



November 28, 2023

Heritage Park at Hilltop  
3811 Lakeside Drive  
Richmond, California 94806

USA Multifamily/ Property Fund Inc.  
200 Douglas Boulevard, Suite 200  
Roseville, California 95661

Dear Heritage Park and USA Multifamily/ Property Fund Inc.,

The City of Richmond is writing in light of concerns communicated to the City Council by the residents of Heritage Park. Residents have testified during our public comment about a 5% rent increase that will take effect on December 1, 2023. Residents have attended Richmond City Council meetings recently to communicate to the council about how the senior population at Heritage Park will be impacted by the 5% rent increase this year. Residents are concerned about future rent increases after communicating with Heritage Park Management about this year's rent increase.

Concerns raised at our City Council meeting are as follows:

- Seniors at Heritage Park are a vulnerable population on fixed incomes who are impacted by inflation.
- The cost of housing, food, transportation, medicine, utilities, and other necessities impacted their monthly income. The 5% rent increase will force them to sacrifice other needs to keep up with their housing cost.
- Future rent increases will price residents out of their housing, and they will eventually become homeless as a result.

Contra Costa County 2023 Point in Time Count reported a 29% increase in homelessness in West Contra Costa County between 2020-2023. Most of the population was identified in the City of Richmond. Richmond has committed millions of dollars in homeless support services and relocation to address the increase in the population and we still have more work to do. In 2022 Richmond voters passed Measure P with 58% of the vote. The measure caps rent increases at 3% on rent

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control units. The measure was placed on the 2022 ballot due to concerns about the higher cost of living and to prevent residents from being priced out of their units.

Based on the concerns raised by residents, and the City's goal to prevent homelessness and to build sustainable communities, the City of Richmond is requesting Heritage Park not move forward with its current 5% rent increase and to reevaluate future rent increases. We want the senior population at Heritage Park to be assured that their concerns are being taken seriously and that steps will be taken to not price out seniors who currently reside at Heritage Park.

Thank you for your time and consideration. The City looks forward to a thoughtful, solutions-based conversation to address these critical issues.

Sincerely,

Eduardo Martinez, Mayor  
City of Richmond