



RENT STABILIZATION BOARD
CLIMATE RESILIENCE AND HABITABILITY COMMITTEE

Monday, May 5, 2025 – 6:00 p.m.

Rent Stabilization Board Conference Room A – 2000 Center Street, Suite 400, Berkeley, CA
Teleconference Location: 2010 Fifth Street, Apt 260, Berkeley, CA

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/81475341460?pwd=yF2G2EJxqNTmwvHsXrJb6DskcxemND.1>. 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: 814 7534 1460 and Passcode: 784831. 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 aeberhart@berkeleyca.gov with the Subject line in this format: "PUBLIC COMMENT ITEM FOR CLIMATE RESILIENCE & HABITABILITY 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 4:00 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 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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CLIMATE RESILIENCE AND HABITABILITY COMMITTEE

Monday, May 5, 2025 – 6:00 p.m.

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Teleconference Location: 2010 Fifth Street, Apt 260, Berkeley, CA

AGENDA

1. Roll call
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
4. Public Comment
5. Approval of the April 7, 2025 Meeting Minutes
6. Discussion and possible action on Wildfire Prevention and the Hardening of Defensible spaces guidelines, with regards to Landlord and Tenant issues and potential for regulatory updates and outreach needs.
7. Discussion and possible action on Cooling and the review of the most recent CHCD report.
8. Discussion and possible action on Individual Rent Adjustments for Habitability Issues and evaluation of the existing rent reduction formulas for violations such as mold and other severe conditions.
9. Discussion and possible action on an Energy Outreach Project Plan.
10. Announcements
11. Next Meeting Date
12. Future Agenda Items
 - Decarbonization Without Displacement presentation.
 - Review of the Habitability Plan and related complaints.
 - Coordination with Planning Department and Office of Energy and Sustainability.
 - Progress on pilot project development and utility cost tracking related to Measure BB.
 - Legal feasibility of partnerships with nonprofits for sustainability efforts
13. Adjournment

STAFF CONTACT: Amanda Eberhart, Registration Unit Manager (510) 981-4904

COMMITTEE: Ida Martinac (Chair), Vanessa Marrero, Alfred Twu, Dominique Walker



Rent Stabilization Board

RENT STABILIZATION BOARD
CLIMATE RESILIENCE AND HABITABILITY COMMITTEE

Monday April 7, 2025 – 6:00 p.m.

Rent Stabilization Board Conference Room A, 2000 Center Street, Suite 400, Berkeley
Minutes (Unapproved)

1. Roll call: A. Eberhart called Roll.
 Members present: Marrero, Martinac, Tu and Walker.
 Absent: None
 Staff Present: A. Eberhart.
2. Land Acknowledgment Statement: The Land Acknowledgment Statement was played.
3. Approval of the Agenda: M/S/C (Marrero/Walker) Motion to approve the Agenda. Voice vote.
 Carried: 4-0-0-0.
4. Public Comment: None
5. Election of Committee Chair: Motion to re-elect Commissioner Martinac as Committee Chair. M/S/C (Marrero/Tu) Voice vote. Carried: 4-0-0-0.
6. Approval of October 7, 2024 Meeting Minutes: M/S/C (Marrero/Tu) Motion to approve the October 7, 2024 Meeting Minutes. Voice vote. Carried: 4-0-0-0.
7. 2025 Committee Planning Discussion: Staff and committee members discussed priorities for 2025.
 Key topics included:
 - A proposed pilot project for landlords who pay tenant utilities to install solar panels and battery storage.
 - Challenges and opportunities in accessing Inflation Reduction Act funding, and the need to pivot to state and local resources.
 - Opportunities for partnerships with nonprofits to access sustainability grants and implement community-based projects.
 - Decentralized sustainability models: community gardens, distributed energy, tool libraries, and mutual aid.
 - Interest in exploring ordinance revisions to allow rent adjustments for sustainability-related upgrades.
 - Recognition of energy burden and affordability issues among tenants, particularly for low-income families.
 - Importance of emergency preparedness and interest in developing tenant-focused preparedness kits.
 - Review of current gas-to-electric conversion ordinance and impacts on tenant safety, cost, and infrastructure reliability.
8. Announcements: No announcements.

