

CITY OF EAST PALO ALTO
RENT STABILIZATION BOARD MEETING
WEDNESDAY, April 13, 2011
REGULAR SESSION
2415 UNIVERSITY AVENUE
City Council Chambers
EAST PALO ALTO, CA
Minutes

REGULAR RENT STABILIZATION BOARD MEETING

1. CALL TO ORDER

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

2. ROLL CALL

Board Members Present: Dorn, Fremont, Webster
Board Members Absent: Hart, Randolph, Ndegwa
Board Alternates Present: Allen
Board Alternates Absent:

Staff Present: Stephen Ford; Neelam Naidu

Board member Allen: Seated in the vacant seat.

3. APPROVAL OF AGENDA

Webster/Allen M/S/C (Motion/Second/Carried): Approve agenda. Vote: 4-0-0

4. AGENDIZED ITEMS FOR POLICY AND ACTION

4.1.a. Recommendation: There be no Findings or Purpose section in the Rules and Regulations.

Webster/Fremont M/S/C There be no Findings and Purpose sections in the Rent Stabilization Rules and Regulations. Vote: 4-0-0.

4.1.b. Recommendation: Resolution that the Rules and Regulations be entitled "Rent Stabilization Rules and Regulations"

Allen/Webster Recommend approval of a resolution entitling the Rules and Regulations, Rent Stabilization Rules and Regulations. Vote: 3-1-0 Dorn

Webster/Dorn Recommend approval of a resolution entitling the Rules and Regulations, Rules and Regulations for the Rent Stabilization and Just Cause for Eviction Ordinance, AKA Rent Stabilization Rules and Regulations. Vote: 2-2-0 Allen, Fremont.

Webster/Allen M/S/C: Hold a first reading and a public hearing on May 11, 2011 and a second reading on May 25, 2011 for proposed Certification Rules: Certification of Rents Pursuant to a Request for Certification. Vote: 4-0-0.

4.2 Discussion and possible action: Adoption of Annual General Adjustment

Webster/Fremont M/S/C adopt resolution of the Board computing the Annual General adjustment (AGA) of Maximum allowable Rent as 1.4% for July 1, 2011 to June 30, 2012 Rent Stabilization Program Year. Vote: 4-0-0.

4.3 Discussion on attendance at Housing California Conference 2011
No vote taken.

4.4 Discussion on business cards for Rent Stabilization Board members
No vote taken

4.5 Discussion and possible action: future Rent Stabilization Board meeting dates
Board agreed by consensus to cancel meeting of April 27, 2011.

5 COMMUNITY FORUM
No speakers

6 CONSENT CALENDAR

APPROVAL OF MINUTES

Webster/Allen M/S/C (Motion/Second/Carried): Approve minutes for the March 09, 2011 Regular Rent Stabilization Board meeting. Vote: 4-0-0.

7 PUBLIC HEARING

7.1 First reading and public hearing on proposed Rent Stabilization Program Rules and Regulations: Certification of Permissible Rent Level Following Establishment of an Initial Rent.

Webster/Fremont: M/S/C (Motion/Second/Carried): Remove “former landlord” and “former tenant” from section E.1. Vote: 4-0-0.

Webster/Fremont M/S/C (Motion/Second/Carried): Waive the reading of the text of the proposed Certification regulations. Vote: 4-0-0.

Webster/Allen M/S/C (Motion/Second/Carried): Open the public hearing. Vote: 4-0-0.
No one from the public spoke.

Allen/Webster M/S/C (Motion/Second/Carried): Close the public hearing. Vote: 4-0-0.

Second reading scheduled for May 11, 2011.

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 (Dorn & Hart, Ndegwa)
- c. City Council Liaison (Hart & Fremont)
- d. Rules and Regulations (Webster, Fremont & Randolph)

8.2 Report out from Staff

- a. Recruitment for Permanent Administrator position
- b. 2010 – 2011 Registration
- c. Update on brochures
- d. Report on Landlord Workshop

9 WRITTEN COMMUNICATIONS

Written communication, dated April 13, 2011, from Rent Stabilization Board member Robert Allen (attached)

10 RECOMMENDATIONS FOR FUTURE ACTIONS AND AGENDA ITEMS

- 10.1 May 11, 2011: (tentative) Second Reading and Adoption of Rules & Regulations: Certification of Permissible Rent Level Following Establishment of an Initial Rent.
- 10.2 May 11, 2011: (tentative) First Reading of Rules & Regulations: Certification of Rent Pursuant to a Request for Certification.
- 10.3 May 25, 2011 (tentative) Second Reading and Possible Adoption of Certification Rules and Regulations: Certification of Rent Pursuant to a Request for Certification.
- 10.4 June 8, 2011 (tentative): Public Hearing on Creekside Mobile Home Park.

11. ADJOURNMENT 9:00 p.m.

Webster/Allen M/S/C (Motion/Second/Carried): Approve adjournment.

Vote: 4-0-0.