

AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: February 18, 2026

Final Decision Date Deadline: February 18, 2026

STATEMENT OF THE ISSUE: The minutes of January 21, 2026, Regular Meeting of the Richmond Rent Board require approval.

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: APPROVE the minutes of the January 21 2026, Regular Meeting of the Richmond Rent Board – Rent Program (Cynthia Shaw 620-5552).

AGENDA ITEM NO:

G-1.

This page intentionally left blank

RICHMOND, CALIFORNIA, January 21, 2026

The Regular Meeting of the Richmond Rent Board was called to order at 5:04 P.M.

PLEDGE TO THE FLAG

The Pledge of Allegiance was recited.

ROLL CALL

Board Members Present: Espinoza, Hite, Willis, Vice Chair Cantor and Chair Tipton.

Staff Present: Executive Director Nicolas Traylor, Deputy Director Fred Tran, and General Counsel Charles Oshinuga.

Absent: None.

STATEMENT OF CONFLICT OF INTEREST

None.

AGENDA REVIEW

None.

PUBLIC FORUM

Cordell Hindler, a Richmond resident, began by correcting the November 19, 2025, Rent Board meeting record, clarifying that the Senior Winter Ball held on December 13, 2025, was hosted by the Commission on Aging rather than the Commission on Asians and Pacific Islanders. He invited Rent Board members and staff to two upcoming February events: the Contra Costa Mayor's Conference on February 5th at the Richmond Country Club and the Richmond Community Foundation Annual Gala at the Berkeley Country Club. Mr. Hindler also raised concerns about interpretation challenges during previous public hearings and requested that, in future hearings, all parties be reminded to speak slowly and clearly to ensure accurate interpretation and translation services for the public and Board members.

Felix Mendoza, Richmond Property Owner, gave comments with Spanish interpretation and addressed concerns related to rental housing, investment, housing conditions, and the need for dignified

housing. He expressed frustration regarding current rental regulations and urged consideration of policies that encourage responsible investment and housing improvements.

CONSENT CALENDAR

On motion from Board Member Willis, seconded by Vice Chair Cantor, the Item(s) marked with an (*) were approved unanimously.

***F-1.** Approve the minutes of November 19, 2025, Regular Meeting of the Richmond Rent Board.

***F-2.** Receive the Fiscal Year 2025-26 Monthly Activity Report through December 2025.

***F-3.** Receive the Rent Program FY 2025-26 Monthly Revenue and Expenditure Report through December 2025.

***F-4.** Receive the Budgeted versus Actual Revenue and Expenditures Report for the second quarter ending December 31, 2025.

RENT BOARD AS A WHOLE

G-1. Executive Director Nicolas Traylor presented on the matter to receive a presentation on a proposed Real Estate Disclosure policy/ordinance and direct staff to draft a proposed ordinance for the Board’s consideration and potential approval and recommendation to the City Council for possible adoption.

The presentation included the Issue Statement, Fiscal Impact, Background, information from the previous Board and Staff action, why an Ordinance is needed, proposed Ordinance required disclosures, information regarding an enforcement mechanism, Rent Program responsibilities, the benefits of the Ordinance, and the Recommended Action. Discussion ensued. The following individuals gave public comments on this item: Renee Bartels and John Fondnazio.

A motion was made by Vice Chair Cantor, and seconded by Board Member Willis, with the following directions to staff: to contact local title companies to explore collaboration opportunities to ensure disclosures occur prior to property transfers, and to report back to the Board within 30 days; and to work with City staff to engage in community outreach regarding the proposed policies and ultimately develop a proposed ordinance for Board consideration

and potential recommendation to the City Council, passed by the following vote: **Ayes:** Board Members Espinoza, Hite, Willis, Vice Chair Cantor and Chair Tipton. **Noes:** None. **Abstentions:** None. **Absent:** None.

REPORTS OF OFFICERS

There were no reports from Board Members and Staff.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:09 P.M.

Cynthia Shaw
Staff Clerk

(SEAL)

Approved:

Rent Board Chair

This page intentionally left blank