

AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: October 16, 2019

Final Decision Date Deadline: October 16, 2019

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:
F-2.

ITEM F-2 ATTACHMENT 1

From: Jennifer Wood [<mailto:jwood@jsco.net>]
Sent: Monday, August 19, 2019 5:35 PM
To: Nicolas Traylor; Paige Roosa
Subject: Richmond Rent Board Fees for Affordable Properties

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.

Bedroom Size	# of Units	Current RAD Section 8 Contract Rents	OCAF Adjusted Rent (U x AA)
1BR	25	\$644	\$650
2BR	57	\$762	\$769
3BR	15	\$1,035	\$1,045

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!

Jennifer Wood

Vice President
The John Stewart Company
1388 Sutter Street, 11th Floor
San Francisco, CA 94109
Phone: (415) 345-4400
Fax: (415) 614-9175
www.jsco.net

ITEM F-2 ATTACHMENT 1

This message together with any attachments and responses (email) is intended only for the use of the individual or entity to which it is addressed. The contents of this email are considered proprietary and confidential and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this email, is strictly prohibited. If you have received this email in error, please notify the original sender immediately by telephone or by return e-mail and delete this e-mail, from your computer, without making any copies.