

AGENDA

THIS AGENDA IS POSTED IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54950 ET SEQ.

DATE POSTED: 05/06/2011

TIME POSTED: 4:00 PM

Stephen Ford

**CITY OF EAST PALO ALTO
RENT STABILIZATION BOARD MEETING
WEDNESDAY, May 11, 2011
REGULAR SESSION – 7:00 PM
2415 UNIVERSITY AVENUE
City Council Chambers
EAST PALO ALTO, CA**

To facilitate your business with the Rent Board, all agenda items should be in the Rent Program office no later than 5:00 p.m. on Tuesday, one week preceding this scheduled meeting.

RENT STABILIZATION BOARD MEMBERS -- PLEASE INFORM RENT BOARD STAFF IF YOU WILL NOT BE ATTENDING THE MEETING 72 HOURS PRIOR TO THE SCHEDULED MEETING AT (650) 853-3114 OR sford@cityofepa.org

RENT STABILIZATION BOARD

BOARD MEMBERS:

Midge Dorn, Chair
Vice Chair, Matthew Fremont
Shryee D. Randolph
William B. Webster
Arnold Hart
Veronica Ndegwa
Vacant

BOARD ALTERNATES:

Robert Allen

NOTICE: The East Palo Alto Rent Stabilization Board welcomes public input. Anyone desiring to address the Board is required to fill in the request form available from staff. However, because of the Brown Act, the Board cannot discuss or vote on any item raised by the by the public or any of its members unless the item appears on the posted agenda. Non-agendized items are referred to staff and placed on the agenda of the next meeting. During the Community Forum portion of the meeting, comment is restricted to not more than two minutes for any individual and shall not exceed 20 minutes in total time.

7:00 P.M.

REGULAR RENT STABILIZATION BOARD MEETING

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. AGENDIZED ITEMS FOR POLICY AND ACTION

- 4.1 Report on and discussion of Rules and Regulations Committee meetings.
 - a. Recommendation: Approve Resolution that the Rules and Regulations be entitled “Rent Stabilization Rules and Regulations”
- 4.2 Second Reading: Rent Stabilization Program Rules and Regulations: Certification of Permissible Rent Level Following Establishment of an Initial Rent – Second Reading
- 4.3 Discussion of Rent Stabilization Program brochures
- 4.4 Board and Staff member reports on attendance at Housing California Conference 2011

5. CONSENT CALENDAR

APPROVAL OF MINUTES

- Minutes for the March 23, 2011 regular Rent Stabilization Board meeting

6. COMMUNITY FORUM

At this time, any member of the public may address the Board on any matter that is not on the agenda (2 minutes per person time limit).

7. PUBLIC HEARING

- 7.1 First reading and public hearing on proposed Rent Stabilization Program Rules and Regulations: Certification of Rents Pursuant to a Request for Certification

8. REPORTS OF COMMITTEES AND STAFF (Members of the Public who wish to speak on these items may do so during Community Forum)

- 8.1 Report out from RS Board Members and Committees:
 - a. Operational Excellence (**Allen** & Fremont)
 - b. Outreach/Education (**Hart** & Dorn, Ndegwa)
 - c. City Council Liaison (**Hart** & Fremont)
 - d. Rules and Regulations (**Webster**, Fremont & Randolph)
- 8.2 Report out from Staff
 - a. Introduction of Rent Stabilization Program Administrator
 - b. 2010 – 2011 Registration progress
 - c. Notice to Tenants with Petitions to Correct Information Provided by Landlords in Initial Registration

- d. Notice to Landlords re Annual General Adjustment
- e. Woodland Creek Condominiums - Deputy City Attorney Naidu
- f. Possible need for revision to Regulations - Deputy City Attorney Naidu

9. WRITTEN COMMUNICATIONS

Letter, dated April 13, 2011 from Stanford Community Law Clinic, on 136 Rent Board Petitions

10. RECOMMENDATIONS FOR FUTURE ACTIONS AND AGENDA ITEMS

- 10.1 May 25, 2011 (tentative) Second Reading and Possible Adoption of Certification Rules and Regulations: Certification of Rent Pursuant to a Request for Certification
- 10.2 June 8, 2011 (tentative): Public Hearing on Creekside Mobile Home Park

11. ADJOURNMENT