

RICHMOND, CALIFORNIA, August 23, 2017

The Open Session to Hear Public Comment before
Closed Session was called to order at 4:05 PM.

PLEDGE TO THE FLAG

ROLL CALL

Present: Chair Gray, Vice Chair Gerould
and Boardmembers Combs, Finlay, and Maddock.

Absent: None.

STATEMENT OF CONFLICT OF INTEREST

None.

AGENDA REVIEW

None.

PUBLIC FORUM

Cordell Hindler invited the Rent Board and the audience to an event where a Police Department Representative would give a speech about cyberbullying and also invited the Rent Board to Contra Costa Civic Theatre's musical, "In the Heights" and appreciated the City Attorney Office's Brown Act presentation at a previous Board meeting.

David Sharples mentioned the \$97 annual fee and how the Rent Board should go back to the ordinance and analyze the process for Landlords to receive an upward Individual Rent Adjustment, as it must be granted through the petition process. He suggested the Rent Board consult with legal counsel on this issue.

RENT BOARD CONSENT CALENDAR

On motion of Chair Gray, seconded by

Vice Chair Gerould, the item(s) marked with an (*) were approved by the unanimous vote of the Rent Board:

F-1. APPROVE the minutes of the July 19, 2017, Regular Meeting of the Richmond Rent Board.

Boardmember Finlay abstained from this agenda item due to her absence in the July 19th Rent Board Meeting, but stated that she would approve item F-2 in the Consent Calendar.

*F-2. APPROVE a contract with Carlos J. Alarcon for mediation and hearing examiner services, at a cost not to exceed \$25,000, from July 1, 2017, through June 30, 2018.

RENT BOARD AS A WHOLE

H-1. The matter to receive a mid-year progress report regarding implementation of the Richmond Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance was presented by Executive Director Nicolas Traylor and Management Analyst Paige Roosa. The presentation included acknowledgment of the City staff and volunteers who provided critical support to the development and launch of the Rent Program, a discussion of a proposed approach to retain permanent Rent Program staff, exploring possible revisions to the FY 17-18 Rent Program Budget, a process to hear Petitions and Complaints, community education and outreach, further development of the Rent Program website, providing Tenant and Landlord counseling, and supporting the Rent Board. Discussion ensued. The following individuals gave comments: Michael Gliksohn and Brian Fisher. No action required.

H-2. The matter to (1) receive a presentation regarding the right to raise the Rent up to the Maximum Allowable Rent level, also known as “banking” rent increases; and (2) receive and consider draft Regulation 17-09, regarding the right to raise the Rent up to the Maximum Allowable

Rent level, also known as “banking” rent increases, with limitations, such that the net rent increase in any one year as a result of the application of the current plus any deferred or “banked” AGAs does not exceed five percent (5%). This draft Regulation (17-09) would not become effective until September 1, 2018 was presented by Executive Director Nicolas Traylor. Three policy recommendations were given. The first option is to not allow banking for future AGA increases and utilize a “use it or lose it” approach to AGA rent increases which ultimately preserves housing stability and makes Rent Increases predictable. One of the difficulties this option may present is that it would lead to higher Program costs due to difficulty of calculating the Maximum Allowable Rent. The second option is to allow banking for all past and future AGA increases, with restrictions on the magnitude and frequency of rent increases which in return supports strong housing stability for tenants and allows Landlords to receive a Fair Return. The third option is to allow banking of all AGA rent increases, without restriction which provides cost savings to the Program and allows for the establishment of a rent registration/rent tracking system. A con to this third option is that long-term Tenants could see a sudden spike to their rent which goes against the goal of the Rent Program which is to provide housing stability. Based on these possible options, it was recommended that the Rent Board consider the first or second option. Discussion ensued. The following individuals gave comments: Lori D. Wickliff, Vernon Goins, Virginia Ramirez, Edith Pastrano, Marilyn Langlois, Blanca Retano, and David Sharples. No action required.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:12 PM.

Paige Roosa, Coreyana Whatley
Staff Clerks

(SEAL)

Approved:

DAVID GRAY
Rent Board Chair