

AGENDA

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

DATE POSTED: 09/09/2011

TIME POSTED: 4:00 PM

Stephen Ford

**CITY OF EAST PALO ALTO
RENT STABILIZATION BOARD MEETING
WEDNESDAY, September 14, 2011
REGULAR SESSION – 7:00 PM
2415 UNIVERSITY AVENUE
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:

Matthew Fremont, Chair
Vice Chair, Midge Dorn
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 Housing Element Implementation – Recommend which of 12 goals should be implemented in FY 2011/12 and FY 2012/13
- 4.2 Discussion and possible action on request for waiver of late payment and late registration penalties for 2109 Dumbarton Ave. (Section T of Registration Regulations)
- 4.3 Discussion and possible action on request for waiver of late payment and late registration penalties for 2148 Ralmar Ave. (Section T of Registration Regulations)
- 4.4 Discussion and possible decisions on Rent Stabilization Board and Program staff actions to educate tenants on the registration and certification process

**5. CONSENT CALENDAR
APPROVAL OF MINUTES**

- Minutes for the July 27, 2011 Regular Rent Stabilization Board meeting
- Minutes for the August 25, 2011 Special 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 HEARINGS

- 7.1 Continued Public Hearing: 1893 and 1895 Woodland Avenue – Creekside Mobile Home Park. Continue the public hearing. Recommend to City Council the imposition of a lien to collect Rent Stabilization Program fees and penalties
- 7.2 First Reading for Individual Rent Adjustment and Rent Withholding Petitions regulations
- 7.3 First Reading for Amendment of regulations for Certification of Rents Pursuant to a Request for Certification
- 7.4 First Reading for Security Deposit regulations

7.5 First Reading for Eviction regulations

7.6 First Reading for Alternate Seat regulations

7.7 First Reading for Confidentiality regulations

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. Rules and Regulations (**Webster**, Fremont & Randolph)

8.2 Report out from Staff

- a. 2010 – 2011 Registration progress
- b. Report on petitions filed with the Rent Board
- c. Mobile home park registration for FY 2011-12

9. WRITTEN COMMUNICATIONS

10. RECOMMENDATIONS FOR FUTURE ACTIONS AND AGENDA ITEMS

11. ADJOURNMENT

Future Meetings	
September 28, 2011	Remaining 43 Page Mill Properties tenant petitions on individual rent adjustments filed in 2008
September 28, 2011	Second reading of proposed Rent Stabilization Regulations for: Petitions, Security Deposits, Evictions, Alternate Seat, Confidentiality, Petitions for Individual Rent Adjustments and modification to Regulations for Certification of Rents Pursuant to a Request
September 28, 2011	Two Rent Board hearings on appeal of Administrator's determination in response to two petitions challenging single family dwelling claims of exemption
October 26, 2011	Report from Interim Finance Director on formula for allocation of RSP fee to citywide overhead; and setting fee for FY 2012 registration
November 5, 2011	Rent Stabilization Board Retreat