



4x4 Committee on Housing
City Council and Rent Board

COMMUNICATION ACCESS INFORMATION:

This meeting is being held in a wheelchair-accessible location. To request a meeting agenda in large print, Braille, or on cassette, or to request a sign language interpreter for the meeting, call 981-6900 (voice) or 981-6903 (TDD) at least five (5) working days notice will ensure availability.



Approved Minutes

4 X 4 JOINT COMMITTEE ON HOUSING CITY COUNCIL/RENT STABILIZATION BOARD Friday, May 5, 2017 – 10:00 a.m. 2180 Milvia Street 6th Floor Redwood Conference Room

1. Roll Call: Meeting started at 10:05 a.m.
Present: Mayor Arreguin, CM Linda Maio, CM Cheryl Davila, RSB Chair John Selawsky, RBC Paola Laverde, RBC Jesse Townley. Staff: Steve Buckley, Jenny McNulty, Stefan Elgstrand, Tara Sreekrishnan, Jay Kelekian, Matt Brown, Brendan Darrow
2. Public Comment: 1 speaker.
3. Minutes: Minutes for the Meeting of December 12, 2016 approved with no changes. Maio/Arreguin 6-0-0-2
4. Update on Nexus Study and continued discussion on revisions to the Demolition Ordinance and the housing demolition mitigation fee: Rent Board Staff discussed pros and cons of adopting an Ellis Act requirement for demolition permits – the advantage is that demolished units that are rebuilt and rented within five years are subject to ongoing rent control. The disadvantages relate to potential displacement of tenants who cannot afford to stay in Berkeley long enough to return to the newly built units, and the possibility that a developer would wait out the five-year period to avoid rent control.

Mayor Arreguin stated his intention to bring an item to council referring the Ellis Act idea to the Planning Commission, as well as his plan to move forward with approval of a Demolition Nexus Fee and related affordability thresholds for units provided in lieu of the fee.

5. Update and discussion on implementation of the Short-Term Rentals Ordinance (BMC 23C.22): Steve Buckley explained that the city is 90% ready to implement the STR Ordinance, and that the last piece that remains to be completed is finalizing the contract with the third-party vendor, Host Compliance, to do checks of which units are being used as short-term rentals. Rent Board staff distributed the form they will use to certify host eligibility to operate short-term rentals. Councilmember Maio recommended that the form include an area where an owner can comment on the configuration of the short-term unit for cases where eligibility to operate an STR may be ambiguous. Committee members discussed one building in particular which is currently operating short-term rentals in violation of the Ordinance, and Steve

Buckley explained that the building in question has already been warned and will be cited if the activity continues.

6. Update on proposal to create a position of Rental Housing Safety Program Manager: The Committee discussed the need for this position and the financial health of the fund from which the position would be financed. The following motion was approved:

The 4x4 Committee recommends that the City Council request the City Manager create and fill the position of Housing Inspection and Community Services Manager. The 4x4 Committee will forward staff's information on fee increase levels and further recommends that Council consider increasing the fees once the Program Manager has been brought on. M/S/C: Arreguin/Maio, 6-0-0-2 (Hahn and Murphy absent)

7. Update from the Ad Hoc Committee on Safety, Occupancy and Affordability of Converted Artist Warehouses and Workspaces: Commissioner Townley provided an update regarding the difficulty of reconciling local protections for tenants of Converted Artist Warehouses and Workspaces with state law, and reiterated the subcommittee's commitment to making progress on this issue.
8. Update on City Council referral on community emergency response training and emergency cache program tailored for multi-unit residential buildings. Commissioner Townley reminded the Committee that they are still waiting for an update on the status of this referral.
9. Request that City work with RSB on putting up signs in multi-family buildings with elevators with information on the updated law approved in November that requires owners provide alternative housing to disabled tenants if the elevator is inoperable. The Committee received an update on the recent changes to the Elevator Ordinance and City staff identified Ella Callow, the Disability Compliance Program Coordinator, as the best person to assist with the development of potential language for a sign. City staff agreed update her on this item so that she could collaborate with RSB staff.
10. Discussion of possible future agenda items and setting a regular meeting schedule. The Committee tentatively agreed to set the next meeting for July 7th, 2017 at 10:00 a.m., subject to the availability of the absent Committee members

11. Adjournment. Meeting adjourned at 12:06 p.m.

COMMITTEE MEMBERS:

Mayor Jesse Arreguin
City Council Member Cheryl Davila
City Council Member Kate Harrison
City Council Member Linda Maio

Rent Board Chairperson John Selawsky
Rent Board Vice-Chairperson Paola Laverde
Rent Board Commissioner Christina Murphy
Rent Board Commissioner Jesse Townley