

AGENDA

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

DATE POSTED: 06/17/2011

TIME POSTED: 5:00 PM

Stephen Ford

**CITY OF EAST PALO ALTO
RENT STABILIZATION BOARD MEETING
WEDNESDAY, June 22, 2011
REGULAR SESSION – 7:00 PM
2415 UNIVERSITY AVENUE
Community Room
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 Review and possible action (set for public hearing) on draft security deposit regulations
- 4.2 Review and possible action (set for public hearing) on draft eviction regulations
- 4.3 Discussion of April 2011 Consumer Price Index and possible adoption of a resolution computing the RS program 2011 - 2012 Annual General Adjustment for mobile home parks
- 4.4 Discussion and possible adoption of a resolution authorizing eliminating the Rules of Order of the Board
- 4.5 Discussion and possible change to status of Board Committees
- 4.6 Discussion of Roles and Responsibilities of the Board
- 4.7 Discussion of Board retreat

5. CONSENT CALENDAR

APPROVAL OF MINUTES

- Minutes for the May 11, 2011 Regular Rent Stabilization Board meeting
- Minutes for the June 8, 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 revisions to Rent Stabilization Program Rules and Regulations for Registration
- 7.2 First reading and public hearing on proposed revisions to Rent Stabilization Program Rules and Regulations for Initial Certification
- 7.3 First reading and public hearing on proposed Rent Stabilization Program Rules and Regulations for Fees for Utilities and Housing Services

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. 2010 – 2011 Registration progress including Certification of Rents by June 30th deadline
- b. Report on tenant petitions filed
- c. Update on ethics training progress

9. WRITTEN COMMUNICATIONS

10. RECOMMENDATIONS FOR FUTURE ACTIONS AND AGENDA ITEMS

11. ADJOURNMENT

Future Meetings	
July 13, 2011(tentative)	Discussion of new Regulations on security deposits, confidentiality, and petitions for individual rent adjustments and petitions to obtain a fair rate of return
July 13, 2011	Progress report on Certification of Rents by June 30 th deadline and Claims of Exemption filed
July 13, 2011 (tentative)	Second Reading of Amendments to Registration Regulations, to Initial Certification Rules and Regulations, and new Fee Regulations
July 27, 2011	Election of Board Chairperson and Vice-Chairperson
TBD	Creekside Mobile Home Park – Public Hearing on Fees and Penalties
TBD	Stanford Community Law Clinic letter on 136 Rent Board Petitions
TBD	How the Rent Board deals with habitability issues