

AGENDA

CITY OF EAST PALO ALTO
RENT STABILIZATION BOARD MEETING
WEDNESDAY, June 13, 2018
REGULAR MEETING – 7:00 PM
COUNCIL CHAMBERS
2415 UNIVERSITY AVENUE
EAST PALO ALTO, CA 94303

RENT STABILIZATION BOARD

BOARD MEMBERS: Patricia Garcia, Vice Chairperson
Maureen Larsson
Shryee D. Randolph
William B. Webster
Goolrukh Vakil
Francisca Guzman
Karen Camacho

BOARD ALTERNATE: Vaea Sanft

NOTICE: The East Palo Alto Rent Stabilization Board welcomes public input. Anyone desiring to address the Board is requested to fill in the speaker form available from staff. However, because of the Brown Act, the Board cannot discuss or vote on any agenda 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. 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.

Notice of Availability of Public Records: All public records relating to an open session item which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to the majority of the Rent Stabilization Board will be available for public inspection at the Rent Stabilization Program Office, 2415 University Avenue, East Palo Alto, Ca at the same time that the public records are distributed or made available to the Rent Stabilization Board. Such documents may also be available on the East Palo Alto website www.ci.east-palo-alto.ca.us subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (650) 853-3114.



East Palo Alto City Council Chambers is ADA compliant. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the Rent Stabilization Program office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof. For further information, you may contact the City of East Palo Alto Rent Stabilization Program, or call (650) 853-3114

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 *Yonggang He v. Juan Camarena, Ana Avalos and Maria Nunez, Case No. A20170029 Appeal Hearing***

(For a copy of staff's report, go to: <http://www.cityofepa.org/DocumentCenter/View/3707>)

Recommendation: AFFIRM the decision of the Administrator DENYING Ms. Malekian's claim, based on Section 14.04.050.B.1 of the Municipal Code, seeking a partial exemption of the Property located at 2724 Xavier Street, East Palo Alto, California, 94303, from the registration and price control provisions of the Rent Stabilization Ordinance of 2010 and the Regulations adopted by the City of East Palo Alto.

4.2 Selection of the Rent Stabilization Chairperson and Vice-Chairperson

Recommendation: By motion, select two of the Rent Stabilization Board members to serve in the capacities of Chairperson and Vice Chairperson.

5. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Notice to the public: Members of the public wishing to address the Board on Consent Calendar Items are requested to submit a completed speaker sheet to the Rent Stabilization Program Administrator.

6. CONSENT CALENDAR

6.1 Approval of Minutes for the May 9, 2018 Regular Rent Stabilization Board meeting

6.2 Approval of Minutes for the May 23, 2018 Special Rent Stabilization Board meeting

7. COMMUNITY FORUM

Notice to the public: Anyone wishing to address the Board on any matter for which another opportunity to speak is not provided on the Agenda, and which is within the Board's purview, is requested to submit a completed Speaker Sheet to the Rent Stabilization Program Administrator. (2 minutes per person time limit)

8. REPORTS OF COMMITTEES AND STAFF

8.1 Report out from RS Board Members and Committees:

- a. Outreach and Education (Garcia)
- b. Rules and Regulations (Webster, Randolph & Vakil)
- c. Habitability Committee (Guzman & Sanft)

8.2 Report out from Staff

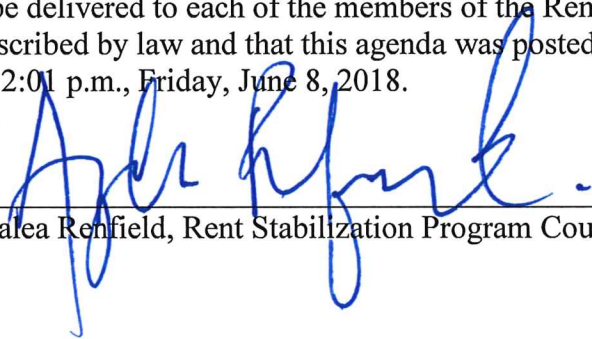
9. ANNOUNCEMENTS FROM RENT STABILIZATION BOARD MEMBERS**10. RECOMMENDATIONS FOR FUTURE ACTIONS AND AGENDA ITEMS****11. ADJOURNMENT**

Future Meetings	Agenda Topics
TBD	Establish a fee for issuance of Certificates upon request

Recurring Agenda Items to be Scheduled Each Year	
First meeting in April	Election of Chair and Vice-Chair
April	Authorization of Annual General Adjustment (AGA) under the 2010 Ordinance
May	Authorization of Annual General Adjustment (AGA) in rents for Mobile Home Park under the 1988 Ordinance
May	Authorization of the Annual Registration Fee for mobile home park rental spaces regulated under the 1988 Rent Stabilization Ordinances
June	Selection of Board Members to the Rent Stabilization Board Committees
October	Authorization of the Annual Registration Fee for rental units regulated under the Rent Stabilization Ordinances

I, Azalea Renfield, Rent Stabilization Program Counselor II, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Rent Stabilization Board, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 2415 University Ave., East Palo Alto, CA at 12:01 p.m., Friday, June 8, 2018.

