

AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: August 16, 2023

Final Decision Date Deadline: August 16, 2023

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-4.

This page intentionally left blank

Cynthia Shaw

From: Ilona Clark [REDACTED]
Sent: Wednesday, July 19, 2023 8:04 AM
To: AURHP; Elaine Dockens; Karina Guadalupe; Nicolas Traylor; Rent Program; Sara Cantor; Cynthia Shaw
Subject: 27% = \$thousands more per month

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

To the members of the Richmond Rent Board,
I am writing in opposition to the request for a 27% raise for Nicolas Traylor or anyone, for that matter.

Leaving aside arguments about comparable salaries in richer cities than Richmond, how very difficult Mr. Traylor's job is compared to others (obviously debatable) or the level of scrutiny he receives as a public employee;
I would like to present a slightly different perspective.

Rather than paying one individual thousands more dollars every month for doing the same job, wouldn't the money be better spent on actual renter assistance? Low income renters who do not have much cushion fall behind by relatively small amounts a rent and face housing insecurity. These individuals could greatly benefit from a small infusion to get them over rough patches. The Richmond Rent Board has briefly discussed this kind of assistance before. This is a great need, the amount of money Nick is asking for could go toward a program like this and help many people, not just one.

Give Nick a cost of living raise and let the rest go to our Richmond community of renters in need.

Sincerely
Ilona Clark, AURHP, Richmond Resident, RN
[REDACTED]

--

Healing is figuring out how to coexist with the pain that will always live inside of you, without pretending it isn't there or allowing it to hijack your day. It is learning to confront ghosts and carry what lingers.

- *Suleika Jaouad*

This page intentionally left blank

Cynthia Shaw

From: Dave S [REDACTED]
Sent: Wednesday, July 19, 2023 4:17 PM
To: aurhpinfo@googlegroups.com
Cc: Elaine Dockens; Karina Guadalupe; Nicolas Traylor; Rent Program; Sara Cantor; Cynthia Shaw
Subject: Re: 27% = \$thousands more per month

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

What has Nick done to warrant increases, let alone this amount?

On Jul 19, 2023, at 08:04, Ilona Clark <[REDACTED]>

To the members of the Richmond Rent Board,
I am writing in opposition to the request for a 27% raise for Nicolas Traylor or anyone, for that matter.

Leaving aside arguments about comparable salaries in richer cities than Richmond, how very difficult Mr. Traylor's job is compared to others (obviously debatable) or the level of scrutiny he receives as a public employee;
I would like to present a slightly different perspective.

Rather than paying one individual thousands more dollars every month for doing the same job, wouldn't the money be better spent on actual renter assistance? Low income renters who do not have much cushion fall behind by relatively small amounts a rent and face housing insecurity. These individuals could greatly benefit from a small infusion to get them over rough patches. The Richmond Rent Board has briefly discussed this kind of assistance before. This is a great need, the amount of money Nick is asking for could go toward a program like this and help many people, not just one.

Give Nick a cost of living raise and let the rest go to our Richmond community of renters in need.

Sincerely
Ilona Clark, AURHP, Richmond Resident, RN
[REDACTED]

--

Healing is figuring out how to coexist with the pain that will always live inside of you, without pretending it isn't there or allowing it to hijack your day. It is learning to confront ghosts and carry what lingers.

- *Suleika Jaouad*

--

You received this message because you are subscribed to the Google Groups "AURHP" group.

To unsubscribe from this group and stop receiving emails from it, send an email to aurhpinfo+unsubscribe@googlegroups.com.

To view this discussion on the web visit

<https://groups.google.com/d/msgid/aurhpinfo/CAGSztMVGbsmLqAEGhmCxx3L4ZcgvdfsTU5a2M8TKD3caVEL7Ww%40mail.gmail.com>.

This page intentionally left blank

Cynthia Shaw

From: Maria Katznelson [REDACTED]
Sent: Wednesday, July 19, 2023 8:01 PM
To: [REDACTED]
Cc: Elaine Dockens; Karina Guadalupe; Nicolas Traylor; Rent Program; Sara Cantor; Cynthia Shaw
Subject: Re: 27% = \$thousands more per month

This email originated from outside of the City's email system. Do not open links or attachments from untrusted sources.

Celebrate when tenants screw up Landlords. Literally .. that's what he does.
I still do not understand why is it that there is no one representing us inside the Rent Board.
Can someone explain THST yo me please.

MK

Sent from my iPhone

On Jul 19, 2023, at 4:16 PM, Dave S [REDACTED] wrote:

What has Nick done to warrant increases, let alone this amount?

On Jul 19, 2023, at 08:04, Ilona Clark [REDACTED] wrote:

To the members of the Richmond Rent Board,
I am writing in opposition to the request for a 27% raise for Nicolas Traylor or anyone,
for that matter.

