



CLIMATE RESILIENCE AND HABITABILITY COMMITTEE

Friday, April 10, 2026 – 6:30 p.m.

Berkeley Rent Board Conference Room A – 2000 Center Street, 4th Floor, Berkeley, CA 94704
Teleconference Location - 2010 Fifth Street, Unit 260, Berkeley, CA 94710

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 1-669-900-6833, enter Webinar ID: 884 5421 2935 and Passcode: 077720. 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 aerberhart@berkeleyca.gov by **4:30 p.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 CLIMATE RESILIENCE & HABITABILITY 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: CLIMATE RESILIENCE AND HABITABILITY COMMITTEE

Friday, April 10, 2026 – 6:30 p.m.

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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 Chochoenyó (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 March 13, 2026, Meeting Minutes
6. Discussion and Possible Action on Energy Outreach Data Summary and Report
7. Discussion and Prioritization of Future Agenda Items
8. Announcements
9. Next Meeting
10. Future Agenda Items
 - Decarbonization Without Displacement presentation
 - Review of the Habitability Plan and related complaints
 - Coordination with the 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

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

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



CLIMATE RESILIENCE AND HABITABILITY COMMITTEE

Friday, March 13, 2026 – 6:00 p.m.

**Berkeley Rent Board Conference Room A – 2000 Center Street, Suite 400, Berkeley, CA
Teleconference Location - 2010 Fifth Street, Unit 260, Berkeley, CA 94710**

Minutes (Unapproved)

1. Roll call: A. Eberhart called Roll.
Members present: Martinac, and Twu,
Members Absent: Marrero
Staff Present: A. Eberhart.
2. Land Acknowledgment Statement: The Land Acknowledgment Statement was played.
3. Approval of the Agenda: M/S/C (Twu/Martinac) Motion to approve the agenda. Roll call vote: YES: Martinac and Twu. NO: None; ABSTAIN: None; ABSENT: Marrero. Carried: 2-0-0-1
4. Public Comment: No public comment.
5. Election of Committee Chair: M/S/C (Twu/Martinac) Motion to re-elect Commissioner Martinac as Committee Chair. Roll call vote: YES: Martinac and Twu. NO: None; ABSTAIN: None; ABSENT: Marrero. Carried: 2-0-0-1.
6. Approval of the May 5, 2025, Meeting Minutes: M/S/C (Twu/Martinac) Motion to approve the May 5, 2025, Meeting Minutes. Roll call vote: YES: Martinac and Twu. NO: None; ABSTAIN: None; ABSENT: Marrero. Carried: 2-0-0-1.
7. 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: M/S/C (Twu/Martinac) Motion to request and review data from HCI. YES: Martinac and Twu. NO: None; ABSTAIN: None; ABSENT: Marrero. Carried: 2-0-0-1.
8. Energy Outreach Project Planning: Review and discuss the draft work plan phases for a targeted outreach project aimed at identifying rental property owners who pay for tenant electricity and encouraging participation in energy efficiency programs (e/g/, solar rebates, electrification incentives, and energy audits): M/S/C (Twu/Martinac) Motion to confirm and bring clean data findings to next Committee meeting. Roll Call Vote YES: Martinac and Twu. NO: None; ABSTAIN: None; ABSENT: Marrero. Carried: 2-0-0-1.
9. Discussion and Prioritization of Future Agenda Items (See Item 13): No action taken
10. Review and Discussion of Request to LIRA Committee regarding future Capital Improvement Petitions: No action taken

11. Review and Discussion of Updated Request for additional support from Rent Board Legislative Advocate Brian Augusta: M/S/C (Twu/Martinac) Motion to draft letters of support for Senate Bill 868 and Assembly Bill 2389 for presentation at an upcoming Board Meeting. Roll Call Vote YES: Martinac and Twu. NO: None; ABSTAIN: None; ABSENT: Marrero. Carried: 2-0-0-1.
12. Announcements: No announcements.
13. Next Meeting: April 10, 2026, at 6:30 pm:
14. Future Agenda Items:
 - Decarbonization Without Displacement presentation.
 - Review of the Habitability Plan and related complaints.
 - Coordination with the 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.
15. Adjournment: M/S/C (Martinac/Twu) Motion to adjourn. Roll Call Vote YES: Martinac and Twu. NO: None; ABSTAIN: None; ABSENT: Marrero. Carried: 2-0-0-1. Meeting adjourned at 7:06 pm.