Dated: June 8, 2018



 Azalea Renfield, Rent Stabilization Program Counselor II

MINUTES

CITY OF EAST PALO ALTO
RENT STABILIZATION BOARD MEETING
WEDNESDAY, May 9, 2018
REGULAR MEETING – 7:00 PM
COUNCIL CHAMBERS
2415 UNIVERSITY AVENUE
EAST PALO ALTO, CA 94303

1. CALL TO ORDER: 7:03 p.m.

2. ROLL CALL:

Present: Sonja Spencer, Patricia Garcia, William Webster, Shryee
Randolph, Francisca Guzman, Goolrukh Vakil, and Maureen Larsson

Excused absent:

Absent: Vaea Sanft

Staff members present: Sean Charpentier, Assistant City Manager
Guido Persicone, Planning Manager
Valerie Armento, Special Counsel
Vadim Sidelnikov, Deputy City Attorney
Azalea Renfield, Rent Stabilization Program Counselor II
Victor I. Ramirez, Rent Stabilization Program Administrator

3. APPROVAL OF AGENDA: 7:07 p.m.; Garcia/Larsson; 7/0/0

4. AGENDIZED ITEMS FOR POLICY AND ACTION

4.1 Appeal Hearing in the matter of *Wilkerson v. Woodland Park Communities*, Case No. A20170026 (Continued from April 11, 2018, meeting - Staff report was provided to the Rent Board along with the April 11 Rent Board Meeting Agenda.)

Having previously expressed a conflict of interest in this matter, Mr. Webster left the Council Chambers during this appeal hearing. He rejoined the meeting at 8:40 p.m.

Recommendation: 8:30 p.m.

1. Affirm the decision of the Hearing Examiner finding Ms. Wilkerson's petition is not supported by the evidence and does not entitle her to a rent rebate or adjustment as to the following conditions: lack of weatherproofing; defective plumbing; existence of mold; lack of hot water supply; deteriorated condition of carpets; issues with the front door; issues with her appliances; elevator repairs; broken security gate; failure to keep the common areas free of nuisances; removal of the intercom system; removal of the swimming pool and community room; removal of the palm tree and lighting; failure to provide disabled parking; denial of access to a storage area; and use of patio areas and barbecues.

Garcia/Vakil; 6/0/1 (Webster)

2. Remand the decision of the Hearing Examiner regarding the issue of peeling paint with the following instructions: the Hearing Examiner shall hold a limited scope hearing and accept additional evidence and testimony regarding the issue of peeling paint. Specifically, the Hearing Examiner shall determine when Petitioner gave notice of the continued existence of the issue following the attempt of Woodland Park to repair, the duration of the existence of the issue, and

the value in rent rebate or adjustment attributable to the issue, including the amount of rent Petitioner paid during the time period the issue existed.

Randolph/Guzman; 4/2 (Garcia, Vakil)/1 (Webster)

3. Remand the decision of the Hearing Examiner regarding the issue of the removal of washing machines with the following instructions: the Hearing Examiner shall hold a limited scope hearing and accept additional evidence and testimony to address the value in rent rebate or adjustment attributable to the issue, including the amount of rent Petitioner paid during the time period the issue existed.

Larsson/Randolph; 5/1 (Garcia)/1 (Webster)

4. Remand the decision of the Hearing Examiner regarding the issue of the failure to provide an on-site property manager with the following instructions: the Hearing Examiner shall hold a limited scope hearing and accept additional evidence and testimony regarding this issue of the lack of an on-site property manager at the Property. Specifically, the Hearing Examiner shall determine whether Woodland Park is required to provide a housing service in the form of an on-site property manager, including whether Woodland Park is the owner of the Property and whether the Property lies on one contiguous parcel of land. The Hearing Examiner shall also issue a determination regarding the impact upon petitioner by a lack of an on-site property manager and the loss in rental value attributable to this issue. Finally, the Hearing Examiner shall determine when Woodland Park first received notice of this issue.

Randolph/Guzman; 4/2 (Garcia, Vakil)/1 (Webster)

5. Reverse the Hearing Examiner's decision finding Ms. Wilkerson successfully established a failure to adequately maintain the counter top surface entitling her to a rent rebate. The record does not support a finding otherwise.

Garcia/Larsson; 4/0/1 (Webster)

6. Approve the Findings and Decision to be provided at the meeting and authorize the Chairperson to sign it.

Garcia/Randolph; 6/0/1 (Webster)

4.2 Proposed Section 18.48.220 of the Draft of the Development Code related to the merger, demolition or elimination of dwelling units.

8:42 p.m. - Received Special Counsel Valerie Armento's oral report, received community input, and provided staff with comments.

4.3 Staff's affordable housing strategy question about converting rental units under the Rent Stabilization Program into deed-restricted permanent affordable housing units.

