

AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: May 16, 2018

Final Decision Date Deadline: May 16, 2018

STATEMENT OF THE ISSUE: The minutes of the April 18, 2018, Regular Meeting of the Richmond Rent Board require approval.

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 checked="" 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"/> Regulation | <input checked="" type="checkbox"/> Other: <u>CONSENT CALENDAR</u> |
| <input type="checkbox"/> Contract/Agreement | <input type="checkbox"/> Rent Board 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: Approve the minutes of the April 18, 2018 Regular Meeting – Rent Program (Cynthia Shaw 620-5552).

AGENDA ITEM NO:

G-1.

RICHMOND, CALIFORNIA, April 18, 2018

The Open Session to Hear Public Comment before Closed Session was called to order at 5:01 P.M.

ROLL CALL

Present: Boardmembers Combs, Finlay, Maddock, and Chair Gray.

Absent: Vice Chair Gerould (*present as of 5:25 P.M.*)

PUBLIC COMMENT BEFORE CLOSED SESSION

Cordell Hindler expressed his gratitude for having an experienced Executive Director at the Rent Program and asked that the Board consider his expertise in Rent Stabilization during the closed session. He also mentioned that the Executive Director will be attending a Neighborhood Council meeting in the future.

ADJOURN TO CLOSED SESSION

The Open Session to Hear Public Comment before Closed Session was adjourned at 5:04 P.M.

CLOSED SESSION

The Regular Meeting of the Richmond Rent Board was called to order at 6:04 P.M.

PLEDGE TO THE FLAG

ROLL CALL

Present: Boardmembers Combs, Finlay, Maddock, Vice Chair Gerould and Chair Gray.

Absent: None.

STATEMENT OF CONFLICT OF INTEREST

None.

REPORT FROM LEGAL COUNSEL ON FINAL DECISIONS MADE IN CLOSED SESSION

Legal Counsel Michael Roush stated that the Rent Board met in closed session to discuss the Executive Director Evaluation. No final action was taken.

AGENDA REVIEW

None.

INTRODUCTIONS FROM RENT PROGRAM STAFF MEMBERS

PUBLIC FORUM

Cordell Hindler invited the Board to community events during the months of April and May including the Crime Prevention meeting. He also mentioned a conversation with Nicolas Traylor regarding the Rent Program providing a presentation on Rent Control to the Richmond Neighborhood Coordinating Council, at their summer meeting.

Several residents from Heritage Park Apartments gave comments on their increased rents and safety concerns on the property. The following community members gave comments: Herman Hudson, Marilyn Tims, Ana Orè, Jacqueline Taylor, Patricia Smith, Marian Lourant, Elda Fontenot, James Daniels, and Jerry Yung.

Ilona Clark expressed a desire for staff to include a complete transcription of public comments in the minutes of the Board packet. She also expressed her concerns about the Fair Return Regulations passed by the Board in March 2018 and that she feels that they will be damaging to property owners especially small property owners.

Chair Gray directed Rent Program Legal Counsel Michael Roush, to address the Heritage Park Apartments community members, and provide information about whether or not the Rent Control provisions apply to the property. Chair Gray thanked all Heritage Park Apartment residents for addressing the Board with their issues and informed them that Rent Program staff will follow up with property management to discuss the increases and any other

concerns mentioned to the Board.

(Chair Gray called a recess at 6:38 PM; the meeting called back to order at 6:45 PM)

RENT BOARD CONSENT CALENDAR

On motion of Vice Chair Gerould, seconded by Boardmember Combs, the item(s) marked with an (*) were approved.

*H-1. Approve the minutes of the March 21, 2018, Regular Meeting of the Richmond Rent Board.

*H-2. Receive letters from community members regarding the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance, RMC 11.100.

RENT BOARD AS A WHOLE

I-1. The matter to receive an update concerning the petition and hearing processes was presented by Hearing Examiner, Paul Cohen. The presentation included information on the petition and hearing processes and a breakdown of petitions filed in 2017 – 2018. Discussion ensued. The following individual gave comment: Ilona Clark. No action was taken.

I-2. The matter to receive and discuss a proposed implementation timeline for rent registration was presented by Executive Director, Nicolas Traylor. The presentation included information about how rent registration works, an overview of the rent registration process, the workload associated with rent registration, what rent registration accomplishes, registration outreach and example forms which included the Tenancy Registration Form, Rent Validation Report, and Landlord and Tenant Notice of Apparent Maximum Allowable Rent and the proposed implementation timeline. Discussion ensued. There were no public comments on this item. No action was taken. The Board received the proposed implementation timeline for rent registration.

I-3. The matter to receive revised Fiscal Year 2018-19 Rent Program budget options and corresponding Rental Housing Fee Study and provide direction to staff was presented by Deputy Director, Paige Roosa. The presentation included the background, proposed budget priorities and themes, proposed fee structure,

proposed revisions to the draft budget, proposed revisions to the draft fee study, rationale for a “Third Tier” for subsidized rental units, proposed budget options and corresponding estimated rental housing fee for Option A, B and C, proposed rental housing fee summary, comparison to peer jurisdictions, partial pass-through of the rental housing fee, staff recommendations, proposed timeline and the recommended action. Discussion ensued. The following individuals gave comments: Ilona Clark, Marilyn Langlois, and David Sharples. The Board received revised Fiscal Year 2018-19 Rent Program budget options and corresponding Rental Housing Fee Study with following direction to staff: to present and discuss the proposed budget options and corresponding estimated rental housing fee options B and C at the upcoming Special Rent Board meeting. No final action was taken.

I-4. The matter to (1) consider approving a revision to the salary of the Executive Director for the remainder of Fiscal Year 2017-18 to the amount for the Executive Director position as reflected in the publicly posted and available Rent Board budget, as approved and adopted by the Richmond Rent Board. (The revised salary for Fiscal Year 2017-18 shall become effective on April 16, 2018) and (2) consider approving the salary of the Executive Director for Fiscal Year 2018-19 to the amount for the Executive Director position in the Richmond Board’s budget for Fiscal Year 2018-19, as that budget, following a public hearing, is approved and adopted by the Richmond Rent Board. The approved salary for the Executive Director for Fiscal Year 2018-19 shall become effective on July 1, 2018. This item was presented by Legal Counsel, Michael Roush. Discussion ensued. The following individual gave comment: Ilona Clark. A motion by Boardmember Finlay, seconded by Boardmember Maddock, to approve and passed by the following vote: **Ayes:** Boardmembers Combs, Finlay, Maddock, Vice Chair Gerould and Chair Gray. **Noes:** None. **Abstentions:** None. **Absent:** None.

REPORTS OF OFFICERS

Executive Director, Nicolas Traylor gave a brief report on the new process of sending letters to tenants who received an eviction notice from their landlord informing them of their rights and the just causes for eviction.

Deputy Director, Paige Roosa invited the community to the upcoming Eviction 101 Community Workshop on April 21st.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:03P.M.

Cynthia Shaw and Andrea Zuniga
Staff Clerks

(SEAL)

Approved:

David Gray, Chair