

AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Bill Lindsay

Phone: 620-6512

Meeting Date: May 24, 2017

Final Decision Date Deadline: May 24, 2017

STATEMENT OF THE ISSUE: Section 11.100.030(d) of the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance exempts Rental Units which a government unit, agency or authority owns, operates, manages, or in which governmentally subsidized Tenants reside only if applicable federal or state law or administrative regulation specifically exempt such units from municipal rent control from the definition of Controlled Rental Units. The Rent Board shall consider the adoption of an administrative regulation in conjunction with the fee study exempting approximately 1,851 Housing Choice Vouchers (Project-Based and Tenant-Based Section 8) and units owned and/or managed by the Richmond Housing Authority (Nystrom Village and Nevin Plaza) from the definition of Controlled Rental Units as described in RMC 11.100.030(d)(3).

INDICATE APPROPRIATE BODY

- | | | | | |
|---|---|--|---|---|
| <input type="checkbox"/> City Council | <input type="checkbox"/> Redevelopment Agency | <input type="checkbox"/> Housing Authority | <input type="checkbox"/> Surplus Property Authority | <input type="checkbox"/> Joint Powers Financing Authority |
| <input type="checkbox"/> Finance Standing Committee | <input type="checkbox"/> Public Safety Public Services Standing Committee | <input type="checkbox"/> Local Reuse Authority | <input type="checkbox"/> Other: <u>Rent Board</u> | |

ITEM

- | | | |
|---|--|---|
| <input type="checkbox"/> Presentation/Proclamation/Commendation (3-Minute Time Limit) | | |
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Other: <u>Training</u> |
| <input type="checkbox"/> Contract/Agreement | <input type="checkbox"/> Council As Whole | |
| <input type="checkbox"/> Grant Application/Acceptance | <input type="checkbox"/> Claims Filed Against City of Richmond | |
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Video/PowerPoint Presentation (contact KCRT @ 620.6759) | |

RECOMMENDED ACTION: ADOPT Administrative Regulation 17-01 exempting approximately 1,851 Housing Choice Vouchers (Project-Based and Tenant-Based Section 8) and units owned and/or managed by the Richmond Housing Authority (Nystrom Village and Nevin Plaza) from the definition of Controlled Rental Units as described in RMC 11.100.030(d)(3).

AGENDA ITEM NO:

I-1.



AGENDA REPORT

RENT PROGRAM

DATE: May 24, 2017

TO: Chair Gray and Members of the Rent Board

FROM: Bill Lindsay, City Manager

SUBJECT: ADMINISTRATIVE REGULATION EXEMPTING HOUSING CHOICE VOUCHERS AND RICHMOND HOUSING AUTHORITY HOUSING UNITS FROM THE DEFINITION OF CONTROLLED RENTAL UNITS (RMC 11.100.030(d))

STATEMENT OF THE ISSUE:

Section 11.100.030(d) of the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance exempts Rental Units which a government unit, agency or authority owns, operates, manages, or in which governmentally subsidized Tenants reside only if applicable federal or state law or administrative regulation specifically exempt such units from municipal rent control from the definition of Controlled Rental Units. The Rent Board shall consider the adoption of an administrative regulation in conjunction with the fee study exempting approximately 1,851 Housing Choice Vouchers (Project-Based and Tenant-Base Section 8) and units owned by the Richmond Housing Authority (Nystrom Village and Nevin Plaza) from the definition of Controlled Rental Units as described in RMC 11.100.030(d)(3).

RECOMMENDED ACTION:

ADOPT Administrative Regulation 17-01 exempting approximately 1,851 Housing Choice Vouchers (Project-Based and Tenant-Based Section 8) and units owned by the Richmond Housing Authority (Nystrom Village and Nevin Plaza) from the definition of Controlled Rental Units as described in RMC 11.100.030(d)(3)

FISCAL IMPACT:

There is no fiscal impact to the City related to this item.

ITEM I-1

DISCUSSION:

Receive an oral report and presentation from the City Manager and Michael Roush, Interim Legal Counsel.

DOCUMENTS ATTACHED:

Attachment 1 – Administrative Regulation 17-01, exempting approximately 1,800 Housing Choice Vouchers (Project-Based and Tenant-Based Section 8) and units owned and/or managed by the Richmond Housing Authority (Nystrom Village and Nevin Plaza) from the definition of Controlled Rental Units as described in RMC 11.100.030(d)

Attachment 2 – Housing Choice Voucher Delinquency Report as of January 31, 2017

Attachment 3 – Draft Housing Element Progress Report (11/15/2016)

ATTACHMENT 1

RICHMOND RENT BOARD ADMINISTRATIVE REGULATION 17-01

A Rental Unit in which a Tenant holds a Housing Choice Voucher (Section 8), or a Rental Unit in a Section 8 Housing Choice Voucher Project, or a Rental Unit in a development owned and/or managed by the Richmond Housing Authority (including Nystrom Village and Nevin Plaza) is not a Controlled Rental Unit as defined in paragraph (3), subsection (d) of Section 11.100.030, Richmond Municipal Code.

