

RICHMOND, CALIFORNIA, July 19, 2017

The Regular Meeting of the Richmond Rent Board was called to order at 4:06 PM.

PLEDGE TO THE FLAG

ROLL CALL

Present: Chair Gray, Vice Chair Gerould and Rent Boardmembers Nancy Combs and Lauren Maddock.

Absent: Boardmember Finlay.

STATEMENT OF CONFLICT OF INTEREST

None.

AGENDA REVIEW

None.

PUBLIC FORUM

Cordell Hindler and Ilona Clark gave comments.

Cordell Hindler invited the Rent Board to the Crime Prevention meeting on July 19th at 7pm at the Recreation Complex. He also suggested a change time of rent board meeting.

Ilona Clark provided comments on fair rate of return standards and invited members to a meeting regarding fair rate of return in Oakland. Ms. Clark expressed a desire for the Board to adopt a pass through of 50% the Rental Housing Fee to be paid by the Tenant, as is permitted in Oakland.

RENT BOARD CONSENT CALENDAR

On motion of Chair Gray, seconded by Boardmember Maddock, the item(s) marked with an (*) were approved by the unanimous vote of the Rent Board:

*F-1. APPROVE the minutes of the May 24, 2017, Special Meeting of the Richmond Rent Board.

*F-2. Approve an amendment to the contract for Legal Services with Michael Roush increasing the amount by \$80,000, to a total not to exceed \$110,000, and extending the term to June 30, 2018.

REGULATIONS

G-1. The matter to adopt Regulation 17-09, regarding the right to raise the rent up to the Maximum Allowable Rent level, also known as “banking” rent increases, under certain limitations. A presentation was made by Nicolas Traylor, Executive Director. The presentation included case study research regarding banking in different cities with rent control in California. Three options were presented regarding policy approaches the Board could pursue. The recommended action was to adopt and employ the second policy option, allowing banking, with limitations similar to those employed in the City of Oakland. Discussion ensued. Chair Gray proposed the Board allow double the amount of time for speakers who require translation, equal to a total of 4 minutes. The following individuals gave comments: Elaine Dockens, Sasha Graham, Melvin Willis, Noe Guelino, Ana Gonzalez, Blanca Retano, Adriana Subias, Edith Pastrano, Gloria Scoggins and Lori D. Wickliff. A motion made by Chair Gray, seconded by Vice Chair Gerould, moved to postpone hearing of the Regulation 17-09, regarding the right to raise the rent up to the Maximum Allowable Rent level, also known as “banking” rent increases, under certain limitations to September 20th, 2017 and that staff conduct additional research by the following vote: **Ayes:** Boardmembers Combs, Gerould, Maddock, and Chair Gray. **Noes:** None. **Abstentions:** None. **Absent:** Boardmember Finlay.

G-2: The matter to adopt Regulation 17-03, regarding Rental Units exempt from the Rent Control and Just Cause for Eviction provisions of the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance. The matter was

presented by Michael Roush. The presentation included information on which units would be exempt from both the Just Cause for Eviction and Rent Control requirements of the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance. The recommended action was to adopt the regulation. A motion by Boardmember Combs, seconded by Maddock, moved to adopt Regulation 17-03, regarding Rental Units exempt from the Rent Control and Just Cause for Eviction provisions of the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance by the following vote: **Ayes:** Boardmembers Combs, Gerould, Maddock, and Chair Gray. **Noes:** None. **Abstentions:** None. **Absent:** Boardmember Finlay.

G-3: The matter to adopt Regulation 17-04, regarding the filing with the Board of notices of rent increases and termination of tenancies and enrolling Rental Units with the Board. A presentation was made by Michael Roush. The presentation included information on the types of Rental Units for which Landlords must file notices of rent increases, termination of tenancy, and change in the terms of tenancy with the Rent Board and the requirements for doing so. The recommendation was to adopt the regulation. Discussion ensued. The following individuals gave comments: Theresa Karr, Gloria Scoggins, Cathie O'Hanks and Tim Kinnicutt. A motion by Chair Gray, seconded by Vice Chair Gerould, directed them to adopt Regulation 17-04, regarding the filing with the Board of notices of rent increases and termination of tenancies and enrolling Rental Units with the Board by the following vote: **Ayes:** Boardmembers Combs, Gerould, Maddock, and Chair Gray. **Noes:** None. **Abstentions:** None. **Absent:** Boardmember Finlay.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:59 PM.

PAIGE ROOSA

Staff Clerk

(SEAL)

Approved:

DAVID GRAY

Rent Board Chair