

AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: November 20, 2019

Final Decision Date Deadline: November 20, 2019

STATEMENT OF THE ISSUE: Members of the community have sent letters to the Rent Board and Rent Program staff members. Staff members recommend letters that do not pertain to a specific item on the Rent Board agenda be included as consent items for consideration by the Rent Board.

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: RECEIVE letters from community members regarding the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance, RMC 11.100 – Rent Program (Cynthia Shaw 620-5552).

AGENDA ITEM NO:
F-3.

Cynthia Shaw

From: Ilona Clark <in70clark@gmail.com>
Sent: Friday, October 18, 2019 10:29 PM
To: Cynthia Shaw; Paige Roosa; Emma Gerould; Lauren Maddock; Nicolas Traylor; Rent Program; Virginia Finlay; Alana Conner; cduncan@richmondrent.org
Subject: MNOI in Richmond
Attachments: 2018.3Letter.docx

To the members of the Richmond Rent Board,

As a member and co-founder of the Association of United Richmond Housing Providers, I have been involved with the Richmond Rent Program since its inception.

When regulations were being fleshed out to address Fair Return, we met with Traylor and Roosa several times to provide input and guidance based on the experiences of our members with a goal of having balanced laws that would protect renters while encouraging compliance among housing providers and protecting everyone from abuses.

As you know, rent raises in Richmond are limited to the rate of inflation. This means they will fall behind market rates in an environment of rising rents such as the bay area. It also means doing large, expensive, infrequent projects, like new roofs, or new paint; gets very difficult.

We urged the staff to consider some different way to calculate Capital Improvements (CapEx) such as these and the board asked staff to present comparisons of different methods. At first the discussion seemed to assume CapEx would be considered separately from other rent raises. MNOI was presented to the board on February 28th without including CapEx. The next month, once the board had, presumably, considered the presentation; CapEx was suddenly included in MNOI and the board voted for the regulations despite our protestations to the contrary.

These regulations are NOT measure L. They were passed by the rent board and the rent board has the power and authority to revisit them to finish the process.

Please see attached.

Thank you for your consideration

ilona clark
AURHP.org

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A mistake that makes you humble is better than an achievement that makes you arrogant

Cynthia Shaw

To: Paige Roosa
Subject: RE: attn to boardmembers

From: Rent Control
Sent: Monday, October 28, 2019 4:14 PM
Cc: nicolas_traylor@ci.richmond.ca.us
Subject: attn to boardmembers

From: Wee Parker [<mailto:christina.parker47@gmail.com>]
Sent: Monday, October 28, 2019 3:24 PM
To: Rent Control
Subject: attn to boardmembers

Good Afternoon-

My name is Christina Parker and I am a current resident of Pullman Point Apartments. I am reaching out today to inform you on behalf of the health issues in our apartment complex. For a year now I have been dealing with mice issues and no matter how clean you keep your unit their still chewing through the walls. I have a 3 year old daughter and we are both constantly sick due to the pest. I've made many complaints to management within the last year yet I feel nothing is being resolved. Maintenance has come out several times to fill holes that the mice created as well as laid out poison which led the mice to die around my home. This past Sunday October 27, 2019, I woke up and maggots were all over my living room floor and I couldn't understand why due to the fact that my house was clean. As I looked under my couches I started to see even more maggots which led me to find dead mice in my couches. This is inhumane and not a livable environment. I've spent hundreds of dollars on mice traps as well as eating out because I rarely want to use my kitchen from the fact that I might see mice and it causes me major depression. To have to pay rent somewhere and live like those that live on the streets is unfair. Many of the residents are scared to speak up about the issue because they fear losing their apartment. I hope that by me reaching out some justice gets served to this problem. Thank you for taking the time to read this email and have a great evening!

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CHRISTINA PARKER