

RSB RESOLUTION NO. 18-10

A RESOLUTION OF THE RENT STABILIZATION BOARD OF THE CITY OF EAST PALO ALTO SETTING THE RENT REGISTRATION FEE AT \$222 PER RENTAL UNIT UNDER THE RENT STABILIZATION AND JUST CAUSE FOR EVICTION ORDINANCE OF THE CITY OF EAST PALO ALTO FOR THE JULY 1, 2018 TO JUNE 30, 2019 RENT STABILIZATION PROGRAM YEAR

WHEREAS, on June 8, 2010, voters approved the Rent Stabilization and Just Cause for Eviction Ordinance of the City of East Palo Alto (“2010 Ordinance”); and

WHEREAS, on November 8, 2016, the voters of the City of East Palo Alto approved Measure J, amending the 2010 Ordinance to simplify and clarify various processes and procedures; and

WHEREAS, the 2010 Ordinance is codified under Chapter 14.04 of the East Palo Alto Municipal Code; and

WHEREAS, Section 14.04.070.D.2 of the Municipal Code provides that the Board shall have the power to require registration of certain rental units and set fees for such registration; and

WHEREAS, Section 14.04.070.M of the Municipal Code provides that the Board shall finance the reasonable and necessary expenses for its operation by charging landlords an annual program fee for each unit in an amount determined to be reasonable and necessary by the Board; and

WHEREAS, Section 14.04.080.C of the Municipal Code provides that the Board shall set an annual program fee per unit which shall be paid by the first business day in January each year; and

WHEREAS, the Board first adopted a resolution establishing mobile home park rent spaces and residential units registration fees in December 2010 at a rate of \$234.00 per space and per unit, based on the Board approved 2010 budget divided by the number of spaces and units in the program; and

WHEREAS, there are currently 2395 non-exempted registered rental units and mobile home spaces with certificates of Maximum Allowable Rent that are subject to annual registration fees; and

WHEREAS, the East Palo Alto City Council (“Council”) adopted a Rent Stabilization Program (“Program”) budget for Fiscal Years (FY) 2018-19 with a spending level not to exceed \$649,100; and

WHEREAS, the Program now has a carry-forward balance of \$744,833 from FY 2018-19; and

WHEREAS, with approximately 2395 non-exempted registered mobile home park spaces and rental units, an annual registration fee of \$271 per unit and space would be reasonably needed to administer the Program. However, the carry-forward balance of \$744,833 allows the Program to maintain the current Program fee of \$222 and still have enough funds to cover expenditures of \$649,100 in the approved FY 2018-19 Program’s Budget; and

NOW, THEREFORE, BE IT RESOLVED that for each rental unit required to be registered under the 2010 Ordinance, the Board sets a registration fee of \$222.00 per rental unit under the Rent Stabilization and Just Cause for Eviction Ordinance of the City of East Palo Alto for the period of July 1, 2018 to June 30, 2019.

PASSED AND ADOPTED by the Rent Stabilization Board of the City of East Palo Alto on the 10th day of October, 2018 by the following vote:


AYES: Garcia, Randolph, Guzman, Camacho
NOES: None
ABSTAIN: None
ABSENT: Larsson, Webster, Vakil

SIGNED:



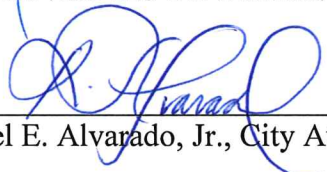
Patricia Garcia
Chairperson, Rent Stabilization Board

ATTEST:



Victor I. Ramirez
Rent Stabilization Program Administrator

APPROVED AS TO FORM:



Rafael E. Alvarado, Jr., City Attorney