

RESOLUTION NO. 49-18

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHMOND TAKING
A STAND AGAINST RENT INCREASES IMPOSED ON LOW-INCOME SENIORS AT
THE HERITAGE PARK AT HILLTOP APARTMENTS**

WHEREAS, many tenants from Heritage Park at Hilltop apartments and advocates have spoken at City Council meetings giving personal examples of the negative impacts that rent increases have had on their lives, with consequences ranging from reductions in discretionary income to the risk of becoming homeless; and

WHEREAS, the information provided by the owners of Heritage Park at Hilltop apartments, which is home to many low-income seniors, and verified by the California Tax Credit Allocation Committee (TCAC) maximum rent levels, indicated that in 2016, maximum rents increased 5% from the prior year; 2017 maximum rents represented a 7% increase from the prior year; 2018 maximum rents represented a 12% increase from the prior year. and the 12% increase from 2017-2018 is more than three times the Annual General Adjustment rent increase amounts for which rent-controlled units are subject; and

WHEREAS, according to the TCAC Compliance Program Manager, TCAC California does not regulate the frequency or the percentage of changes in the maximum rent for Low Income Housing Tax Credits (LIHTC) units; it only provides a rent limit that an owner cannot exceed; and

WHEREAS, LIHTC property owners may raise rent at any time during the lease period, as long as the limit is not exceeded; without additional limitations on the amount of rent increases that can be imposed at any time to low-income tenants of Heritage Park at Hilltop apartments, the residents may experience "rent shock" that results in potential displacement or significant financial hardship; and

WHEREAS, it is in the best interest of the City of Richmond to take a stand against rent increases affecting residents of Heritage Park at Hilltop apartments, given that recent rent increases have caused many Richmond residents living at the Heritage Park at Hilltop apartments to become at risk of losing their housing; and

WHEREAS, excessive rent increases threaten the public health, safety, and welfare of Richmond residents; and

WHEREAS, a copy of this resolution will be sent to the owners of the Heritage Park at Hilltop apartment complex with a request to reduce the rent increases to a fair and livable amount for Richmond seniors or to use the Rent Program's Annual General Adjustment to calculate rent increases; and

WHEREAS, the Richmond City Council requests that the tenants are not subject to an annual rent increase that exceeds the Rent Program's Annual General Adjustment.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Richmond does hereby take a stand against rent increases to Richmond low income residents and will direct staff to conduct an annual investigation to ensure that all policies are followed and no discrepancies are threatening low income residents at the Heritage Park at Hilltop apartments.

I certify that the foregoing resolution was passed and adopted by the Council of the City of Richmond at a regular meeting thereof held June 19, 2018, by the following vote:

AYES: Councilmembers Beckles, Choi, Martinez, Myrick, Recinos, Vice Mayor Willis, and Mayor Butt.

NOES: None.

ABSTENTIONS: None.

ABSENT: None.

PAMELA CHRISTIAN
CLERK OF THE CITY OF RICHMOND
(SEAL)

Approved:
TOM BUTT
Mayor

Approved as to form:
BRUCE GOODMILLER
City Attorney

State of California }
County of Contra Costa } : ss.
City of Richmond }

I certify that the foregoing is a true copy of **Resolution No. 49-18**, finally passed and adopted by the City Council of the City of Richmond at a regular meeting held on June 19, 2018.

Certified as a True Copy

PAMELA CHRISTIAN
CLERK OF THE CITY OF RICHMOND, CALIFORNIA
BY *Sabrina Kundy*
ASSISTANT