

AGENDA ITEM REQUEST FORM

Department: Rent Program

Department Head: Nicolas Traylor

Phone: 620-6564

Meeting Date: May 20, 2020

Final Decision Date Deadline: May 20, 2020

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.

From: Kyan Natomas [eanatomas@gmail.com]
Sent: Thursday, April 16, 2020 4:01 PM
To: Rent Control
Subject: Attn: To all Rent board members

Just a FYI

Landlords are not responsible for Richmond resident's housing cost making up for 40% of there wage.

2 High School in Richmond have a 85% graduation rate however the test score typical range 80 - 120 points below the state's average. What proof you have that this students are learning a skill relevant to this job market?

What jobs do you think these residents qualify for that would pay them a livable wage? This seems like a social problem that only landlords are forced to bare. Landlord pay there property so we definitely know the funding for schools are available.

I guess from yesterday's presentation we are suppose to cater are rents around this concept. This make sense depending on who you ask.

Regards

Begin forwarded message:

From: Kyan Natomas <EANatomas@gmail.com>
Date: April 15, 2020 at 11:32:35 AM PDT
To: tom.butt@intres.com, ben_choi@ci.richmond.ca.us, natbates@comcast.net,
melvin_willis@ci.richmond.ca.us, jael_myrick@ci.richmond.ca.us
Subject: **Meaningful leadership requested!**

Dear Richmond Rent Board and Council Members,

I'm requesting that the of City of Richmond tap into any available emergency funds to help the renters meet their contractual obligation for rent. This would be a more balanced approach rather than making the landlords scapegoats for failed housing polices. I recognize we are in unprecedented times and renters who have truly been affected by COVID-19 virus need protection. A few Council members unwisely voted "YES" on a rental ordinance giving extensive protection and financial support under an already stringent State law. Both of which disregard landlords.

One solution would be to have renters borrow the money from the City of Richmond. Renters who fail to repay this money will forfeit the tenant protection under the City of Richmond Rent Ordinance. If the City of Richmond does not have these funds on hand why is there an expectation that landlords should have these funds on hand? Landlords provide a "service" in exchange for a monetary payment. Holding landlord's properties hostage without receiving

payment is an unfair practice and nothing more than a loophole to continue the attack on landlords.

The City should enforce accountability of the renters of Richmond by making renters upload documentation to the Richmond Rent Board website and having a legit approval process. The burden should not be placed solely on landlords to negotiate or determine what's appropriate documentation for rent deferment. This leads to confusion. This is not a good practice because it's subjective.

Giving a free loan and renters reduced rent for a 6-month period without any stipulations sends a terrible message to the renters of Richmond and penalizes landlords. Suggesting such a concept reveals the ignorance of the expenses that landlords will have to endure. Therefore, it is vital to have competent landlords involved in the rent board decisions. Having just a few mis-informed board members will not only cause a hardship for landlords, but it will eventually start hurting the renters of Richmond. If landlords are forced to provide free loans on behalf of the City of Richmond's residents. The City needs to intervene with a meaningful stimulus package.

Another solution would be to allow landlords for the fiscal 20-21 to increase all renters base rent by 15% as a means of funding this 6-month and possibly longer loan. Again, accountability from all is required to help during these times.

Unfortunately, there is misconception that all landlords have an abundance of money. When rent is collected landlords, bills are paid and what's leftover is the landlord's paycheck. You are basically asking landlords to forego a paycheck because someone else is experiencing a hardship. This logic is flawed and will lead to more challenge later for the City of Richmond.

Keeping honest renters in their rental units should always be in the forefront however it should not be clouded with the concept landlords are the only resource to make this happen. I'm sure you all would agree that landlords assume a large responsibility and financial risk by making apartments available to the residents of Richmond.

Lastly, can you imagine if the residents of Richmond could walk into a grocery store and pick out what they wanted and said I will pay you back in 6 months and then left the store? Think about what you are demanding landlord to do!

If nothing is done to alleviate these continued imposed responsibly many landlords will began changing their business models and or investing in other states that do not foster this idiocracy. I ask that you all be considerate of landlords and take meaningful action. The City of Richmond elected Official working together with Landlord and resident can do better.

Respectfully,

A Concerned Resident and Landlord

Cynthia Shaw

From: Ilona Clark <in70clark@gmail.com>
Sent: Tuesday, April 21, 2020 8:55 PM
To: Ben Choi; City Clerk Dept; Demnlus Johnson III; Eduardo Martinez; Jael Myrick; Melvin Willis; Nat Bates; Tom Butt - external; Trina Jackson; Cynthia Shaw; Paige Roosa; Emma Gerould; Lauren Maddock; Nicolas Traylor; Rent Program; Paul Cohen; Virginia Finlay
Subject: sewer rate increase comment for public comment

As you know, Richmond is rent controlled. This means rent increases are limited to the rate of inflation and no more except in rare circumstances under very specific conditions.

hiking rates for rentals whether they are single family homes or multiplexes, in a climate, such as this which severely curtails rent increases further gouges housing providers and represents an unconstitutional taking according to federal law.

Please permit housing providers to pass through the rate increases to renters at cost so that the burden of increased costs is not borne by property owners alone.

thank you for your consideration.

Ilona Clark
AURHP

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A mistake that makes you humble is better than an achievement that makes you arrogant

Cynthia Shaw

From: Douglas Deaver <52deaver@gmail.com>
Sent: Tuesday, April 21, 2020 9:43 PM
To: aurhpinfo+owners@googlegroups.com
Cc: Ben Choi; City Clerk Dept; Demnlus Johnson III; Eduardo Martinez; Jael Myrick; Melvin Willis; Nat Bates; Tom Butt - external; Trina Jackson; Cynthia Shaw; Paige Roosa; Emma Gerould; Lauren Maddock; Nicolas Traylor; Rent Program; Paul Cohen; Virginia Finlay
Subject: Re: sewer rate increase comment for public comment

6 months free loan for every month of shelter in place. If it last 4 months property owners give 2 years free loan. That is a plan?

On Tue, Apr 21, 2020 at 8:52 PM Ilona Clark <in70clark@gmail.com> wrote:

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