

AGENDA

**CITY OF EAST PALO ALTO
RENT STABILIZATION BOARD MEETING
WEDNESDAY, APRIL 14, 2010
REGULAR SESSION – 7:00 PM
2415 UNIVERSITY AVENUE
City Council Chambers
EAST PALO ALTO, CA
Minutes**

7:00 P.M. REGULAR RENT STABILIZATION BOARD MEETING

1. CALL TO ORDER

Chair Dorn: 7:05 p.m.

2. ROLL CALL

Present: Midge Dorn, Chair Shryee D. Randolph, Arnold Hart, Goro Mitchell, Vice Chair, Robert Allen

Absent William B. Webster

Staff Present Ford, Ewing

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

- Minutes for the January 27, 2010 regular RS Board meeting (correction to Roll Call) Put over until 04-21-2010
- Minutes for the February 10, 2010 regular RS Board meeting (correction to Roll Call) approved with correction to Roll call
- Minutes for the March 10, 2010 regular RS Board meeting – approved with corrections
- Minutes not available for the March 24, 2010 regular RS Board meeting

5. AGENDIZED ITEMS FOR POLICY AND ACTION

5.1 Development of Board Mission, Values, Norms

Board discussed and finalized. Mitchell to meet with Chair Dorn to make final copy. Staff to bring a large poster board with final statement each meeting

5.2 Discussion of possible topics for City Council Liaison Committee.

Discussion following topics were decided upon. (staff to check notes).

5.3 Second Reading: Sections 1000 and 1002 of the Rent Stabilization Program Rules and Regulations – Final Adoption.

Brief oral report from staff summarizing the staff's recommendation. Public Hearing:

Comment from Matthew Fremont in support of the staff recommendation.

Approval by Unanimous approval.

Public Hearing followed by Board Discussion

5.4 Second Reading: Section 1600 of the Rent Stabilization Program Rules and Regulations – Final Adoption.

Brief oral report from staff summarizing the staff's recommendation. Public Hearing:

Comment from Matthew Fremont in support of the staff recommendation.

Approval by Unanimous approval.

5.5 Status update on negotiations with Page Mill receiver

City attorney Ewing said that there had been no new developments with regard to negotiations with Wells Fargo and Wald since his last report. He said that a meeting had been scheduled among the parties for April 20th. He expected to have more to report to the Board after that meeting. Chair Dorn asked for a follow-up report from the City Attorney at the next Rent Board meeting

5.6 Discussion of Recent Court of Appeal Decision

City Attorney Ewing summarized the provisions of the decision.

Chair Dorn asked how the decision affected the existing Stanford Law Clinic rent petitions. City Attorney Ewing said he was not sure. Board member Webster said that he had recently seen the staff from Wald and Wells Fargo visiting the Stanford Community Law Clinic building. Chair Dorn asked that City Attorney to check with Stanford Community Law Clinic to find out status of rent petitions by 136 Page Mill/Wald tenants.

5.7 Status update on Rent Stabilization Program software

Staff ford reported that the staff had received an estimate from CRW in the amount of \$45,600 to develop and install a software program for the Rent Program. Subsequent to that estimate the City Manager asked the staff to contact Redwood City IT Department to see if they could develop a software program for the Rent Program. Staff said that the Redwood City had provided an estimate of \$30,000 to develop a software program for the Rent Program. Staff Ford said that he wanted the ad hoc Technology Committee Board member Hart said that he was concerned about getting good service after the software program was developed and installed. He said that he know of a company that might be able to provide the service. Chair Dorn advised Mr. Hart to pass on this information about the company to the Technology Committee. Staff requested Technology Committee to set a meeting to discuss possible software options. Meeting set for 5 p.m. April 19, 2010.

6. **CONSENT CALENDAR**

7. **PUBLIC HEARING**

8. **RESOLUTIONS or RULES**

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

9.1 Report out from RS Board Members and Committees:

a. Operational Excellence (**Allen, Mitchell**)

Board member Allen commented that the deadlines for establishing the amount of the Annual general adjustment and the Rent Program Registration fee would be in May, 2010. Staff asked committee members to meet the following week.

b. Outreach/Education (**Dorn & Hart**)

Mr. Hart said that staff had informed him that there had been a hold up in executing the contract for the Rent Program brochures but that the problems had been worked out and that the contract had been sent to the contractor for signature.

c. City Council Liaison (**Hart & Mitchell**)

d. Rules and Regulations (**Webster, Allen & Randolph**)

10. **ADMINISTRATIVE ITEMS**

11. **WRITTEN COMMUNICATIONS**

March 31, 2010 letter from Youth United for Community Action.

City Attorney advised the Board to receive the communication. City Attorney Ewing advised the Board not to take a position with regard to YUCA asking Board to take specific actions with regard to urging the Page Mill receiver to take specific actions with regard to tenants and rents.

12. 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).

13. RECOMMENDATIONS FOR FUTURE ACTIONS AND AGENDA ITEMSADJOURNMENT

Add in the agenda items for the 04-21-2010 agenda.

14. ADJOURNMENT – 9:00 P.M.

15.