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

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



Memorandum

DATE: April 10, 2026
TO: Honorable Members of the Climate Resilience and Habitability Committee
FROM: Amanda Eberhart
SUBJECT: Energy Outreach Project Plan Summary and Data Findings

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).

Executive Summary

The Energy Outreach Project is designed to identify rental property owners who pay for tenant electricity and encourage them to enroll in energy programs (solar, electrification, audits) that improve resilience, reduce emissions, and enhance habitability.

Analysis of the underlying dataset shows a large, actionable universe of properties where electricity is included in housing services, with approximately 3,425 entries summarized and >90% indicating electricity is provided by owners. Small-owner properties (1–4 units) represent roughly 20% of the sample and are an ideal pilot cohort. While the remaining 80% are spread across larger buildings and institutional operators who can be engaged via Zoom Webinar.

Summary of the Data Findings:

Totals: ~3,425 entries summarized in the pivot.

Unit-size distribution:

- 1–4 units: ~703 entries (≈20%).
- 5–19, 20–49, 50 units or more combined: ~2,722 entries (≈80%).
- 50 units or more are concentrated among a smaller set of operators later in the distribution.
- Electricity included: >90% of entries list electricity as included in housing services (rare exceptions).

Subsidy concentration: The pivot shows Section 8/Housing Choice Voucher, LIHTC, HUD 236, HOME, City Housing Trust Fund, and Shelter Plus cases especially within portfolios like Strawberry Creek Lodge LP, RCD, Golden Bear Homes, Sterling Berkeley University Ave LP, and SAHA. These cohorts need tailored guidance due to program rules.

Common included services: Electricity frequently appears with gas, water, garbage, heat, appliances, laundry access, plus add-ons like parking, storage, internet/cable, furnishings for some cohorts.

Conclusion & Recommended Pathway

The analysis of the data indicates that Berkeley has a large, diverse population of rental units where electricity is provided by owners, spanning small individual landlords to large institutional operators. This confirms that a meaningful opportunity exists to potentially advance electrification, efficiency, and solar adoption across a broad segment of the rental housing market. However, while the dataset demonstrates feasibility, it does not yet tell us whether landlords or tenants have interest, appetite, or capacity for participating in such programs.

At this time, state funding for the proposed energy outreach and incentive-support effort remains unsecured. As a result, the recommended next steps cannot assume implementation resources, staffing, or incentives will be available. Instead, a pre-implementation engagement phase may be appropriate to determine whether the community sees value in this initiative before the Board invests effort into full program development.

Outreach & Interest-Assessment Plan (Pre-Implementation Phase)

To responsibly advance the concept while funding is pending, staff recommends conducting a targeted interest-gauging outreach campaign. This would:

1. Validate community need and interest: Many tenants and owners may be unaware of electrification incentives, may not consider them a priority, or may have constraints related to cost recovery, rent control, or existing equipment. An interest survey will test these assumptions.

2. Identify potential early adopters

Results for the survey can help identify which property types or ownership groups have the highest likelihood of participating if funding becomes available.

3. Inform program design before committing resources

Understanding barriers, concerns, and level of engagement will help shape any future scope of work if state funding is later secured.

4. Strengthen future funding requests

Demonstrated community interest can be used to support state or regional funding proposals, improving the City's competitiveness for grant programs.

This approach respects resource constraints, avoids premature commitments, and ensures that any future program is built on demonstrated community need. It also preserves flexibility for the Board and positions the City to act quickly if external funding becomes available.

Contact Person

Amanda Eberhart, Registration Unit Manager,

aeberhart@berkelyca.gov