

# AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: June 15, 2022

Final Decision Date Deadline: June 15, 2022

**STATEMENT OF THE ISSUE:** Board Member Vasilas is seeking Board approval to grant landlord Raymond "Jimmy" Smith an exception to current MNOI regulations. This exception would allow Mr. Smith to reapply for an MNOI petition this current year, incorporating capital expenditures accrued on improvements performed in previous years during the pandemic.

## 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

- Presentation/Proclamation/Commendation (3-Minute Time Limit)
- Public Hearing                       Regulation                       Other: CONSENT CALENDAR
- Contract/Agreement                       Rent Board As Whole
- Grant Application/Acceptance                       Claims Filed Against City of Richmond
- Resolution                       Video/PowerPoint Presentation (contact KCRT @ 620.6759)

**RECOMMENDED ACTION:** DIRECT staff to grant an exception to the MNOI application time restrictions for Raymond "Jimmy" Smith, allowing him to reapply for an MNOI petition for this current year, incorporating the specific capital expenditures accrued from years prior on the subject building – (Board Member Michael Vasilas - [mvasilas@richmondrent.org](mailto:mvasilas@richmondrent.org))

AGENDA ITEM NO:

**H-1.**

***This page intentionally left blank***



# AGENDA REPORT

**DATE:** June 15, 2022  
**TO:** Chair Finlay and Members of the Rent Board  
**FROM:** Michael Vasilas, Rent Board Member  
**SUBJECT:** Grant landlord exception to MNOI petition time restrictions

## **STATEMENT OF THE ISSUE:**

Board member Vasilas is seeking Board approval to grant landlord Raymond “Jimmy” Smith an exception to current MNOI regulations. This exception would allow Mr. Smith to reapply for an MNOI petition this current year, incorporating capital expenditures accrued on improvements performed in previous years during the pandemic.

## **RECOMMENDED ACTION:**

DIRECT staff to grant an exception to the MNOI application time restrictions for Raymond “Jimmy” Smith, allowing him to reapply for an MNOI petition for this current year, incorporating the specific capital expenditures accrued from years prior on the subject building.

## **FISCAL IMPACT:**

None

## **DISCUSSION:**

Landlord Raymond “Jimmy” Smith has approached the Board via public forum in regards to a MNOI petition that was denied earlier this year. In his petition, Mr. Smith had requested upward adjustments in his rents based on the substantial cost of capital improvements he had recently performed on a building in Point Richmond.

After clarification from staff, it appears Mr. Smith’s petition was denied because he had applied for an increase in the year following the year(s) in which the improvements were performed. Under existing regulations that had been adopted by the Board, a petition can only be filed in the same year in which the capital improvements were performed. Under this technicality, a delay to the filing process can potentially prevent a landlord from recouping any of the cost of their investment in the building.

## ITEM H-1

Based on the size and scope of the work performed, the disruptive nature COVID-19 has had on public and private processes, and a community interest in encouraging safe and improved housing, I believe it is prudent of the Board to allow Mr. Smith to reapply and have his petition considered for this current year.

### **BACKGROUND:**

None

### **PURPOSE:**

None.

### **PROPOSED TIMELINE:**

None

### **DOCUMENTS ATTACHED:**

None.