

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 23, 2018, Special 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 23, 2018 Special Meeting – Rent Program (Cynthia Shaw 620-5552).

AGENDA ITEM NO:

G-2.

RICHMOND, CALIFORNIA, April 23, 2018

The Special Meeting of the Richmond Rent Board was called to order at 6:06 P.M.

PLEDGE TO THE FLAG

ROLL CALL

Present: Boardmembers Combs, Finlay, Maddock

Absent: Vice Chair Gerould and Chair Gray.

(Chair Gray present as of 6:12 P.M.)

A motion made by Boardmember Combs to nominate and elect Boardmember Maddock as temporary Chair, seconded by Boardmember Finlay, passed unanimously with Chair Gray and Vice Chair Gerould Absent.

STATEMENT OF CONFLICT OF INTEREST

None.

AGENDA REVIEW

None.

PUBLIC FORUM

Cordell Hindler invited the Rent Board to attend several community events in the month of May including the Library Commission meeting. He also mentioned that he would like the Board to consider revisiting Item I-4, regarding the Executive Director's salary from the April 18th meeting for further consideration.

Linda Newton spoke on the behalf of The Association of United Richmond Housing Providers. She feels the small property owners who fall within the historically low rent contingent should be considered differently for decisions that the staff and Board makes. She expressed concerns about the fair return standards and being fair to her renter. She spoke about one of her tenants being a senior and asked questions about the effect on each unit in regards to an increase for MNOI and Capital Improvements. She feels her ability to make decisions in regards to her property has been restricted due to Rent Control. She also expressed her concerns about the

regulations being difficult to understand and suggested that they be written in a way that is clear and easier to understand.

PUBLIC HEARING

F-1. The matter to (1) adopt revised Fiscal Year 2018-19 Budget Option C; (2) receive and approve the Fiscal Year 2018-19 Residential Rental Housing Fee Study; (3) direct staff to prepare a resolution, consistent with the Rent Board's approved Fee Study and Budget, recommending to the City Council approval of the Fiscal Year 2018-19 Residential Rental Housing Fees in the amount of \$207.00 per Controlled Rental Unit, \$100.00 per Partially Covered Unit, and \$50.00 per Governmentally Subsidized Unit, at the next regularly scheduled meeting; and (4) direct staff to conduct a study of policy options for a possible pass-through of a portion of the Rental Housing Fee to be paid by Tenants and present these options at the Board's Regular Meeting in May was presented by Deputy Director, Paige Roosa. The presentation included information about the background, proposed budget options and corresponding estimated rental housing fee option B and C, a description of the proposed Compliance Officer duties, proposed projects and assignments, examples of noncompliance cases the Compliance Officer would be focusing on, the Rental Housing Fee for each budget option, proposed Rental Housing Fee summary, proposed next steps and recommended action.

Discussion ensued. The following individuals gave comments: Cordell Hindler, Steve McElroy, and Marilyn Langlois. A motion by Boardmember Finlay, seconded by Chair Gray, to adopt revised Fiscal Year 2018-19 Budget Option C; receive and approve the Fiscal Year 2018-19 Residential Rental Housing Fee Study; prepare a resolution, consistent with the Rent Board's approved Fee Study and Budget, recommending to the City Council approval of the Fiscal Year 2018-19 Residential Rental Housing Fees in the amount of \$207.00 per Controlled Rental Unit, \$100.00 per Partially Covered Unit, and \$50.00 per Governmentally Subsidized Unit, at the next regularly scheduled meeting; and to conduct a study of policy options for a possible pass-through of a portion of the Rental Housing Fee to be paid by Tenants and present these options at the Board's Regular Meeting in May. The motion passed by the following vote: **Ayes:** Boardmembers Combs, Finlay, Maddock and Chair Gray. **Noes:** None. **Abstentions:** None. **Absent:** Vice Chair Gerould.

A subsequent motion by Boardmember Combs, seconded by Chair Gray, to close Public Hearing at 6:49 P.M. passed by the following vote: **Ayes:** Boardmembers Combs, Finlay, Maddock and Chair Gray. **Noes:** None. **Abstentions:** None. **Absent:** Vice Chair Gerould.

REPORTS OF OFFICERS

Executive Director, Nicolas Traylor gave a brief report on the Eviction 101 Community Workshop held on April 21, 2018. He also gave an update on volume of cases addressed by the Rent Program Services Analysts, Magaly Chavez and Vickie Medina. He mentioned that they have contacted over a thousand clients each since they joined our staff. He gave an update that the Staff Attorney will start on April 30th and that he will introduce himself at the next Board meeting in May.

Legal Counsel, Michael Roush mentioned the need of a full time Staff Attorney and how his presence will benefit the program and the community. He also informed the Board that he is in the process of responding to the landlord attorneys who wrote letters in response to the Fair Return Regulations and that the response should be completed very soon.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:56 P.M.

Cynthia Shaw and Andrea Zuniga
Staff Clerks

(SEAL)

Approved:

David Gray, Chair