

AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: August 15, 2018

Final Decision Date Deadline: August 15, 2018

STATEMENT OF THE ISSUE: The minutes of the July 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 July 18, 2018 Regular Meeting of the Richmond Rent Board – Rent Program (Cynthia Shaw 620-5552).

AGENDA ITEM NO:

F-1.

RICHMOND, CALIFORNIA, July 18, 2018

The Regular Meeting of the Richmond Rent Board was called to order at 5:00 P.M.

PLEDGE TO THE FLAG

ROLL CALL

Present: Boardmembers Combs, Maddock and Chair Gray.

Absent: Boardmember Finlay and Vice Chair Gerould.

STATEMENT OF CONFLICT OF INTEREST

None.

AGENDA REVIEW

None.

INTRODUCTIONS FROM RENT PROGRAM STAFF MEMBERS

PUBLIC FORUM

Cordell Hindler invited the Rent Board to attend several community events in the month of July. He also mentioned that Executive Director, Nicolas Traylor gave a presentation on Rent Control at the Richmond Neighborhood Coordinating Council at their July 9th meeting and indicated he would allow Nicolas to provide an update to the Board on the outcome.

RENT BOARD CONSENT CALENDAR

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

*G-1. Approve the minutes of the June 20, 2018, Regular Meeting of the Richmond Rent Board.

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

*G-3. Receive the June 2018 Rent Program Monthly Report.

*G-4. Approve the re-chaptering of existing Rent Board Regulations for the purpose of centralizing and consolidating all Regulations into a chapter format.

REGULATIONS

H-1. The matter to adopt Regulation 201.5, defining the meaning of rooming and boarding houses and creating standards that must be followed when determining whether a property is considered a rooming and boarding house was presented by Staff Attorney, Charles Oshinuga. The presentation included rooming & boarding house background, a statement of the issue, a review of the proposed regulation regarding rooming & boarding house, the City of Richmond's Zoning Code definition of rooming and boarding house, contents of the proposed Regulation 201.5, and the recommended action. Discussion ensued. A motion by Boardmember Maddock, seconded by Chair Gray, to adopt Regulation 201.5, defining the meaning of rooming and boarding houses and creating standards that must be followed when determining whether a property is considered a rooming and boarding house and direct staff to investigate the possibilities within the purview of the Rent Board to regulate Air B & B type rentals, passed by the following vote: **Ayes:** Boardmembers Combs, Maddock, and Chair Gray. **Noes:** None. **Abstentions:** None. **Absent:** Boardmember Finlay and Vice Chair Gerould.

H-2. The matter to (1) remove Chapter 11 of the Regulations entitled "Remedies" and approve a new Chapter 11 of the Regulation entitled "Security Deposit", (2) adopt Regulation 1101 describing the permissibility of security deposit increases, and adopt Regulation 1102 explaining the circumstances where a Tenant may file a petition based on an unlawful retention or increase in the security deposit was presented by Staff Attorney, Charles Oshinuga. The presentation included security deposit background, a description of the issue, proposed policies regarding security deposits, a review of Civil Code 1950.5, and the contents of proposed Regulation 1101 and proposed Regulation 1102, and the recommended action. Discussion ensued. A motion by Chair Gray, seconded by Boardmember Combs, to (1) remove Chapter 11 of the Regulations entitled "Remedies" and approve a new Chapter 11 of the Regulation entitled "Security Deposit," (2) adopt Regulation 1101 describing the permissibility of security deposit

increases, and adopt Regulation 1102 explaining the circumstances where a Tenant may file a petition based on an unlawful retention or increase in the security deposit, passed by the following vote: **Ayes:** Boardmembers Combs, Maddock, and Chair Gray. **Noes:** None. **Abstentions:** None. **Absent:** Boardmember Finlay and Vice Chair Gerould.

REPORTS OF OFFICERS

Deputy Director, Paige Roosa gave a brief report on the success of the Realtor and Property Manager-focused workshop held on July 14th, 2018. She also gave an update on the upcoming presentation of the Rent Program Annual Report at the July 24, 2018, Regular Meeting of the Richmond City Council.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:54 P.M.

Cynthia Shaw and Ramona Howell
Staff Clerks

(SEAL)

Approved:

David Gray, Chair