

CLIMATE RESILIENCE AND SUSTAINABILITY COMMITTEE

Friday, March 13, 2026 – 6:00 p.m.

**Berkeley Rent Board Conference Room B – 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: 881 5514 3615 and Passcode: 278125. To comment during the public comment part of the agenda, Press *9 and wait to be recognized by the Committee Chair.

Email comments

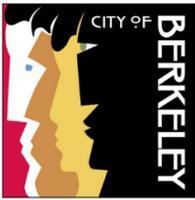
Email comments must be submitted to aeberhart@berkeleyca.gov by **4:00 p.m.** on the day of the meeting in order to be considered by the Committee and included in the public record. Format your subject line: "PUBLIC COMMENT ITEM FOR CLIMATE RESILIENCE & SUSTAINABILITY COMMITTEE." Please observe a 150-word 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 SUSTAINABILITY COMMITTEE

Friday, March 13, 2026 – 6:00 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 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. Election of Committee Chair
6. Approval of the May 5, 2025, Meeting Minutes
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. (Carried over from May 5, 2025, meeting)
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) (Carried over from May 5, 2025, meeting).
9. Discussion and Prioritization of Future Agenda Items (See Item 13)

10. Review and Discussion of Request to LIRA Committee regarding future Capital Improvement Petitions.
11. Review and Discussion of Updated Request for additional support from Rent Board Legislative Advocate Brian Augusta.
12. Announcements
13. Next Meeting
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

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

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



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

Minutes (Unapproved)

1. Roll call: A. Eberhart called Roll.
Members present: Martinac, Twu, Walker, and Marrero (Remote).
Staff Present: A. Eberhart.
2. Land Acknowledgment Statement: The Land Acknowledgment Statement was played.
3. Approval of the Agenda: M/S/C (Twu/Walker) Motion to approve the agenda. Roll call vote. YES: Marrero, Martinac, Twu, and Walker. NO: None; ABSTAIN: None; ABSENT: None. Carried: 4-0-0-0.
4. Public Comment: One public comment urged the committee to review Heating Standards.
5. Approval of April 7, 2025, Meeting Minutes: M/S/C (Twu/Marrero) Motion to approve the April 7, 2025, Meeting Minutes. Roll call vote. YES: Marrero, Martinac, Twu, and Walker. NO: None; ABSTAIN: None; ABSENT: None. Carried: 4-0-0-0.
6. Wildfire Prevention: Discussion of landlord-tenant issues related to the new wildfire hardening and defensible space guidelines, including potential regulatory updates and outreach needs: M/S/C (Twu/Marrero) Motion to recommend further discussion of this item with the full Board at a future Board meeting. Roll call vote. YES: Marrero, Martinac, Twu, and Walker. NO: None; ABSTAIN: None; ABSENT: None. Carried: 4-0-0-0.
7. Cooling: Review of recent CHCD report proposing statewide maximum indoor temperature of 82°F and its potential implications for residential housing standards: M/S/C (Twu/Marrero) Motion to Recommend further discussion of this item with the full Board at a future Board meeting. Roll call vote. YES: Marrero, Martinac, Twu, and Walker. NO: None; ABSTAIN: None; ABSENT: None. Carried: 4-0-0-0.
8. 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. M/S/C (Twu/Marrero) Motion to table this agenda item until the next committee meeting. Roll call vote. YES: Marrero, Martinac, Twu, and Walker. NO: None; ABSTAIN: None; ABSENT: None. Carried: 4-0-0-0.

9. Energy Outreach Project Planning: Review and discuss the draft work plan 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/Marrero) Motion to table this agenda item until the next committee meeting. Roll call vote. YES: Marrero, Martinac, Twu, and Walker. NO: None; ABSTAIN: None; ABSENT: None. Carried: 4-0-0-0.

10. Announcements: No announcements.

11. Next Meeting: TBD

12. 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.

13. Adjournment: M/S/C (Walker/Twu) Motion to adjourn. Roll call vote. YES: Marrero, Martinac, Twu, and Walker. NO: None; ABSTAIN: None; ABSENT: None. Carried: 4-0-0-0.
Meeting adjourned at 7:05 pm.

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

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



Memorandum

DATE: March 13, 2026

TO: Honorable Members of the Climate Resilience and Habitability Subcommittee

FROM: Commissioner Alfred Twu

SUBJECT: 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:

What are some habitability issues where the standard Individual Rent Adjustment may need adjusting?

Additional Resources

None

Next Steps for Committee

Contact Person

Amanda Eberhart, Registration Unit Manager,
aeberhart@berkeleyca.gov



March 4, 2026

Subject: Request for Data on Habitability Issues in Rental Units (2022–2025)

Dear Building Enforcement,

I hope this message finds you well. I'm reaching out on behalf of the Rent Board's Climate and Sustainability Subcommittee to request your assistance in sharing data related to **habitability issues in rental units** for **fiscal or calendar years 2022 through 2025**.

