavor could ultimately serve as a blueprint for other cities across the nation, thus leading to increased tenant climate resilience, a lower carbon footprint in our overall struggle in the face of climate change, and as a bonus – decreased cost of energy.

	SHORT TERM GOALS	MIDDLE TERM GOALS	LONG TERM GOALS
Summer 2023	<p>Communicate with and attend other city commissions, committees, and departments that are working on related issues. Invite their staff & commissioners to attend our meetings and exchange with us</p> <p>Study city, state and federal legislative and regulatory incentives addressing related issues; clearly identify all stakeholders and their various interests and concerns</p> <p>Find ways to take advantage of any federal Build Back Better and state funds – to see if any of them could</p>	<p>Potentially initially focus on existing leases where the landlord is paying for electricity, as there is clearly a financial incentive for landlords in such situations to minimize the cost of electricity.</p> <p>Potentially explore a uniform, standardized rental property energy efficiency rating system. It would give tenants an important tool and landlords an incentive to offer more energy efficient homes</p>	

	be used for resolving the Landlord-Tenant split incentive problem Look into the issue of bulk waste pick up for rental properties, and try find a way, especially for UCB students, to dispose of their furniture and other waste at the end of the school year that is efficient, easy, and sustainable		
Fall 2023		Continue with summer efforts, and invite experts from the CEC, CPUC, and other state agencies, as well as non-profits, and solar associations working on related issues Potentially look into creating a state or at least city information sharing hub where all the existing regulations, incentives, and pots of money could be easily identified and accessed for the purpose of generating a full-proof plan for the way forward and/or boost the existing Ecology Center Green Toolkit for Renters	
Winter 2023		Continue with efforts from the fall and keep communications flowing between the different stakeholders so as to find creative and relatively pain-free ways to implement the long-term plan of climate-resilient tenants and both landlords and tenants benefitting in the outcome.	
Spring & Summer 2023	Based on the study, communication, and exchange of information and ideas, try and finalize a document that would constitute the foundational stone in tenant climate resilience and decreased carbon output for the City of Berkeley		
At some point in the not-too-distant future		In terms of sustainability, replacing old appliances with new, electric ones, also creates waste. Look into state, national, and global efforts in the recycling, re-purposing, or ultimately, converting them where practicable	Landlords install solar and battery packs on multi-family rental properties & both benefit from the action, weatherize existing rental properties, and electrify HVAC, water heaters, and cooking stoves.