Approved as to form on May 24, 2017:

Michael Roush
Interim Board Counsel
Richmond Rent Board

Delinquency Report
As of January 31, 2017

ATTACHMENT 2

Field Office Code : 9APH

Field Office Name : CALIFORNIA STATE OFFICE

Effective Dates Included : October 01, 2015 through January 31, 2017



Program Type: Detailed Report

Public Housing

Voucher Funded Assistance

Mod Rehab

SRO

Click on for Ascending sort and on for Descending sort

HA Code	HA Name	HA FYE	ACC Units	VMS Units Leased (a)	As of (MM/YY)	Port Outs (b)	Port Ins (c)	50058 Required (a-b-c)	50058 Received	Difference	Reporting Rate	Forms Received		
												Last Month	Last 3 Months	Last 6 Months
CA001	San Francisco HA	09/30	8,691	8984	12/16	24	3	8,963	9,032	-69	100.77	1,348	4,301	6,905
CA006	Fresno City Housing Authority	12/31	6,855	7283	12/16	36	0	7,247	7,326	-79	101.09	1,948	3,660	4,764
CA010	Richmond Housing Authority	06/30	1,851	1584	12/16	13	16	1,587	1,581	-73	104.60	328	715	1,151
CA011	Contra Costa County	03/31	6,828	6135	12/16	54	87	6,168	6,429	-261	104.23	713	4,124	4,895
CA023	MERCED	09/30	2,736	2884	12/16	23	0	2,661	2,711	-50	101.88	367	1,483	1,931
CA026	Stanislaus	09/30	4,694	4476	12/16	35	0	4,441	4,489	-48	101.08	1,311	2,247	3,582
CA028	Fresno County Housing Authority	12/31	5,652	5506	12/16	52	0	5,454	5,501	-47	100.86	1,423	2,730	3,409
CA033	MONTEREY	06/30	4,335	3264	12/16	26	0	3,238	3,290	-52	101.61	308	1,671	2,730
CA041	BENICIA	03/31	372	310	12/16	9	1	302	306	-4	101.32	75	180	271
CA052	MARIN HOUSING	12/31	2,119	1949	12/16	17	6	1,938	1,984	-26	101.34	143	847	1,428
CA053	KINGS COUNTY HOUSING AUTH	06/30	688	565	12/16	2	42	605	587	18	97.02	103	315	503
CA055	VALLEJO HOUSING AUTHORITY	06/30	2,278	1940	12/16	54	1	1,887	1,912	-25	101.32	444	902	1,418
CA058	BERKELEY	06/30	1,935	1599	12/16	42	15	1,572	1,574	-2	100.13	393	821	1,305
CA060	PITTSBURG	06/30	948	1026	12/16	104	2	924	933	-9	100.97	181	452	734
CA061	CRESCENT CITY	06/30	608	532	12/16	8	1	525	517	8	98.48	123	262	382
CA062	ALAMEDA CITY	06/30	1,845	1486	12/16	77	9	1,418	1,424	-6	100.42	323	773	1,183
CA065	Fairfield Housing Authority	06/30	882	833	11/16	19	13	827	875	-48	105.80	164	416	721
CA066	SUISUN CITY HOUSING AUTHORITY	06/30	318	289	12/16	3	1	267	269	1	99.63	65	137	197
CA067	ALAMEDA COUNTY HSG AUTH	06/30	6,139	6188	12/16	83	159	6,244	6,278	-34	100.54	1,495	3,140	4,917
CA069	Madera	06/30	741	741	12/16	2	0	739	740	-1	100.14	12	316	540

Housing Authority

Summary Information for the Field Office : 9APH

Total ACC Units	Total VMS Units Leased	Total Port-Outs	Total Port-Ins	Total 50058 Required	Total 50058 Received	Total Difference	Average Reporting Rate	Total Forms Received		
								Last Month	Last 3 Months	Last 6 Months
86,586	83,653	1,240	677	83,090	84,116	-1,028	101.24	17,015	43,939	64,509

**CITY OF RICHMOND, CA
DRAFT HOUSING ELEMENT PROGRESS REPORT (11/15/2016)**

Highlighted properties designate those which the Richmond Housing Authority owns and/or manages.

