

RICHMOND, CALIFORNIA, November 15, 2017

The Regular Meeting of the Richmond Rent Board was called to order at 4:00 PM.

PLEDGE TO THE FLAG

ROLL CALL

Present: Vice Chair Gerould, Boardmembers Combs, Finlay, Maddock, and Executive Director Nicolas Traylor.

Absent: Chair Gray.

STATEMENT OF CONFLICT OF INTEREST

None.

AGENDA REVIEW

Items F-3 and G-3 were pulled by staff from the consent calendar to be discussed at the next Board meeting.

PUBLIC FORUM

Pat Tsen recommended that the Board review the provisions of the ordinance regarding registration requirements for owners of single family homes and owners of small rental properties. She expressed that owning a property in Richmond is costly and it will inspire owners to sell rather than be willing to own in Richmond.

Kirk Essler asked questions about the applicability of the Fair Rent, Just Cause for Eviction and Homeowner Protection Ordinance on accessory dwelling units (ADUs).

Cordell Hindler distributed fliers inviting the Board to attend community events in the month of December. He also invited the board to the Crime Prevention meeting taking place at the recreation center. He also proposed that the time of the Board meeting be changed to a later time to accommodate community members.

RENT BOARD CONSENT CALENDAR

On motion of Boardmember Finlay, seconded by Boardmember Maddock, the item(s) marked with an (*) were approved by the unanimous vote of the Rent Board, with item F-3 to be continued to December 20th, 2017, meeting:

***F-1.** Approved the minutes of the October 18, 2017, Regular Meeting of the Richmond Rent Board.

***F-2.** Received letters from community members regarding the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance, RMC 11.100

F-3. CONTINUED to the December 20, 2017, Rent Board Meeting proposed amendments to Chapter 11.102 of the Richmond Municipal Code, and a revised resolution, concerning relocation requirements for Tenants of residential Rental Units.

***F-4.** Received a memorandum from staff concerning the City of Richmond's procurement policies.

G. REGULATIONS

G-1. The matter to adopt Regulation 17-01, regarding the exemption of approximately 4,283 governmentally subsidized rental housing units (including the Housing Choice Voucher Program, Project-Based Section 8 Program, Low Income Housing Tax Credit Program, and Supportive Housing for the Elderly Program) from the rent control provisions of the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance, was presented by the Executive Director Nicolas Traylor. The presentation included information about the purpose of the proposed regulation; the definition of governmentally subsidized housing; background; and the definition of conditionally exempt units. Discussion ensued. A motion by Boardmember Maddock, seconded by Boardmember Combs, moved to adopt Regulation 17-01, exempting approximately 4,283 governmentally subsidized rental housing units (including the Housing Choice Voucher Program, Project-Based Section 8 Program, Low Income Housing Tax Credit Program, and Supportive Housing for the Elderly Program) from the rent control provisions of the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance. The motion passed with Chair Gray absent.

G-2. The matter to adopt Regulation 17-08, regarding Written Warning Notices to Cease before Terminating Tenancies due to a Breach of Lease or Creating Nuisance was presented by Legal Counsel Michael Roush. The presentation included background information; proposed definition of a reasonable period of time; proposed general (revised) rule; proposed exception for criminal activity; proposed protections for victims of criminal activity; proposed definition of nuisance; proposed additions to subleasing provisions; proposed notice filing requirements; and a recommended action. Discussion ensued. Cordell Hindler, Marilyn Langlois, Edith Pastrano, Ana Gonzalez, Terri Mathis, Eugenio Sanchez and Michelle Milam from the Richmond Police Department gave comments. A motion by Boardmember Finlay, seconded by Vice Chair Gerould, moved to continue the item to the December 20, 2017, meeting and direct staff to prepare information for the Board regarding the eviction and unlawful detainer timeline pursuant to State law. The motion passed with Chair Gray absent.

G-3. CONTINUED to the December 20, 2017, Rent Board meeting, the matter to adopt a regulation regarding the right to raise the Rent up to the Maximum Allowable Rent level, also known as “banking” rent increases, with the limitation such that the net rent increase in any 12-month period as a result of the application of the current plus any deferred or “banked” AGAs does not exceed five percent (5%) plus the current AGA. This regulation would not become effective until September 1, 2018.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:55 PM.

Cynthia Shaw and Ramona Howell
Staff Clerks

(SEAL)

Approved:

David Gray
Rent Board Chair