Specifically, we are interested in any available data on the following types of issues:

- **Water intrusion or leaks**
- **Mold and mildew**
- **Heating system failures**
- **Plumbing issues**
- **Electrical hazards**
- **Structural deficiencies (e.g., walls, roofs, flooring)**
- **Pest infestations**

Our goal is to better understand trends and challenges in maintaining safe and habitable rental housing across the city. This information will help us identify opportunities for collaboration and policy improvements that benefit both tenants and property owners.

We deeply appreciate the work your unit does every day to ensure rental units remain safe and livable for our community. As we move forward, we would welcome the opportunity to **strengthen communication and explore partnerships** that support these shared goals.

Please let us know if this request is feasible and if there are any steps we can take to make the process easier for your team.

Thank you for your time and dedication to this important work.

Sincerely,

Amanda Eberhart Registration Supervisor,
on Behalf of Ida Martinac
Climate Resilience & Habitability Subcommittee Chair
Berkeley Rent Stabilization Board



Memorandum

DATE: March 13, 2026
TO: Honorable Members of the Climate Resilience and Habitability Subcommittee
FROM: Amanda Eberhart
SUBJECT: Energy Outreach Project Plan and Discussion

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).

Alignment with Committee Charter

This project directly supports the Climate Resilience & Habitability Committee's mission to:

- Increase the resiliency of rental housing to climate change and natural disasters by promoting electrification and solar adoption.
- Reduce emissions generated by rental housing through energy efficiency programs and conversion from gas to electric appliances.
- Improve habitability standards by encouraging upgrades that enhance air quality and reduce mold risks through better energy systems.

By targeting owner-paid electricity properties, we address both emissions reduction and tenant habitability, while supporting the Committee's broader goals of sustainability and resilience.

Potential Discussion Items for Committee Leadership

1. Defining Priority Groups
 - Should outreach focus on small-to-medium property owners first?
 - Are there geographic or demographic considerations?
2. Messaging Strategy
 - What tone and content will resonate most with property owners?

- Should we emphasize cost savings, climate benefits, or compliance?
3. Engagement Channels
 - Email, mailers, phone calls, or in-person sessions.
 - Should we leverage existing city/community events?
 4. Program Selection
 - Which rebate programs should we highlight first (solar vs. electrification vs. audits)?
 - Should we include local incentives alongside state/federal programs?
 5. Tracking and Reporting
 - How should success be measured?
 - What data points matter most for Committee reporting?
 6. Timeline and Milestones
 - What is a realistic timeline for outreach and follow-up?
 - Should we aim for a pilot round before scaling?

Phased Work Plan:

Phase	Key Actions
Data Cleaning	Clean dataset, confirm owner-paid electricity properties.
Target Group Development	Prioritize owners (small-to-medium size properties).
Materials Creation	Create flyers, forms, and email/letter templates.
Outreach Launch	Send outreach packets and offer optional information sessions.
Follow-Up and Tracking	Survey participants, report results.

Key Considerations:

- Outreach plan to keep in mind holidays for the best property owner engagement.
- Project timeline builds flexibility to accommodate workloads.

Proposed Outcome: At least one round of direct outreach to identified owners, encouraging energy efficiency participation by TBD.

Collaboration Opportunities

- Outreach Committee Partnership
- Coordinate on material design and distribution.
- Share resources for community engagement and event planning.
- Possibly co-host informational sessions for property owners.

Next Steps for Committee

- Decide on priority discussion items for the next meeting.
- Identify which collaboration opportunities to pursue first.
- Assign initial roles or subgroups for research and outreach planning.

Contact Person

Amanda Eberhart, Registration Unit Manager,
aeberhart@berkelyca.gov



Rent Stabilization Board

TO: LIRA Subcommittee Chair Alpert

FROM: Climate Resilience & Sustainability Subcommittee Chair Martinac

DATE: September 10, 2025

SUBJECT: Request for Committee Consideration – Incorporating Sustainability and Climate Resilience into Capital Improvements Petitions

Dear Chair Alpert,

I am writing to request that the LIRA Committee consider exploring the feasibility of expanding the Capital Improvements Petition process to include certain sustainability and climate resilience-focused property upgrades. The current petition process, as outlined in the Board’s December 2024 guidance linked here, allows property owners to pass through the costs of significant improvements that materially benefit the tenant. This may present an opportunity to align the Board’s regulatory framework with the City’s broader climate goals.

There are several types of upgrades that could meaningfully improve tenant living conditions while advancing energy efficiency and climate resilience, including:

- High-efficiency heating and cooling systems, which can help maintain safe indoor temperatures and reduce energy use.
- Insulation upgrades and energy-efficient windows, which enhance comfort and lower utility bills;
- Cool roofing, reflective materials, and awnings, which reduce indoor heat gain during warmer months;
- Solar energy systems combined with energy storage lower long-term operational costs and carbon emissions, in addition to providing reliability in case of utility outages.

