

**RICHMOND, CALIFORNIA, July 18, 2018**

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

**PLEDGE TO THE FLAG**

**ROLL CALL**

**Present:** Boardmembers Combs, Maddock and Chair Gray.

**Absent:** Boardmember Finlay and Vice Chair Gerould.

**STATEMENT OF CONFLICT OF INTEREST**

None.

**AGENDA REVIEW**

None.

**INTRODUCTIONS FROM RENT PROGRAM STAFF MEMBERS**

**PUBLIC FORUM**

Cordell Hindler invited the Rent Board to attend several community events in the month of July. He also mentioned that Executive Director, Nicolas Traylor gave a presentation on Rent Control at the Richmond Neighborhood Coordinating Council at their July 9<sup>th</sup> meeting and indicated he would allow Nicolas to provide an update to the Board on the outcome.

**RENT BOARD CONSENT CALENDAR**

On motion of Chair Gray, seconded by Boardmember Maddock, the item(s) marked with an (\*) were approved.

\*G-1. Approve the minutes of the June 20, 2018, Regular Meeting of the Richmond Rent Board.

\*G-2. Receive letters from community members regarding the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance, RMC 11.100.

\*G-3. Receive the June 2018 Rent Program Monthly Report.

\*G-4. Approve the re-chaptering of existing Rent Board Regulations for the purpose of centralizing and consolidating all Regulations into a chapter format.

## **REGULATIONS**

H-1. The matter to adopt Regulation 201.5, defining the meaning of rooming and boarding houses and creating standards that must be followed when determining whether a property is considered a rooming and boarding house was presented by Staff Attorney, Charles Oshinuga. The presentation included rooming & boarding house background, a statement of the issue, a review of the proposed regulation regarding rooming & boarding house, the City of Richmond's Zoning Code definition of rooming and boarding house, contents of the proposed Regulation 201.5, and the recommended action. Discussion ensued. A motion by Boardmember Maddock, seconded by Chair Gray, to adopt Regulation 201.5, defining the meaning of rooming and boarding houses and creating standards that must be followed when determining whether a property is considered a rooming and boarding house and direct staff to investigate the possibilities within the purview of the Rent Board to regulate Air B & B type rentals, passed by the following vote: **Ayes:** Boardmembers Combs, Maddock, and Chair Gray. **Noes:** None. **Abstentions:** None. **Absent:** Boardmember Finlay and Vice Chair Gerould.

H-2. The matter to (1) remove Chapter 11 of the Regulations entitled "Remedies" and approve a new Chapter 11 of the Regulation entitled "Security Deposit", (2) adopt Regulation 1101 describing the permissibility of security deposit increases, and adopt Regulation 1102 explaining the circumstances where a Tenant may file a petition based on an unlawful retention or increase in the security deposit was presented by Staff Attorney, Charles Oshinuga. The presentation included security deposit background, a description of the issue, proposed policies regarding security deposits, a review of Civil Code 1950.5, and the contents of proposed Regulation 1101 and proposed Regulation 1102, and the recommended action. Discussion ensued. A motion by Chair Gray, seconded by Boardmember Combs, to (1) remove Chapter 11 of the Regulations entitled "Remedies" and approve a new Chapter 11 of the Regulation entitled "Security Deposit," (2) adopt Regulation 1101 describing the permissibility of security deposit

increases, and adopt Regulation 1102 explaining the circumstances where a Tenant may file a petition based on an unlawful retention or increase in the security deposit, passed by the following vote: **Ayes:** Boardmembers Combs, Maddock, and Chair Gray. **Noes:** None. **Abstentions:** None. **Absent:** Boardmember Finlay and Vice Chair Gerould.

### **REPORTS OF OFFICERS**

Deputy Director, Paige Roosa gave a brief report on the success of the Realtor and Property Manager-focused workshop held on July 14<sup>th</sup>, 2018. She also gave an update on the upcoming presentation of the Rent Program Annual Report at the July 24, 2018, Regular Meeting of the Richmond City Council.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 5:54 P.M.

Cynthia Shaw and Ramona Howell  
Staff Clerks

(SEAL)

Approved:

DAVID GRAY  
David Gray, Chair