

AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: July 16, 2025

Final Decision Date Deadline: July 16, 2025

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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Emily Alvarado

From: Toriell Archie <[REDACTED]>
Sent: Thursday, July 10, 2025 5:49 AM
To: Rent Control; Rent Program Hearings Unit; Edward Argenal
Subject: Public Comment for July 16, 2025 Rent Board Meeting – Toriell Archie, Westridge at Hilltop (Relocation Petition)

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Dear Richmond Rent Board,

I hope this message finds you well. I am unable to attend the July 16, 2025 Rent Board meeting in person, but I respectfully request that this public comment be read on my behalf and entered into the public record.

Public Comment: Toriell Archie – [REDACTED]

My name is Toriell Archie, and I'm a tenant at Westridge at Hilltop Apartments in Richmond. I submitted a relocation petition due to uninhabitable living conditions, which has gone unanswered by the landlord and is now approaching default on July 17.

This property is owned by Menlo Capital Group, managed by Winnco, and was part of a \$57 million public bond financing deal in 2023 facilitated by the California Municipal Finance Authority (CMFA). That funding was intended to add new units and preserve affordability for another 55 years.

Instead, the conditions I've experienced are dangerous and disgraceful:

- The elevators have never worked since I moved in in September 2023.
- There have been recent fires with no functioning hallway alarms or proper communication to residents.
- Mold, filthy hallways, missing fire extinguishers, and non-working emergency signs plague the building.
- Doors to the complex are never locked, allowing squatters, drug activity, and strangers to freely enter and reside in vacant units.
- Maintenance routinely ignores trash, vandalism, and safety hazards.
- I've filed complaints with the Richmond Fire Department, Code Enforcement, CMFA, and the California Tax Credit Allocation Committee (CTCAC).
- There is a police report on file related to threats made against my family by another tenant, yet management has refused to act or relocate us.

I am the mother of two children under the age of 2, and we are living in conditions that are not only uninhabitable but are life-threatening. This is an affordable housing property backed by public money—yet it is operating like a neglected, unsecured zone.

I am urging the Rent Board to:

- Enforce the relocation default immediately on July 17.
- Hold Menlo Capital and Winnco accountable for failing to comply with Richmond’s habitability standards and relocation obligations.
- Push for full inspections and compliance reporting from CMFA and CTCAC.
- Consider this property for ongoing monitoring and possible referral to the City Attorney or Housing Authority for systemic violations.

Thank you for standing with tenants who are doing everything in our power to protect our families and hold this system accountable.

Sincerely,

Toriell Archie

[REDACTED]

[REDACTED]

Richmond, CA 94806

[REDACTED]