

RICHMOND, CALIFORNIA, December 19, 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, Finlay, Maddock, Vice Chair Gerould and Chair Gray.

Absent: None.

STATEMENT OF CONFLICT OF INTEREST

None.

AGENDA REVIEW

None.

DEPARTMENT UNIT PRESENTATIONS – BILLING AND REGISTRATION UNIT

Executive Director Nicolas Traylor presented on the duties of the Rent Program Billing and Registration Unit.

AFFORDABLE HOUSING UPDATE

Executive Director Nicolas Traylor gave updates on the progress of the Rent Board Ad Hoc Committee and the follow-up meeting with Heritage Park Management, Rent Program Staff Members, City Staff Members and Vice Mayor Willis regarding the power outage incident in October 2018.

PUBLIC FORUM

Cordell Hindler invited the Rent Board to attend community events that will be held during the months of December and January. He reported that he has reached out to Richmond Heights Council on their interest in learning about Rent Control, as well as other neighborhood councils and that he is awaiting a response.

RENT BOARD CONSENT CALENDAR

On motion of Boardmember Combs, seconded by Chair Gray, the item(s) marked with an (*) were approved by the unanimous vote of the Rent Board:

*H-1. Approve the minutes of the November 14, 2018, Special Meeting of the Richmond Rent Board.

*H-2. The matter to receive letters from community members regarding the Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance, RMC 11.100.

*H-3. Receive the November 2018 Rent Program Monthly Report.

STUDY AND ACTION SESSION

I-1. The matter to (1) discuss City of Richmond adopted and proposed housing-related ordinances; (2) direct Rent Program staff to meet with City staff for the sole purpose of ascertaining the requested services from the Rent Program; and (3) report back to the Rent Board in January with an update was presented by Chair Gray, Community Economic and Development Director Shasa Curl, Acting Director of the Richmond Housing Authority Gabino Arredondo and Executive Director of Richmond Neighborhood Housing Services Nikki Beasley. The presentation included a discussion of collaborating with the Rent Program in implementing the adopted Fair Chance Ordinance, proposed Source of Income Ordinance and the proposed Tenant Screening Ordinance. Discussion ensued. The following individual gave comments: Nicole Montojo. A motion by Chair Gray, seconded by Boardmember Combs, to direct staff to continue to engage with city staff to further discuss City of Richmond adopted and proposed housing-related ordinances, for the sole purpose of ascertaining the requested services from the Rent Program and report back with an update the Rent Board in January, passed by the following vote: **Ayes:** Boardmembers Combs, Finlay, Maddock, Vice Chair Gerould and Chair Gray. **Noes:** None. **Abstentions:** None. **Absent:** None.

I-2. The matter to receive Tenant Buyout Agreement Policy Options and direct staff to (1) present the Rent Board's selected policy option during a study session at a meeting of the City of Richmond City Council and (2) work with City staff to develop a Buyout Agreement Ordinance was presented by Rent Program

Services Analyst Magaly Chavez. The presentation included a statement of the issue, background information, purpose of Buyout Agreement policies, research, findings, components of the proposed policy options, a proposed timeline, next steps and the recommended action. Discussion ensued. A motion by Chair Gray, seconded by Vice Chair Gerould, to receive Tenant Buyout Agreement Policy Options and direct staff to (1) present the Rent Board's selected policy option during a study session at a meeting of the City of Richmond City Council and (2) work with City staff to develop a Buyout Agreement Ordinance with the following recommendations: include the 4 components that staff recommended to be incorporated into any policy: (a) the Buyout Agreement must be written in the Tenants primary language, (b) the Buyout Agreement policy will cover all properties under Fair Rent, Just Cause for Eviction, and Homeowner Protection Ordinance, RMC 11.100, (c) the Buyout Agreement must contain anti-harassment language, (d) the Tenant has a right to rescind the Buyout Agreement at any time without penalty if the Buyout Agreement does not comply with the requirements of the Regulation; and to include (1) a requirement for the Landlord to give notice of the Buyout Agreement Rights to the Tenant, (2) a requirement for the Landlord to submit a copy of the Notice of Buyout Rights to the Rent Program prior to engaging in Buyout Agreement negotiations, (3) a provision that the Tenant has 45 calendar days to rescind once the Buyout Agreement is executed, (4) establish a minimum payout for the Buyout Agreement and that the minimum payments are tied to the Permanent Relocations payments due to Termination of Tenancy for Withdrawal From The Rental Market, as a qualified Tenant household and that the minimum payments are equal to the number of bedrooms as listed on the Relocation Fee Payment Table over time; 5) the Landlord is required to submit the Buyout Agreement to Rent Program within 20 calendar days; in terms of administrating and enforcement duties, the Rent Program will maintain a copy of all Buyout Agreements and Notice of Buyout Rights, staff will contact the Tenant identified on the submitted copy of the Notice of Buyout rights, the Rent Program will maintain a database that will be available to the public indicating data on compensation amounts and the neighborhood of the Buyout Agreements that's consistent with State Law; Rent Program staff will contact the Tenant and Landlord identified on the Buyout Agreement if the agreement does not comply with the Ordinance, and that there should be penalties for violating the Buyout Policy, with respect to the Tenant does have the private right of action to bring civil action against the Landlord for actual and statutory damages, not to exceed \$1000 per violation, passed by the following vote: **Ayes:**

Boardmembers Combs, Finlay, Maddock, Vice Chair Gerould and Chair Gray. **Noes:** None. **Abstentions:** None. **Absent:** None.

REPORTS OF OFFICERS

Executive Director Nicolas Traylor informed the Board of the City Offices Holiday closure from December 24, 2018 to January 1, 2019, reopening on January 2, 2019. He also wished everyone a happy holiday.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:53 P.M.

Paige Roosa and Bailey Maher
Staff Clerks

(SEAL)

Approved:

DAVID GRAY
David Gray, Chair