Incentivizing these types of improvements through the petition process could strike a balance between encouraging owners to modernize their properties and ensuring that tenants experience direct, tangible benefits. If deemed appropriate, the Committee might explore developing a framework or criteria to distinguish qualifying sustainability improvements from general maintenance or cosmetic work.

I would be happy to support the development of this concept further with additional input from staff or external partners.

Thank you for considering this proposal.

Sincerely,

Ida Martinac

Climate Resilience & Habitability Subcommittee Chair

Berkeley Rent Stabilization Board



Rent Stabilization Board

TO: LIRA Subcommittee Chair Alpert

FROM: Climate Resilience & Sustainability Subcommittee Chair Martinac

DATE: September 10, 2025

SUBJECT: Request for Committee Consideration – Maximum Indoor Temperature Regulation

Dear Chair Alpert,

In light of increasing climate-related heat risks and recent developments at the state and local level, I am writing to request that the LIRA Committee consider exploring a potential local regulation establishing a maximum allowable indoor temperature for residential rental units in the City of Berkeley.

At the May 5, 2025, Climate Resilience and Habitability Subcommittee meeting, we reviewed a recent report from the California Department of Housing and Community Development (HCD) recommending a statewide indoor maximum of 82°F. In addition, the City of Palm Springs has implemented a local standard of 80°F for rental housing, and California's Department of Industrial Relations recently adopted an 82°F maximum for indoor workplaces with on-site staff.

Given these precedents and Berkeley's commitment to climate resilience and tenant habitability, the Subcommittee believes there is a strong foundation for the LIRA Committee to explore a similar regulatory approach. We recommend the Committee examine:

- Feasibility and enforcement mechanisms of a maximum indoor temperature standard;
- How such a standard could be integrated into existing habitability regulations;
- Opportunities to align with or influence statewide policy development.

For reference, links to the relevant policy documents and city ordinances are included in the attached materials.

Please let me know if any further background or staff support would be helpful. We appreciate your leadership and consideration of this matter.

Sincerely,

Ida Martinac

Climate Resilience & Habitability Subcommittee Chair

Berkeley Rent Stabilization Board



March 4, 2026

Subject: Request for Legislative Advocate Support on Local Housing Initiatives

Dear Rent Board Chair Alpert and Executive Director Williams,

On behalf of the Climate Resilience and Habitability Subcommittee, I am writing to formally request your consideration in directing our Legislative Advocate, Brian Augusta, to explore a coordinated range of local, regional, and statewide initiatives that could support both tenants and property owners in alignment with Berkeley's Rent Ordinance. Recent shifts in federal and state funding priorities have significantly impacted the scope of work for our committee. Despite these changes, we remain committed to doing everything within our capacity to look out for the needs of our community. To that end, we propose redirecting our efforts toward leveraging local organizing and community partnerships, supplemented by state-level resources, expertise, and programmatic opportunities, to strengthen housing stability and resilience for Berkeley residents.

At our last meeting, the Subcommittee expressed interest in utilizing Brian's expertise to identify opportunities across multiple levels of government and community infrastructure. This includes local and regional programs, county-level support systems, and state-administered funding streams or policy frameworks that advance habitability, sustainability, and climate resilience while ensuring strong protections for tenants and tools for property owners.

Examples of potential areas for exploration include:

- Local resources:
 - City of Berkeley's Green Building Department, City of Berkeley's Energy Efficiency Program and BayREN's Home+ rebates supporting weatherization and safety improvements for rental units.
 - Alameda County emergency preparedness partnerships, including resilience hubs and tenant-focused disaster readiness programs.
 - Berkeley-specific sustainability incentives that help property owners maintain efficient, climate-resilient buildings.
- Statewide resources:
 - California Energy Commission (CEC) grants for residential electrification and resilience upgrades.
 - California Department of Housing and Community Development (HCD) programs related to climate adaptation and housing preservation.
 - Statewide tenant protection and habitability-aligned policy trends that may intersect with Berkeley's Rent Ordinance.

These efforts align with our ongoing commitment to advance housing sustainability and resilience initiatives in ways that meaningfully benefit Berkeley tenants and property owners while remaining consistent with the Rent Ordinance.

We also recognize that Brian's assignments are coordinated through the Board Chair in consultation with the Executive Director, and we are submitting this request for your review and consideration within that established process. We look forward to collaborating with the Board to ensure these priorities move forward in the best interest of the community.

Please let us know if you would like additional details or if the Subcommittee should submit a more specific scope of work.

Sincerely,

Ida Martinac

Climate Resilience & Habitability Subcommittee Chair
Berkeley Rent Stabilization Board