

NOTICE OF PUBLIC HEARING

EAST PALO ALTO RENT STABILIZATION BOARD

NOTICE IS HEREBY GIVEN, pursuant to the Rent Stabilization Rules and Regulation 500(B) that on Wednesday, **February 13, 2019**, at the hour of 7:00 p.m., as soon thereafter as the matter may be heard, in the City Council Chambers at 2415 University Avenue, East Palo Alto, the Rent Stabilization Board will conduct a public hearing on the following item(s):

Public Hearing:	First reading of proposed revisions to the Rent Stabilization Rules and Regulations.
Summary/Effect of Proposed Action:	<p>On November 8, 2016, the voters of the City of East Palo Alto approved Measure J, amending the East Palo Alto Rent Stabilization and Just Cause for Eviction Ordinance of 2010 ("2010 Ordinance") to simplify and clarify various processes and procedures. Revisions to the Rent Stabilization Rules and Regulations ("Regulations") are necessary to fully implement Measure J and to continue a proper and efficient administration of the 2010 Ordinance. In addition, a number of the currently proposed amendments are proposed refinements of the Regulations for a stronger internal cohesion. Lastly, a proposed amendment makes the Regulations for Residential Tenancies apply to Mobilehome Park tenancies, unless otherwise preempted by Rent Stabilization Rules and Regulations for Mobile Home Park Space Tenancies Pursuant to the 1988 Rent Stabilization and Eviction for Good Cause Ordinance of the City of East Palo Alto ("1988 Ordinance".)</p> <p>The following sections of the Regulations are proposed to be revised:</p> <ul style="list-style-type: none">• Section 100 (Title)• Section 300 (Exceptions)• Section 600 (Registration)• Section 800 (Fees for Utilities and Housing Services Included in Maximum Allowable Rent)• Section 1500 (Individual Rent Adjustment and Rent Withholding Petitions) <p>If adopted, the revision to these sections of the Regulations will implement the 2010 Ordinance as amended by Measure J in 2016. The Regulations could also implement the 1988 Ordinance unless otherwise preempted by Rent Stabilization Rules and Regulations for Mobile Home Park Space Tenancies Pursuant to the 1988 Ordinance.</p>
Staff Support:	Victor Ramirez, Rent Stabilization Program Administrator
Full-Text Copies:	For further information regarding this item or to receive full-text copies of the proposed amendments, contact the Rent Stabilization Program at (650) 853-3157 or visit 2415 University Avenue, Second Floor, East Palo Alto, California.
Comments:	<p>The deadline for receipt of written comments is February 6, 2019 by 5:00 p.m. Please send all written comments to the attention of Victor Ramirez, Rent Stabilization Program Administrator, via email (vramirez@cityofepa.org) or by mail sent to 2415 University Avenue, Second Floor, East Palo Alto, California, 94303.</p> <p>A challenge to the above items in court may raise only those issues which were raised at the public hearing described in this notice or in written correspondence to the City of East Palo Alto at, or prior to, the public hearing. For your comments to be fully considered, you must (1) attend the meeting, or (2) submit written comments to the Rent Stabilization Program before the Rent Stabilization Board takes action on the above items. Such written comments, if submitted before the meeting date, should be distributed to the undersigned.</p>

Victor Ramirez, Administrator
Rent Stabilization Program



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) 853-3157