

AGENDA

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

DATE POSTED: 09/23/2011

TIME POSTED: 3:00 p.m.
Stephen Ford

**CITY OF EAST PALO ALTO
RENT STABILIZATION BOARD MEETING
WEDNESDAY, September 28, 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 Recommendation: That the Rent Board recommend that the City Council adopt the amendments to the City's Ellis Act Ordinance

4.2 Other Tenant Protection Measures -- discussion and possible recommendations

4.3 Second Reading: Rent Stabilization Rules and Regulations for Individual Rent Adjustment and Rent Withholding Petitions

4.4 Second Reading: Rent Stabilization Rules and Regulations for Security Deposit regulations

4.5 Second Reading: Rent Stabilization Rules and Regulations for Eviction regulations

4.6 Second Reading: Rent Stabilization Rules and Regulations for Alternate Seat regulations

4.7 Second Reading: Rent Stabilization Rules and Regulations for Confidentiality regulations

5. CONSENT CALENDAR
APPROVAL OF MINUTES

- Minutes for the September 14, 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. REPORTS OF COMMITTEES AND STAFF (Members of the Public who wish to speak on these items may do so during Community Forum)

7.1 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)

- 7.2 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
 - a. Rent Stabilization Board Seats and Staggered Terms
 - d. Amendment to Ken Baar contract
 - e. City obligation for provision of translation services

8. WRITTEN COMMUNICATIONS

9. RECOMMENDATIONS FOR FUTURE ACTIONS AND AGENDA ITEMS

10. ADJOURNMENT

Future Meetings	
October 12, 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
October 26, 2011	Remaining 43 Page Mill Properties tenant petitions on individual rent adjustments filed in 2008
November 5, 2011	Rent Stabilization Board Retreat
TBD	Report from Brent Butler, Planning Division Manager re: matrix of departments responsible for specific areas, and responsibility for redevelopment areas