

RICHMOND, CALIFORNIA, December 16, 2020

The Regular Meeting of the Richmond Rent Board was called to order at 5:00 P.M.

Due to the coronavirus (Covid-19) pandemic, Contra Costa County and Governor Gavin Newsom have issued multiple orders requiring sheltering in place, social distancing, and reduction of person-to-person contact. Accordingly, Governor Gavin Newsom has issued executive orders that allow cities to hold public meetings via teleconferencing.

Public comments were confined to items appeared on the agenda and were limited to the methods provided below. DUE TO THE SHELTER IN PLACE ORDERS, and consistent with Executive Order N29-20, the meeting utilized video/teleconferencing only. The following provides information on how the public participated in this meeting.

The public was able to view the meeting using Zoom at the following link:
<https://us02web.zoom.us/j/85085668264?pwd=cXc0OVlKaWJFenRPQUgzQjdnWHlNdz09>
Password: rentboard

Or By Telephone:

US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 850 8566 8264

International numbers available:

<https://us02web.zoom.us/j/kraMdkQLW>

Community members who wished to make a public comment were required to submit their comments via email by 3:00 p.m. on Wednesday, December 16, 2020, to the Rent Board Clerk, Cynthia Shaw at cynthia_shaw@ci.richmond.ca.us, to be considered into the record.

PLEDGE TO THE FLAG

ROLL CALL

Boardmembers Present: Finlay, Conner and Chair Maddock.

Staff Present: Staff Attorney Charles Oshinuga, Deputy Director Paige Roosa and Executive Director Nicolas Traylor.

Absent: Vice Chair Gerould.

STATEMENT OF CONFLICT OF INTEREST

None.

AGENDA REVIEW

On a motion of Boardmember Finlay, seconded by Boardmember Conner, a recommendation by Deputy Director Paige Roosa, to remove Item F-4 under Consent Calendar, passed by the following vote: **Ayes:** Boardmember Conner, Finlay and Chair Maddock. **Noes:** None. **Abstentions:** None. **Absent:** Vice Chair Gerould.

PUBLIC FORUM

Cordell Hindler commented by email, expressing that he feels that the public should be allowed to attend Rent Board meetings so that the public can address their concerns. He also invited Boardmembers to attend the Contra Costa Mayors Conference held on January 7, 2021, at 6:30 PM.

Steven or Vang Ma began with a request to the Rent Board, to direct Rent Program staff to develop a list of current rent amounts in Richmond because he feels that the Rent Board has independently driven up the rents and should be reflected from the beginning of rent control until now. He also made an announcement to Landlords about options for re-renting their units. He mentioned the Re-entry Program from the State of California and renting to study abroad students can also help with a steady income from rents and to avoid the Rent Board. He also encouraged Landlords to protect their investments and to keep in mind that Landlords are not a credit agency for the City of Richmond. He also encouraged small property owners to hang in there because this is a challenging time. He also expressed that the Rent Program makes up to \$2.5 million dollars and the first \$400 of property owner's rents received goes to the Rent Board. He also feels that that the Rent Board does not reflect the community of Richmond and creates a false impression about Landlords that did not exist before Rent Control started and he feels that the Rent Board should be defunded.

RENT BOARD CONSENT CALENDAR

On motion of Boardmember Finlay, seconded by Boardmember Conner, the item(s) marked with an (*) were approved with Vice Chair Gerould absent:

*F-1. Approve the minutes of the November 18, 2020, Regular Meeting of the Richmond Rent Board.

*F-2. Receive the November 2020 Rent Program Monthly Report.

*F-3. Receive the Rent Program FY 2020-21 Monthly Revenue and Expenditure Report through November 2020.

*F-5. Amend Regulation 601(A)(1) to maintain consistency with Regulation 603(A), requiring that Landlords of Controlled Rental Units file a copy of a notice of rent increase with the Rent Board within ten business days after service on the Tenant.

*F-6. Amend Regulation 911(A), requiring that Landlords refund any rent overcharges collected in violation of the Rent Ordinance on or after its effective date of December 30, 2016.

*F-7. Amend Regulation 1001 to clarify that Landlords of all Rental Units shall file notices of termination of tenancy and change in terms of tenancy with the Rent Board.

REGULATIONS

G-1. The matter to continue discussion on proposed Regulation 1009 in the context of Richmond Municipal Code Section 11.100.050(a)(6)(B) and adopt proposed Regulation 1010 was presented by Executive Director Nicolas Traylor. The presentation included the statement of the issue, proposed revised Regulation 1010, continued discussion on RMC 11.100.050 (a)(6) (B), that included pertinent sections of the Ordinance and interpretations 1 and 2, a response regarding deferring to the courts, next steps and the recommended action. Discussion ensued. There were no public comments on this item.

A motion by Boardmember Conner, seconded by Chair Maddock, to adopt proposed Regulation 1010 as presented, passed by the following vote: **Ayes:** Boardmember Conner, Finlay and Chair Maddock. **Noes:** None. **Abstentions:** None. **Absent:** Vice Chair Gerould.

A motion by Boardmember Conner, seconded by Boardmember Finlay, directing staff to prepare a proposed Regulation 1009 consistent with interpretation #2 as presented by Executive Director Nicolas Traylor at the December 16, 2020,

Rent Board Meeting and for further discussion at the January 20, 2021, Rent Board Meeting, passed by the following vote: **Ayes:** Boardmembers Conner, Finlay and Chair Maddock. **Noes:** None. **Abstentions:** None. **Absent:** Vice Chair Gerould.

REPORTS OF OFFICERS

Deputy Director Paige Roosa gave a brief report that as of December, the Richmond Rapid Response Fund (R3F) Rent Assistance Program for Displacement and Homelessness Prevention began issuing grants to several Richmond housing providers. She also added that residents have been awarded up to \$5,000 to help pay the 25% of rent that is due between September 2020 and January 2021, per AB 3088 as well as other delinquent rent that Tenants may owe. She also mentioned that the Rent Program does not have any workshops for the rest of the year and we will be announcing the schedule in the New Year. She also wished everyone happy holidays.

Board Clerk Cynthia Shaw reminded Boardmembers to look for an email from the City Clerk in regards to the AB Ethics Training, due by December 31st, as well as the Form 700 requirement, for which the Boardmembers should receive an email reminder around the beginning of the new year.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:42 P.M.

Cynthia Shaw and Mónica Bejarano
Staff Clerks

(SEAL)

Approved:

LAUREN MADDOCK
Lauren Maddock, Chair