EXISTING DEED RESTRICTED AFFORDABLE HOUSING							
DEVELOPMENT NAME	TYPE	TOTAL UNITS	AMI: VERY LOW (<60%)	AMI: LOW (60%-80%)	AMI: MODERATE (80%-120%)	MARKET RATE	OWNERSHIP TYPE
1 Crescent Park	LIHTC	341		341			LEASE
2 Baycliff Apartments	LIHTC	342		342			LEASE
3 Monterey Pines Apartments	LIHTC	324	324				LEASE
4 Richmond Townhomes	Section 8	199		192		7	LEASE
5 Heritage Park at Hilltop	LIHTC	192		190		2	LEASE
6 St Johns Apartments	LIHTC	158	158				LEASE
7 Easter Hill Apartments Phase II	LIHTC	85		83		2	LEASE
8 Barrett Terrace Apartments	Section 8	115	114			1	LEASE
9 Liberty Village Apartments	LIHTC	100		98		2	LEASE
10 Deliverance Temple	LIHTC	82	82				LEASE
11 Richmond Village Phase 1B	LIHTC	67		65		2	LEASE
12 Richmond Macdonald Senior Apartments	LIHTC	66		65		1	LEASE
13 Richmond City Center Apartments	LIHTC	63		63			LEASE
14 Barrett Plaza Townhouses	Section 8	58	58				LEASE
15 Community Heritage Apartments	Section 202 (Senior)	51	51				LEASE
16 Richmond Village Phase 1A	LIHTC	51		50		1	LEASE
17 The Arbors	LIHTC	36		35		1	LEASE
18 The Carquinez	LIHTC	36		35		1	LEASE
19 Arbors Apartments	LIHTC	36		35		1	LEASE
20 Chelsey Mutual Housing	LIHTC	30		29		1	LEASE
21 Rubicon Homes	Section 202 (Senior)	10	10				LEASE
22 Triangle Court	Section 8	98	98				LEASE
23 Nystrom Village	Public	102	102				LEASE
24 Friendship Manor	Section 8	58	58				LEASE
25 Nevin Plaza	Public	148	148				LEASE
26 Richmond Village	Public	161	161				LEASE
27 Westridge	LIHTC	401		401			LEASE
28 Harborview Senior Apartments	LIHTC	66	66				LEASE
28 Total Affordable Housing Sites	Total	3,476	1,430	2,024	0	22	

PIPELINE RESIDENTIAL PROJECTS							
PROJECT NAME	STATUS	TOTAL UNITS	AMI: VERY LOW (<60%)	HD: AMI LOW (60%-80%)	AMI: MODERATE (80%-120%)	MARKET RATE	OWNERSHIP TYPE
1 BOTTOMS RESIDENTIAL	Approved	60				60	OWN
2 MIRAFLORES SENIOR	Approved	80	80			0	LEASE
3 ANCHORAGE @ MARINA BAY	Approved	111				111	OWN
4 GARRITY WAY APARTMENTS	Approved	98				98	LEASE
5 CENTRAL AVENUE*	Approved	155	15	140		0	LEASE
6 NEVIN AVENUE	Approved	289	29	258		2	LEASE
7 WESTRIDGE REHAB AND ADDITION	Approved	62	40	22		0	LEASE
8 HILLTOP APARTMENTS	Approved	180				180	LEASE
9 BAYWALK	Approved	193				193	LEASE
10 THE POINT TOWNHOMES	Approved	27				27	LEASE
11 TERMINAL ONE	Approved	323				323	OWN
12 12TH AND MACDONALD	ERN	256			77	179	LEASE
13 CUTTING FIRE TRAINING FACILITY	ERN	100	30			70	LEASE
14 MIRAFLORES	Contemplated	270	79		30	161	LEASE
15 HACIENDA	Contemplated	216	150	55		11	LEASE
16 NYSTROM	Contemplated	216		206	10	0	LEASE
Total		2,636	423	681	117	1,415	

REGIONAL HOUSING NEED ALLOCATION (RHNA) MANDATE ANALYSIS (January 1, 2014 - October 31, 2022)						
	TOTAL UNITS	AMI: VERY LOW (<60%)	HD: AMI LOW (60%-80%)	AMI: MODERATE (80%-120%)	MARKET RATE	
Total Pipeline Units	2,636	423	681	117	1,415	
RHNA 2022 Mandate (units)	2,435	438	305	410	1,282	
Percent Planned (current)	108%	97%	223%	29%	110%	

Low Income Housing Tax Credit Income Limits – Very Low/Low/Moderate Income							
Contra Costa County 4 Person Area Median Income (\$93,600)							
Household Size	1	2	3	4	5	6	7
Very Low Income – 60% AMI	\$34,150	\$39,000	\$43,900	\$48,750	\$52,650	\$56,650	\$60,450
Low Income – 80% AMI	\$52,650	\$60,150	\$67,650	\$75,150	\$81,200	\$87,200	\$93,200
Moderate Income – 120% AMI	\$78,600	\$89,850	\$101,050	\$112,300	\$121,300	\$130,250	\$139,250

GUIDE	
LIHTC	Low Income Housing Tax Credit
Section 8	Project Based Section 8 Housing
Section 202 (Senior)	Section 202 Supportive Housing for the Elderly Program
ERN	Exclusive Right to Negotiate
DDA	Disposition and Development Agreement

These developments are proposed and have not yet obtained review or approvals.
* These projections may change as part of an ongoing settlement agreement.