9. Next Meeting: Monday May 5, 2025 6:00 pm

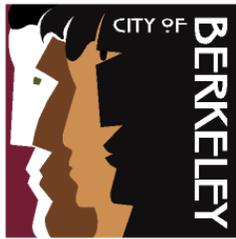
10. Future Agenda Items:

- Decarbonization Without Displacement presentation.
- Review of the Habitability Plan and related complaints.
- Coordination with Planning Department and Office of Energy and Sustainability.
- Progress on pilot project development and utility cost tracking related to Measure BB.
- Legal feasibility of partnerships with nonprofits for sustainability efforts.

11. Adjournment: M/S/C (Walker/Tu) Motion to adjourn. Voice vote. Carried: 4-0-0-0. Meeting adjourned at 7:00 pm.

STAFF CONTACT: Amanda Eberhart, Registration Unit Manager (510) 981-4904

COMMITTEE: Ida Martinac (Chair), Vanessa Marrero, Alfred Twu, Dominique Walker



Rent Stabilization Board

DATE: May 5, 2025

TO: Climate Resilience and Habitability Subcommittee

FROM: Commissioner Alfred Twu

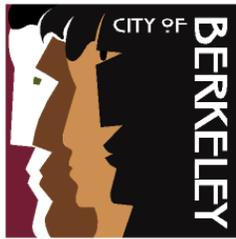
By: Amanda Eberhart

Subcommittee Agenda Item:

Wildfire Prevention - Discussion of landlord-tenant issues related to the new wildfire hardening and defensible space guidelines, including potential regulatory updates and outreach needs

Discussion Points:

1. Tenants may be dealing with a temporary or permanent reduction in housing services due to a yard being unusable as landscaping gets redone.
2. Tenants that have responsibility for maintaining the yard in their lease would be facing a lot more work - are there ways to compensate them?



Rent Stabilization Board

DATE: May 5, 2025

TO: Climate Resilience and Habitability Subcommittee

FROM: Commissioner Alfred Twu

By: Amanda Eberhart

Subcommittee Agenda Item:

Cooling: Review of recent CHCD report proposing a statewide maximum indoor temperature of 82°F and its potential implications for residential housing standards.

<https://www.hcd.ca.gov/sites/default/files/docs/policy-and-research/plan-report/ab-209-policy-recommendations.pdf>

Discussion Points:

1. How Berkeley can create its heat regulations
2. What recommendations can we send to the state government

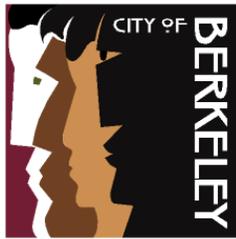
Additional Resources

The City of Palm Springs has a maximum temperature of 80 degrees for rental housing.

<https://www.palmspringsca.gov/government/departments/police/code-compliance>

The state Department of Labor recently implemented a regulation that limits most indoor workplaces (which would include housing with on-site staff) to 82 degrees.

<https://www.dir.ca.gov/DIRNews/2024/2024-59.html>



Rent Stabilization Board

DATE: May 5, 2025

TO: Climate Resilience and Habitability Subcommittee

FROM: Commissioner Alfred Twu

By: Amanda Eberhart

Subcommittee Agenda Item:

Individual Rent Adjustments for Habitability Issues - Evaluation of existing rent reduction formulas for habitability violations, including whether current percentage-based adjustments adequately reflect market impacts in cases such as mold or other severe conditions.

Discussion Points:

1. What are some habitability issues where the standard Individual Rent Adjustment may need adjusting.
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Additional Resources

None

Energy Outreach Project
Climate Resilience and Habitability Subcommittee

Project Goal: Identify rental property owners who pay for tenant electricity and encourage them to enroll in available energy rebate programs (solar, electrification, energy audits).

Phased Work Plan:

Phase	Timeframe	Key Actions
Data Cleaning	July–August 2025	Clean dataset, confirm owner-paid electricity properties.
Target Group Development	September 2025	Prioritize owners (small-to-medium size properties).
Materials Creation	October 2025	Create flyers, forms, email/letter templates.
Outreach Launch	November 2025–January 2026	Send outreach packets, offer optional info sessions.
Follow-Up and Tracking	February–March 2026	Survey participants, report results.

Key Considerations:

- Start major project work after Registration ends (post–July 4th).
 - Outreach plan to keep in mind holidays for best property owner engagement.
 - Project timeline builds flexibility to accommodate workloads.
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Proposed Outcome: At least one round of direct outreach to identified owners encouraging energy efficiency participation by March 2026.