9:56 p.m. Received staff's report, provided staff with comments, and directed staff to report back to the City Council expressing the Board's recommendation not pursue any action to convert rental units under the Rent Stabilization Program into deed-restricted permanent affordable housing units.

4.4 2018-2019 Annual Registration Fee for Mobile Home Park Spaces.

9:59 p.m. Webster/Garcia; 7/0/0 - Adopted a resolution approving the annual registration fees for Mobile Home Park spaces in the amount of \$222.00 for the July 1, 2018 to June 30, 2019 Rent Stabilization Program Year.

5. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

9:59 p.m. Pat Coffey with Woodland Park Communities provided the Board with an update of the improvements and activities that Woodland Park Communities have performed during the last couple of months. Members of the public wishing to address the Board on Consent Calendar Items are requested to submit a completed speaker sheet to the Rent Stabilization Program Administrator.

6. CONSENT CALENDAR

6.1 Garcia/Webster; 6/0/1 (Larsson) - Approved Minutes for the April 11, 2018 Regular Rent Stabilization Board meeting.

7. COMMUNITY FORUM

No speakers.

8. REPORTS OF COMMITTEES AND STAFF: 10:09 p.m.

8.1 Report out from RS Board Members and Committees:

- a. Outreach and Education: Garcia – Provided a report on the outreach activities at the Cinco de Mayo event at Cedars Chavez School. Board member Guzman also helped staffing the Board's table at this event.
- b. Rules and Regulations: Webster – Staff reached out to Committee members to set a meeting of the Committee later in the month.
- c. Habitability Committee: Guzman – Committee members and staff met with a representative of the San Mateo County's Environmental Health Division to explore opportunities to collaborate.

8.2 Report out from Staff

Housing Projects Manager Position – The City has hired a new Housing Projects Manager who is starting on May 21. The Housing Program Manager will be responsible for the planning and direction of all assigned staff and activities associated with the management and operations of the City's Housing Programs, including rent stabilization activities, affordable housing, anti-displacement initiatives, and compliance with all City regulations.

Pending Hearing Examiner Decision / Appeals – No pending hearing examiner decisions at this time. The only pending appeal matters relate to the property at 2724 Xavier Street and 1893 Woodland Avenue.

New Regulations – Staff is coordinating with Committee on a possible meeting date in May.

Program In Numbers Report – The program in numbers have been tallied for the month of April. Each Board member has been provided with a copy of the report. While there have not been many petitions filed, there has been a spike in Change in Tenancies at Woodland Park for this month alone. The properties that have experienced the most change in tenancies are 300, 335, 445, and 450 E. O'Keefe. The vacancy statement indicated that the previous tenancies had ended voluntarily, with the average rent ending at \$1854.00.

Outreach and Education – We are continuing to offer landlord and tenant workshops every Wednesday night beginning at 6pm. If no one registers for the workshop, it's cancelled. The last tenant workshop was on January 31st, and for landlords February 7th. When issuing MAR certificates to new tenants, the office

now include a flyer along with a schedule. The office continues to post and promote the workshops on our website.

9. ANNOUNCEMENTS FROM RENT STABILIZATION BOARD MEMBERS

Garcia: California Legislature – Bills to watch AB 2334 (Extension of time to respond to an unlawful detainer action and a three-day notice to pay or quit) AB 2925 (statewide just cause for eviction)

10. RECOMMENDATIONS FOR FUTURE ACTIONS AND AGENDA ITEMS

None

11. ADJOURNMENT: Webster/Garcia; 7/0/0

MINUTES

**CITY OF EAST PALO ALTO
RENT STABILIZATION BOARD MEETING
WEDNESDAY, May 23, 2018
SPECIAL MEETING – 7:00 PM
COUNCIL CHAMBERS
2415 UNIVERSITY AVENUE
EAST PALO ALTO, CA**

1. CALL TO ORDER: 7:03 p.m.

2. ROLL CALL

Present: Sonja Spencer, Patricia Garcia, William Webster (joined at 7:05 p.m.), Shryee Randolph, Francisca Guzman, and Maureen Larsson

Excused absent: Goolrukh Vakil

Absent: Vaea Sanft

Staff members present: Vadim Sidelnikov, Deputy City Attorney
Azalea Renfield, Rent Stabilization Program Counselor II
Victor I. Ramirez, Rent Stabilization Program Administrator

3. APPROVAL OF AGENDA: 7:07 p.m.; Garcia/Larsson; 5/0/0

4. AGENDIZED ITEMS FOR POLICY AND ACTION

4.1 2018-2019 Annual General Adjustment for Mobile Home Park Spaces.

Webster/Garcia; 6/0/0 - Adopted a resolution authorizing the Annual General Adjustment (AGA) of rent for mobile home park spaces of 3.2% for the July 1, 2018 to June 30, 2019 Rent Stabilization Program Year under the Rent Stabilization and Eviction for Good Cause Ordinance of 1988.

5. ADJOURNMENT: 7:09 p.m.; Webster/Garcia; 6/0/0