Leaving aside arguments about comparable salaries in richer cities than Richmond, how
very difficult Mr. Traylor's job is compared to others (obviously debatable) or the level
of scrutiny he receives as a public employee;
I would like to present a slightly different perspective.

Rather than paying one individual thousands more dollars every month for doing the
same job, wouldn't the money be better spent on actual renter assistance? Low income
renters who do not have much cushion fall behind by relatively small amounts a rent
and face housing insecurity. These individuals could greatly benefit from a small infusion
to get them over rough patches. The Richmond Rent Board has briefly discussed this
kind of assistance before. This is a great need, the amount of money Nick is asking for
could go toward a program like this and help many people, not just one.

Give Nick a cost of living raise and let the rest go to our Richmond community of renters
in need.

Sincerely
Ilona Clark, AURHP, Richmond Resident, RN



--

Healing is figuring out how to coexist with the pain that will always live inside of you, without pretending it isn't there or allowing it to hijack your day. It is learning to confront ghosts and carry what lingers.

- *Suleika Jaouad*

--

You received this message because you are subscribed to the Google Groups "AURHP" group.

To unsubscribe from this group and stop receiving emails from it, send an email to aurhpinfo+unsubscribe@googlegroups.com.

To view this discussion on the web visit

<https://groups.google.com/d/msgid/aurhpinfo/CAGSztMVGbsmLqAEGhmCxx3L4ZcgvdfsTU5a2M8TKD3caVEL7Ww%40mail.gmail.com>.

--

You received this message because you are subscribed to the Google Groups "AURHP" group.

To unsubscribe from this group and stop receiving emails from it, send an email to

aurhpinfo+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/aurhpinfo/C9E85482-84FC-407A-BB2E-BBC8689060E9%40gmail.com>.

Cynthia Shaw

Subject: FW: LETTER FROM THE PUBLIC Doss. Fwd: We are all in this together

----- Forwarded message -----

From: **Doss & Felix**
Date: Mon, Jul 17, 2023 at 9:18 AM
Subject: We are all in this together
To: Sara Cantor <scantor@richmondrent.org>, Elaine Dockens <edockens@richmondrent.org>, tespinoza@richmondrent.org <tespinoza@richmondrent.org>, Karina Guadalupe <kguadalupe@richmondrent.org>, jhite@richmondrent.org <jhite@richmondrent.org>

Hello Board Members

Thank you for your service.

I wish to discuss J-1. I will be in a class Wednesday evening so I cannot attend your meeting.

Things are harder for everyone. We all have felt the pain at the pump, pain at the check-out line of the store and pain from the utility companies. Home owners and housing providers also feel a sense of shock these days when invoices for trades people arrive. Not only are supplies for needed repairs at a shockingly different price, the labor costs have gone up substantially. Plumbers, carpenters, and electricians have to deal with the same high costs.

Housing providers are losing ground quickly. We cannot alter our prices to keep our profit margin. We, mom and pop providers, didn't sacrifice, scrimp and save and work on weekends and evenings in hopes to provide housing for others at little to no profit. We took away from family time. We skipped vacations. We worked multiple jobs. We hoped to pull our families up out of a paycheck-to-paycheck situation. We, like our parents, wanted better for our kids. By investing in Richmond, our legacy to our children may be nothing but a headache. We did our part with the rent freeze and no evictions during Covid. Some of us (mom and pop housing providers) could make it through, some of us could not. It depended upon how long you have been investing your time, money, and sweat and how much of a cushion you had going in to the Covid Crisis.

I don't feel like we are all in this together when I see J-1. As far as I know, J-1 is a base salary. I believe compensation packages are quite large. We got less service, less availability of the RRP during Covid. We were still required to pay the RRP fees which have been on an upward trajectory since the beginning. Taxes and insurance costs are up.

- J – 1 CONSIDER APPROVING the adjustment of the Executive Director’s salary from the Fiscal Year 2018-19 budgeted amount of \$148000 to the Fiscal Year 2023-24 budgeted amount of \$188,080, in addition to any qualifying Executive Management MOU authorized salary adjustments, effective starting July 1, 2023.

If NickT was \$148,000 in 2018-2019

CPI 2019 was 3.5 = \$153,180

CPI 2020 was 2.9 = \$157,622

CPI 2021 was 1.6 = \$160,144

CPI 2022 was 5.2 = \$ 168,471

So to get to \$188080 is over 11.6%

If 3% imposed cap \$164,948

or 14% depending upon which number used above

ITEM F-4
ATTACHMENT 4

We didn't get all of those CPI increases - we had a freeze - and some of us didn't get rent at all from tenants - but we were all told "We are all in this together".

