

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: 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:

G-2.

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SENT VIA EMAIL

January 20, 2026

Chair Tipton & Members of the Rent Board
Richmond Rent Program
Richmond City Hall
440 Civic Center Plaza
Richmond, CA 94804
rent@ci.richmond.ca.us

RE: Item G-1: Proposed Real Estate Disclosure policy/ordinance

Dear Ms. Tipton:

On behalf of the Contra Costa Association of REALTORS® (CCAR) and the CCAR Forms Committee, I would like to take this opportunity to address the staff report for the upcoming meeting on Wednesday, January 21, 2026, regarding the proposed Real Estate Disclosure Ordinance.

In the staff report it appears as if CCAR's Forms Committee agreed to make changes but didn't follow through. While CCAR may not have granted all the requested changes by the Richmond Rent Board staff, the forms were modified based on the recommendation of the CCAR Forms Committee and legal counsel, which was communicated to the Richmond Rent Board in April 2020, as referenced in the staff report. The agreement was to modify the paragraph as shown below and as previously stated in communication.

Item 51 (previously Item 48 of the 2019 Disclaimer & Disclosure Advisory) was amended to include the following information (**in bold**), based on the initial request:

LOCAL RENTAL ISSUES: The City of Richmond enacted an Ordinance covering Rent and Eviction Control. Other cities have or may create comparable requirements and/or require the issuance of permits or mandate inspections prior to renting out any type of property and/or any portion of the Property. Buyers should investigate the existence of applicable local ordinances **as well as applicable past or current fees or city liens and other regulations that impact on their ability to rent property. Buyers should** satisfy themselves as to whether a local ordinance will impact their intended use of the Property. Determining the existence of and/or the applicability of any laws regulating the ability of a Property Owner to rent some or all of the property, the amount of rent, the eviction of tenants, and/or mandatory city rental health and safety inspections, is beyond the expertise of the real estate professionals. Buyers should consult with a local Landlord-Tenant attorney.

Since then, the above paragraph in the Advisory has been updated to reflect other municipalities that have enacted a form of rent control within Contra Costa County, no longer singling out the City of Richmond.

On January 13, 2026, CCAR's Chief Industry Advocacy Officer (CIAO), Heather Schiffman, in an email to Fred Tran stated she will be recommending to the Forms Committee and legal counsel that the following line or form of the following line be considered for inclusion at the end of the paragraph in the Advisory to help reiterate that the buyers are also responsible to further research requirements that might affect them as a future property owner.

"For cities similar to the City of Richmond, it is recommended that Buyers contact the local rent board for additional information."

As referenced in recent communications with Richmond staff, CCAR has agreed to update the "Sources of Information" to include the physical address and email as provided in the City of Richmond-specific Addendum. Additionally, CCAR has updated the association website, where basic information is available to the public, non-members, and members, with a link to the Richmond Rent Board with the same contact information, which will be added to the Addendum.

In the staff report, it was explained that CCAR's forms are not utilized universally, nor are they a required form to use in a transaction. These forms were created to provide our members with an option, as each Broker/Brokerage dictates which forms their agents are required to use in a transaction: either statewide forms, the Brokerage forms created by their legal counsel, or the CCAR Advisory/Addenda.

In the final paragraph of the staff report, there is a reference to "*encouraging real estate agents and realtors to comply with the new requirements...*" I must point out that not all transactions are conducted with a real estate agent or REALTOR®, as some properties might be sold by a bank, or possibly a sale by owner, who may not be a real estate professional or licensed.

REALTORS® are representatives who help facilitate the transaction; it is the seller's responsibility to disclose any information they may be aware of regarding the property, including but not limited to the history, repairs, and defects. REALTORS® are not principals in the process of a transaction. The ultimate responsibility and liability for the accuracy of disclosures remains with the seller, and the buyer is responsible for doing their due diligence to investigate further.

Thank you to the Richmond Rent Board staff for the time they took to meet with our staff and Forms Committee members regarding your requests and questions.

Regards,



John Fondnazio
2026 President
Contra Costa Association of REALTORS®

To: Richmond Housing Authority

Address: 330 24th Street, Richmond, CA 94804

Subject: Formal Complaint – Unsafe Living Conditions and Management
Non-Responsiveness

I am submitting a formal complaint regarding unsafe and unsanitary conditions at Bella Vista Apartments and the ongoing failure of management to respond to maintenance requests or provide safe living conditions.

The issues include:

- Habitability violations in my current unit (plumbing, electrical, sanitation)
- Fire-safety violations in the common areas
- A CO alarm incident and delayed heater replacement
- Repeated inability to reach Resident Services due to a perpetually full voicemail
- Misrepresentation by onsite staff when I attempted to contact FPI corporate
- Severe sanitation issues in my previous unit involving dirty water leaking from the upstairs bathroom into mine for three months

These conditions violate state habitability laws and create unsafe living conditions. I am requesting review and intervention.


Name: Mychal Macias

Address: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

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