

CITY OF EAST PALO ALTO  
RENT STABILIZATION BOARD MEETING  
WEDNESDAY, September 28, 2011  
REGULAR SESSION  
COUNCIL CHAMBERS  
2415 UNIVERSITY AVENUE  
EAST PALO ALTO, CA  
Minutes

REGULAR RENT STABILIZATION BOARD MEETING

1. CALL TO ORDER

Chair Fremont called the meeting to order at 7:12 p.m.

2. ROLL CALL

Board Members Present: Dorn, Fremont, Hart, Randolph, Webster

Board Members Absent:

Board Alternates Present: Allen

Board Alternates Absent:

Staff Present: Stephen Ford; Carol Lamont, Neelam Naidu, Valerie Armento

Board member Allen: Seated in the vacant seat.

3. APPROVAL OF AGENDA (7:15 p.m.)

Webster/Dorn M/S/C (Motion/Second/Carried) Approve agenda. Vote: 6-0-0

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

Oral report from Valarie Armento, Interim City Attorney

Comments from Angel Naranjo of YUCA

Allen/Webster M/S/C (Motion/Second/Carried) Recommend changes to Ellis Act Ordinance as discussed by the Board. Vote: 6-0-0

4.2 Other Tenant Protection Measures -- discussion and possible recommendations

No vote taken

Recess

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

Webster/Allen M/S/C (Motion/Second/Carried): Waive reading of the text. Vote: 6-0-0.

Webster/Dorn M/S/C (Motion/Second/Carried): Adopt the resolution authorizing establishment of Rent Stabilization Rules and Regulations for Individual Rent Adjustment and Rent Withholding Petitions. Vote: 6-0-0.

4.4 Second Reading – Proposed Rent Stabilization Rules and Regulations for Security Deposits

Webster/Dorn M/S/C (Motion/Second/Carried): Waive reading of the text. Vote: 6-0-0.

Webster/Dorn M/S/C (Motion/Second/Carried): Adopt the resolution authorizing establishment of Rent Stabilization Rules and Regulations for Security Deposits. Vote: 6-0-0.

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

Allen/Webster M/S/C (Motion/Second/Carried): Waive reading of the text. Vote: 6-0-0.

Webster/Dorn M/S/C (Motion/Second/Carried): Adopt the resolution authorizing establishment of Rent Stabilization Rules and Regulations for Eviction regulations. Vote: 6-0-0.

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

Webster/Dorn M/S/C (Motion/Second/Carried): Waive reading of the text. Vote: 5-0-1 (Hart).

Webster/Allen M/S/C (Motion/Second/Carried): Adopt the resolution authorizing establishment of Rent Stabilization Rules and Regulations for Alternate Seat regulations. Vote: 5-0-1 (Hart).

4.7 Second Reading: Proposed Rent Stabilization Rules and Regulations for Confidentiality.

Webster/Allen M/S/C (Motion/Second/Carried): Waive reading of the text. Vote: 6-0-0.

Dorn/Webster M/S/C (Motion/Second/Carried): Adopt the resolution authorizing establishment of Rent Stabilization Rules and Regulations for Confidentiality. Vote: 6-0-0.

**5. CONSENT CALENDAR  
APPROVAL OF MINUTES**

Hart/Webster M/S/C (Motion/Second/Carried): Adopt the Minutes for the September 14, 2011 Regular Rent Stabilization Board meeting with the following changes and additions. Vote: 6-0-0.

4.1 Housing Element Implementation – Recommend which of 12 goals should be implemented in FY 2011/12 and FY 2012/13.

Presentation to Rent Stabilization Board by Planning Division Manager Brent Butler.

6. Bob Gomez – 402 E. O’Keefe Street. Provided suggestions on outreach to educate tenants on the registration and certification process. Mr. Gomez encouraged the Board to attend community meetings to facilitate the outreach effort.

7.1 Webster/Allen M/S/C (Motion/Second/Carried): Open the public hearing. Vote: 6-0-0. No speakers.

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

~~Chairperson~~ Board member Dorn: The Committee produced and distributed a flyer on what changes REDUS/Woodland LLC tenants could expect with a new property owners.

## 6. COMMUNITY FORUM

No speakers

## 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**)

Committee members confirmed they were available to meet on Thursday October, 13, 2011.

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

No action taken

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

d. Rent Stabilization Board Seats and Staggered Terms

Webster/Hart M/S/C (Motion/Second/Carried) Direct staff to remove Veronica Ndegwa’s name from the agenda since she is no longer a Rent Stabilization Board member. Vote: 6-0-0.

e. Amendment to Ken Baar contract

Webster/Dorn M/S/C (Motion/Second/Carried) Recommend that City Council approve proposed contract with Ken Baar. Vote: 6-0-0.

f. City obligation for provision of translation services

## 8. WRITTEN COMMUNICATIONS

Letter dated September 21, 2011 from Anna Eschoo, Member of Congress to John Stumpf, Wells Fargo President and CEO.

Letter dated September 22, 2011 from Chairperson Matthew Fremont and Eric Oberle, to Barry Wides, Deputy Comptroller for Community Affairs, Office of the Comptroller of the Currency.

Letter dated September 23, 2011 from Mayor Carlos Romero to John Stumpf, Wells Fargo President and CEO.

Timeframe for steps in East Palo Alto Rent Stabilization Initial Registration & Certification Process for Wells Fargo Properties

**9. RECOMMENDATIONS FOR FUTURE ACTIONS AND AGENDA ITEMS**

No Action taken

**10. ADJOURNMENT**

Dorn/Webster M/S/C (Motion/Second/Carried): Approve adjournment 11:15 p.m. Vote: 6-0-0.