We are not all in this together. Housing providers are getting left in the dust. We have pulled 2 units off the market (vacancy due to natural attrition where tenants left). So, how is this stabilizing the rental market? We literally had a tenant tell us that he was grateful for his apartment and didn't want to move because he could not afford "affordable housing". Later he became infirm and moved in with family.

I think we need to pause on pay increases to the RRP staff. It seems everyone needs to feel the same pinch if we are all in this together. If the RRP employees do not feel adequately compensated, they may look for jobs elsewhere and that is OK.

Thanks again for your thoughtful attention.

Jerri Doss

Cynthia Shaw

Subject: FW: LETTER FROM THE PUBLIC Niedzwiedz. Fwd: We are all in this together

----- Forwarded message -----

From: **Stan Niedzwiedz**

Date: Mon, Jul 17, 2023 at 10:47 AM

Subject: Re: We are all in this together

To: <aurhpinfo@googlegroups.com>, Sara Cantor <scantor@richmondrent.org>, Elaine Dockens <edockens@richmondrent.org>, tespinoza@richmondrent.org <tespinoza@richmondrent.org>, Karina Guadalupe <kguadalupe@richmondrent.org>, jhite@richmondrent.org <jhite@richmondrent.org>

Thank you Jerri for very thoughtful letter.
Stan Niedzwiedz

On 07/17/2023 9:16 AM PDT 'Doss & Felix' via AURHP <aurhpinfo@googlegroups.com> wrote:

Hello Board Members

Thank you for your service.

I wish to discuss J-1. I will be in a class Wednesday evening so I cannot attend your meeting.

Things are harder for everyone. We all have felt the pain at the pump, pain at the check-out line of the store and pain from the utility companies. Home owners and housing providers also feel a sense of shock these days when invoices for trades people arrive. Not only are supplies for needed repairs at a shockingly different price, the labor costs have gone up substantially. Plumbers, carpenters, and electricians have to deal with the same high costs.

Housing providers are losing ground quickly. We cannot alter our prices to keep our profit margin. We, mom and pop providers, didn't sacrifice, scrimp and save and work on weekends and evenings in hopes to provide housing for others at little to no profit. We took away from family time. We skipped vacations. We worked multiple jobs. We hoped to pull our families up out of a paycheck-to-paycheck situation. We, like our parents, wanted better for our kids. By investing in Richmond, our legacy to our children may be nothing but a headache. We did our part with the rent freeze and no evictions during Covid. Some of us (mom and pop housing providers) could make it through, some of us could not. It depended upon how long you have been investing your time, money, and sweat and how much of a cushion you had going in to the Covid Crisis.

I don't feel like we are all in this together when I see J-1. As far as I know, J-1 is a base salary. I believe compensation packages are quite large. We got less service, less availability of the RRP during Covid. We were still required to pay the RRP fees which have been on an upward trajectory since the beginning. Taxes and insurance costs are up.

J – 1 CONSIDER APPROVING the adjustment of the Executive Director’s salary from the Fiscal Year 2018-19 budgeted amount of \$148000 to the Fiscal Year 2023-24 budgeted amount of \$188,080, in addition to any qualifying Executive Management MOU authorized salary adjustments, effective starting July 1, 2023.

If NickT was \$148,000 in 2018-2019

CPI 2019 was 3.5 = \$153,180

CPI 2020 was 2.9 = \$157,622

CPI 2021 was 1.6 = \$160,144

CPI 2022 was 5.2 = \$ 168,471 If 3% imposed cap \$164,948

So to get to \$188080 is over 11.6% or 14% depending upon which number used above

We didn't get all of those CPI increases - we had a freeze - and some of us didn't get rent at all from tenants - but we were all told "We are all in this together".

We are not all in this together. Housing providers are getting left in the dust. We have pulled 2 units off the market (vacancy due to natural attrition where tenants left). So, how is this stabilizing the rental market? We literally had a tenant tell us that he was grateful for his apartment and didn't want to move because he could not afford "affordable housing". Later he became infirm and moved in with family.

I think we need to pause on pay increases to the RRP staff. It seems everyone needs to feel the same pinch if we are all in this together. If the RRP employees do not feel adequately compensated, they may look for jobs elsewhere and that is OK.

Thanks again for your thoughtful attention.

Jerri Doss

--

You received this message because you are subscribed to the Google Groups "AURHP" group.

To unsubscribe from this group and stop receiving emails from it, send an email to

aurhpinfo+unsubscribe@googlegroups.com.

To view this discussion on the web visit

<https://groups.google.com/d/msgid/aurhpinfo/1060284485.1286586.1689610593245%40mail.yahoo.com>.