



REGULAR MEETING OF THE RENT BOARD OF THE CITY OF RICHMOND
CITY COUNCIL CHAMBERS, COMMUNITY SERVICES BUILDING
440 Civic Center Plaza, Richmond, CA 94804

Wednesday, June 21, 2017

COMMUNICATION ACCESS INFORMATION: This meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact Bruce Souble, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date.

Boardmembers

Nancy Combs
Virginia Finlay
Emma Gerould
David Gray
Lauren Maddock

NOTICE TO PUBLIC

The City of Richmond encourages community participation at public meetings and has established procedures that are intended to accommodate public input in a timely and time-sensitive way. As a courtesy to all members of the public who wish to participate in Rent Board meetings, please observe the following procedures:

Public Comment on Agenda Items: Persons wishing to speak on a particular item on the agenda shall file a speaker form with City staff PRIOR to the Rent Board's consideration of the item on the agenda. Once the clerk announces the item, only those persons who have previously submitted speaker forms shall be permitted to speak on the item. Each speaker will be allowed up to two minutes to address the Rent Board.

Public Forum: Individuals who would like to address the Rent Board on matters not listed on the agenda or on items remaining on the consent calendar may do so under Public Forum. All speakers must complete and file a speaker's card with City staff prior to the commencement of Public Forum. The amount of time allotted to individual speakers shall be determined based on the number of persons requesting to speak

during this item. The time allocation for each speaker will be as follows: 15 or fewer speakers, a maximum of 2 minutes; 16 to 24 speakers, a maximum of 1 and one-half minutes; and 25 or more speakers, a maximum of 1 minute.

Conduct at Meetings: Richmond Rent Board meetings are limited public forums during which the City strives to provide an open, safe atmosphere and promote robust public debate. Members of the public, however, must comply with state law, as well as the City's laws and procedures and may not actually disrupt the orderly conduct of these meetings. The public, for example, may not shout or use amplifying devices, must submit comment cards and speak during their allotted time in order to provide public comment, may not create a physical disturbance, may not speak on matters unrelated to issues within the jurisdiction of the Rent Board or the agenda item at hand, and may not cause immediate threats to public safety.

City Harassment Policy: The City invites public comment and critique about its operations, including comment about the performance of its public officials and employees, at the public meetings of the City Council and boards and commissions. However, discriminatory or harassing comments about or in the presence of City employees, even comments by third parties, may create a hostile work environment, if severe or pervasive. The City prohibits harassment against an applicant, employee, or contractor on the basis of race, religious creed, color, national origin, ancestry, physical disability, medical condition, mental disability, marital status, sex (including pregnancy, childbirth, and related medical conditions), sexual orientation, gender identity, age or veteran status, or any other characteristic protected by federal, state or local law. In order to acknowledge the public's right to comment on City operations at public meetings, which could include comments that violate the City's harassment policy if such comments do not cause an actual disruption under the Council Rules and Procedures, while taking reasonable steps to protect City employees from discrimination and harassment, City Boards and Commissions shall adhere to the following procedures. If any person makes a harassing remark at a public meeting that violates the above City policy prohibiting harassment, the presiding officer of the meeting may, at the conclusion of the speaker's remarks and allotted time: (a) remind the public that the City's Policy Regarding Harassment of its Employees is contained in the written posted agenda; and (b) state that comments in violation of City policy are not condoned by the City and will play no role in City decisions. If any person makes a harassing remark at a public meeting that violates the above City policy, any City employee in the room who is offended by remarks violating the City's policy is excused from attendance at the meeting. No City employee is compelled to remain in attendance where it appears likely that speakers will make further harassing comments. If an employee leaves a City meeting for this reason, the presiding officer may send a designee to notify any offended employee who has left the meeting when those comments are likely concluded so that the employee may return to the meeting. The presiding officer may remind an employee or any council or board or commission member that he or she may leave the meeting if a remark violating the City's harassment policy is made.

OPEN SESSION TO HEAR PUBLIC COMMENT BEFORE CLOSED SESSION

3:00 PM

A. ROLL CALL

B. PUBLIC COMMENT BEFORE CLOSED SESSION

C. ADJOURN TO CLOSED SESSION

CLOSED SESSION

Shimada Room of the Community Services Building

RENT BOARD

PUBLIC EMPLOYEE APPOINTMENT (Government Code Section 54957.6):

Title: Executive Director – Fair Rent, Just Cause for Eviction and Homeowner Protection Program

**REGULAR MEETING OF THE RICHMOND RENT BOARD
AGENDA**

NOT PRIOR TO 4:30 PM

A. PLEDGE TO THE FLAG

B. ROLL CALL

C. STATEMENT OF CONFLICT OF INTEREST

D. AGENDA REVIEW

**E. REPORT FROM LEGAL COUNSEL OF FINAL DECISIONS MADE DURING
CLOSED SESSION**

F. PUBLIC FORUM

G. RENT BOARD CONSENT CALENDAR

G-1. APPROVE the minutes of the May 24, 2017,
Special Meeting of the Richmond Rent Board. *Mariah Fairley
Brenda Ogutu*

H. RENT BOARD AS A WHOLE

H-1. RECEIVE an amended Fiscal Year 2016-17
and Fiscal Year 2017-18 Residential Rental
Housing Fee Study and RECOMMEND to the
Richmond City Council a “flat fee” of \$47 for all
rental units for Fiscal Year 2016-17 and either
a “flat fee” of \$98 for all rental units for Fiscal
Year 2017-18 or a “tiered fee” approach for
non-controlled and Controlled Rental Units of
\$50 and \$193, respectively. *Bill Lindsay
Management
Partners*

H-2. RECEIVE a status update on research
regarding the City of Richmond’s affordable
housing developments and PROVIDE direction
to staff. *Shasa Curl
Paige Roosa
Brenda Ogutu*

H-3. DIRECT staff to negotiate and execute legal
services contracts for representation of
Tenants and Landlords in a total contract
amount not to exceed \$155,494 for Fiscal Year
2016-17 and Fiscal Year 2017-18. *Shasa Curl
Paige Roosa*

I. REGULATIONS

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| I-1. ADOPT Regulation 17-03, regarding Rental Units exempt from the Rent Control and Just Cause for Eviction provisions of the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance. | <i>Michael Roush</i> |
| I-2. ADOPT Regulation 17-04, regarding the filing with the Board of notices of rent increases and termination of tenancies and enrolling Rental Units with the Board. | <i>Michael Roush</i> |
| I-3. ADOPT Regulation 17-05, establishing the 2017 Annual General Adjustment in the amount of 3.4% for tenancies commencing prior to September 1, 2016. | <i>Bill Lindsay</i> |
| I-4. RECEIVE draft Regulation 17-06, regarding the establishment of requirements for landlords to obtain an individual rent increase in an amount greater than the Annual General Adjustment based on "Capital Improvements" in order to receive a fair return on the property. | <i>Michael Roush</i> |
| I-5. RECEIVE draft Regulation 17-07, regarding the Withdrawal of Rental Units from the Rental Market. | <i>Michael Roush</i> |
| I-6. RECEIVE draft Regulation 17-08, regarding Written Warning Notice requirements prior to termination of tenancy due to the Tenant's Breach of the Lease or Nuisance. | <i>Michael Roush</i> |

J. ADJOURNMENT

Any documents produced by the City and distributed to a majority of the Rent Board regarding any item on this agenda will be made available at the Rent Program Office located on the second floor of 440 Civic Center Plaza and will be posted at www.richmondrent.org.

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