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.

AGENDA ITEM NO: F-2.
Nicolas and Paige,

Thanks for reaching out to me recently about the new schedule of Richmond Housing Fees. I apologize for taking so long to get back to you...

I’m concerned about the increase in fees and impact on low-income properties where we already struggle to cover ordinary operating expenses. The increase from $50 per unit to $112 per unit is a 124% increase. At Triangle Court, we recently received an OCAF rent increase from HUD for our RAD units. OCAF stands for “Operating Cost Adjustment Factor” which is a figure identified by HUD annually that is applied to the non-debt service portion of our rent. The OCAF increase resulted in a 1% increase at this property.

<table>
<thead>
<tr>
<th>Bedroom Size</th>
<th># of Units</th>
<th>Current RAD Section 8 Contract Rents</th>
<th>OCAF Adjusted Rent (U x AA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1BR</td>
<td>25</td>
<td>$644</td>
<td>$650</td>
</tr>
<tr>
<td>2BR</td>
<td>57</td>
<td>$762</td>
<td>$769</td>
</tr>
<tr>
<td>3BR</td>
<td>15</td>
<td>$1,035</td>
<td>$1,045</td>
</tr>
</tbody>
</table>

As you can see, the 1BR units increased by $6 per month, 2BRs by $7 and 3BRs by $10. We’ve appealed to HACCC and they have agreed to let us apply for a missed increase from two years ago, but we do not expect it to amount to more than an additional few dollars per unit, since the same method will be utilized.

The increase in Richmond Housing Fees is very significant to the low-income properties. At Triangle Court, for example, the increase in fees takes 100% of the increase on our 1BR units. For a 2BR, we’ll net $12 over the year if we receive full payment and no other expenses increase, which is not realistic.

Is there any possible way that the Rent Board might reconsider the steep increase in fees? Is there more information you would be interested in reviewing? Is there any possible means to apply for a waiver of the fees entirely? If not paying the fees, the funds would be fully spent on property maintenance or improvements.

Thanks for your consideration!

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