



4x4 Committee on Housing
City Council and Rent Board

Minutes - Approved

4 X 4 JOINT COMMITTEE ON HOUSING CITY COUNCIL/RENT STABILIZATION BOARD

Monday, June 3, 2019 – 3:00 p.m.

2180 Milvia Street, Cypress Room, 1st Floor

1. Roll Call: Mayor Arreguín called the meeting to order at 3:06 p.m.
Present: Mayor Jesse Arreguín, CM Cheryl Davila (arrived at 3:07 p.m.), CM Kate Harrison (left at 5:15 p.m.) CM Rigel Robinson, RBC Soli Alpert, RBC Leah Simon-Weisberg, RBC Igor Tregub (arrived at 4:25 p.m., left at 5:17 p.m.), RB Chair Paola Laverde.
Staff present: Matt Brown, Dominika Bednarska, Steven Buckley, Bill Burke, Timothy Burroughs, Brendan Darrow, Stefan Elgstrand, Jen Fabish, Beth Green, Jay Kelekian, Mathew Siegel, Lynn Wu.

2. Public Comment: There was one speaker. Members of the public also spoke before specific items as noted below.

At this time, the members of the committee who were present unanimously approved the agenda with one modification: to hear item 7 before item 6.

3. Approval of Minutes for the May 21, 2019 Meeting: M/S/C (Harrison/Alpert) Approve the May 21, 2019 meeting minutes as written. Carried 7-0-0-1. Absent: Tregub.
4. 4x4 Committee Regular Meeting Schedule – 4th Wednesdays, 4PM, Cypress Room: the members of the committee who were present tentatively agreed to a regular meeting schedule of the 4th Wednesday of each month at 3:00 p.m. CM Davila will check her schedule and confirm her availability.
5. Discussion and Possible Action: Proposed Fair Chance Ordinance: One member of the public spoke. Members of the Fair Chance Housing Coalition provided an overview of changes to the proposed ordinance prompted by the committee's May 21st discussion, and took questions from the committee. The coalition is researching the legality of requiring certain providers who deny housing in violation of the ordinance to offer the next available unit to the applicant.

M/S/C (Arreguín/Davila) Recommendation to Council to support the proposed Fair Chance Ordinance with the following changes: (1) eliminate the ADU exemption; (2) add an education and training component; (3) rather than having separate standards for “private” vs. “publically subsidized” housing, differentiate between

“publically subsidized/inclusionary” housing (including privately owned below market rate units) and “private non-inclusionary” housing; (4) specify the level of detail (in addition to existing state law requirements) that must be provided in written explanations for housing denials; (5) any provision (to the extent allowed by law) requiring certain housing providers that violate the ordinance to offer the next available unit to the applicant should state that the unit must be comparable (in rent, size, condition, amenities/accommodations, etc.) to the unit that was denied, and must be available within a reasonable timeframe.

Carried 7-0-0-1. Absent: Tregub.

6. Anti-Displacement Funding for FY 2020-2021: Two members of the public spoke. Staff from the East Bay Community Law Center (EBCLC) and Eviction Defense Center (EDC) presented funding proposals and took questions from the committee.

M/S/C (Arreguín/Laverde) Recommend that Council allocate \$900,000 in Measure U1 funds for anti-displacement work for each of fiscal years 2019/20 and 2020/21 (for a total of \$1.8 million). Of these funds, EDC and EBCLC will each receive \$275,000 per fiscal year. Carried 6-0-0-2. Absent: Harrison, Tregub.

7. Short-Term Rental Ordinance Enforcement: Two members of the public spoke. Bill Burke provided an overview of the Short-Term Rental (STR) Ordinance enforcement process. The committee’s discussion touched on: STRs that are more than 14 days but less than 30 days; firms renting entire buildings for greater than 14 days, then subletting individual units on a short-term basis; using STR tax revenue to fund additional staff for enforcement; increasing public outreach and education; creating fines specific to STR Ordinance violations; the need for collection agreements with other STR platforms; prohibiting listings on STR websites for noncompliant properties; and enforcement of the nuisance provisions of the STR Ordinance. The committee requested a list of properties that have been cited for violations and the amount of administrative fines collected. Mayor Arreguín asked Mr. Burke, and staff from the Planning Department to provide him with any ideas for improving enforcement prior to the Council’s October work session.
8. Amendments to B.M.C 19.50: The committee agreed to make this a standing agenda item. Dominika Bednarska highlighted issues with the existing ordinance, including the need to extend the reimbursement period, adding a meal allowance, requiring accommodations to be accessible given the tenant’s specific needs, and ensuring that future amendments take into account feedback from stakeholders with disabilities.
9. Discussion of Possible Future Agenda Items Including:
 - a. Process to Establish Appropriate Charges for IT Related Services
 - b. Options for Expanded Registration
 - c. Tenant Opportunity Purchase Act
 - d. Demolition Ordinance
10. Adjournment: M/S/C (Alpert/Simon-Weisberg) Motion to adjourn the meeting. Carried 6-0-0-2. Absent: Harrison, Tregub.

COMMITTEE MEMBERS:

Mayor Jesse Arreguín

City Council Member Cheryl Davila

City Council Member Kate Harrison

City Council Member Rigel Robinson

Rent Board Chairperson Paola Laverde

Rent Board Vice-Chairperson Leah Simon-Weisberg

Rent Board Commissioner Soli Alpert

Rent Board Commissioner Igor Tregub