

AGENDA

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

DATE POSTED: 11/04/2011

TIME POSTED: 2:00 p.m.
Stephen Ford

**CITY OF EAST PALO ALTO
RENT STABILIZATION BOARD MEETING
WEDNESDAY, November 9, 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
Vacant
Vacant

BOARD ALTERNATE:

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 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.

The Americans with Disabilities Act (ADA) requires reasonable accommodation and access for the physically challenged. Those requesting such accommodation should contact the Rent Stabilization Program office at (650) 853-3114 three days before the hearing date. Additionally, those wishing to include an electronic media presentation must furnish/provide their own equipment. For further information regarding these items, you may contact the City of East Palo Alto Rent Stabilization Program, or call (650) 853-3114.

**7:00 P.M. November 9, 2011
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 Set Annual Rent Stabilization Program Registration Fee for July 1, 2011 – June 30, 2012
- 4.2 120 Petitions and Appeals under 1988 RSO – Recommendation: Dismiss with prejudice
- 4.3 Discussion on Rent Stabilization regulations including individual rent adjustment petitions for fair return
- 4.4 Discussion on evictions and harassment – Community Legal Services staff

**1. CONSENT CALENDAR
APPROVAL OF MINUTES**

- Minutes for the October 26, 2011 Regular Rent Stabilization Board meeting

2. 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).

3. PUBLIC HEARINGS

4. 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)
 - c. Rules and Regulations (**Webster**, Fremont & Randolph)
 - d. Ad Hoc Budget Committee (**Dorn** & Allan)
- 8.2 Report out from Staff
 - a. 2010 – 2011 Registration progress
 - b. Mobile home park registration for FY 2011-12
 - c. Report on petitions filed with the Rent Board

5. WRITTEN COMMUNICATIONS

6. RECOMMENDATIONS FOR FUTURE ACTIONS AND AGENDA ITEMS

7. ADJOURNMENT

Future Meetings	
December 14, 2011	Board Discussion on Ellis Act Ordinance and proposed Condominium Conversion Ordinance – Interim City Attorney, Valerie Armento
December 14, 2011	Board hearings – continued from September 14 on two petitions challenging exemption claims: Bernice Turner v. Turner Family Trust; and Joyce Turner v. Turner Family Trust
December 14, 2011	Discussion and possible action on the effect of the addition or legalization of units on the exempt status of single family homes
January 11, 2012	Roles and responsibilities of Board and staff members – City Manager, M L Gordon
TBD	Additional topics for training and discussion: Clarification on owner move-in evictions Rent Stabilization Program domain diagram and Q & A Exemptions
TBD	Report from Brent Butler, Planning Division Manager re: matrix of departments responsible for specific areas, and responsibility for redevelopment areas