

AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: February 17, 2021

Final Decision Date Deadline: February 17, 2021

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-2.

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Cynthia Shaw

From: Doss & Felix <doss_felix@yahoo.com>
Sent: Saturday, January 16, 2021 11:31 PM
To: Cynthia Shaw
Subject: please forward to Richmond Rent Board - RE OMI - H-1

Dear Richmond Rent Board

Thanks for all you do and thanks for the opportunity to put in my 2 cents.

RE: OMI - as part of Just Cause Evictions

I agree that some landlords might wish to play a game of chess with tenants in order to work the system for higher rents. That is not us. I understand the reason you want OMI rules.

That said, some of us have bought certain buildings as part of a long term family planning strategy. It has become evident that in these uncertain times, we may need to house our own family members. The strategy is for the long term security of the family, both financial and as actual housing. We have 3 young adult children not yet set. One of our children is disabled. We have senior siblings, nieces and nephews, and luckily still some aged parents . As much as I love them all, I really don't want to live under the same roof with them forever.

Please consider this type of family situation with the OMI. If you limit the number of OMI's per property (multi-family buildings), it could have major impact. I understand that the family member actually needs to live there as a permanent address. I think once an OMI is completed, we should be allowed to keep this unit as a serial family resident home - as in, first your parent, then one of your children, then another for as long as needed. You could limit the gaps of time between family members . It might take 4-6 months to get the transition accomplished. Also additional units should be allowed to have OMI. What if none of my kids can afford to buy a home in the Bay Area? That is a real possibility. Perhaps you could limit how often an OMI could happen in one multi-family building. Maybe no more than one OMI per building per 6 months or per year. If a tenant moves out on their own accord, and a family member moves in with no OMI action, that should not count against the landlord as an OMI.

Some of my siblings have young adult children and grandkids who are struggling. I would like to think I could help them out as well if needed. Offering to rent them a home for Bay Area prices is a big pill to swallow if we have an option in place for which we planned , purchased , and maintained since 1988.

Again, I love my kids and other relatives, but I really want to try out the empty nest.

I get along with my tenants. We have good relationships. We treat them fairly and with respect. But, they are not my family. Nowhere, in the leases signed before Rent Control, did we agree to a life-long relationship. They are nice folks. But, this is our family business.

ASKS:

1. More than one OMI per building for other family members
2. Broader definition of family member

3. Allow for serial habitation of a unit by family members.
4. If a unit has become available due to normal attrition and a family member moves in, this should not be considered as OMI - as there was no eviction.

Thanks so much. Be safe.

Jerrilee Doss (and Raymond Felix)

owners of 2719 Nevin a 4-plex