

CITY OF EAST PALO ALTO

INTER-DEPARTMENTAL MEMORANDUM

DATE: October 17, 1983

Morton

TO: The Honorable Mayor and Members of the Council

FROM: Ruben Abrica, Councilmember *RA*

SUBJECT: Rent Legislation Issues

I. Task Force Update

Meetings. The Task Force has met diligently on 11 occasions (September 12, 15, 19, 20, 26 and 29; and October 3, 4, 10, 11, and 13) to study, discuss, debate and draft recommendations regarding the contents of rent legislation for the City of East Palo Alto. A review of the drafts on "rent adjustments", and "evictions" will take place during the October 17th meeting, as well as final preparations for submission of completed report on Wednesday October 19th.

Records. All meetings were taped (with the exception of two), and minutes were taken of each meeting. The tapes and copies of the minutes are kept at the city office.

Report. The final report (already typed) will be turned in to City staff on Wednesday October 19th for copying and inclusion in Council packet. Besides an introduction, a section on findings, an appendix and bibliography, the report will include recommendations in the areas of: Applicability, Agency (Board), Rent Adjustments, Security Deposits, Decontrol, and Evictions.

It is proposed that the Task Force formally present the report to the Council either at 1) an adjourned meeting on October 24th or 2) a special meeting on October 31st (possibly combined with a public hearing).

II. Overall timeline for rent ordinance

The length and timing of various activities related to a rent ordinance impact on the early stages of implementation and need to be considered. For example: How much time is allowed for the public hearing process? How soon is a Rent Board appointed? By what date are rents to be registered? On what date do rent adjustments begin? (See chart 1 for one possible timeline).

III. Specific Timeline for Public Hearing and Adoption of Ordinance

The date of presentation of the Task Force Report, the initial date for public hearings and the date for adoption of ordinance need to be considered (See chart 2 for possible timeline).

Summary of points to be decided

1. Presentation of Task Force Report to Council:

October 24 Adjourned meeting?
October 31 Special meeting?

2. Initial day for Public Hearing:

October 31 Special meeting?
November _____ ?

3. Continuation of Public Hearing:

November _____ ?
November _____ ?

4. Adoption of Ordinance by:

November 21st?
December 5th?

RA:jk

CHART 1

OVERALL TIMETABLE FOR RENT ORDINANCE

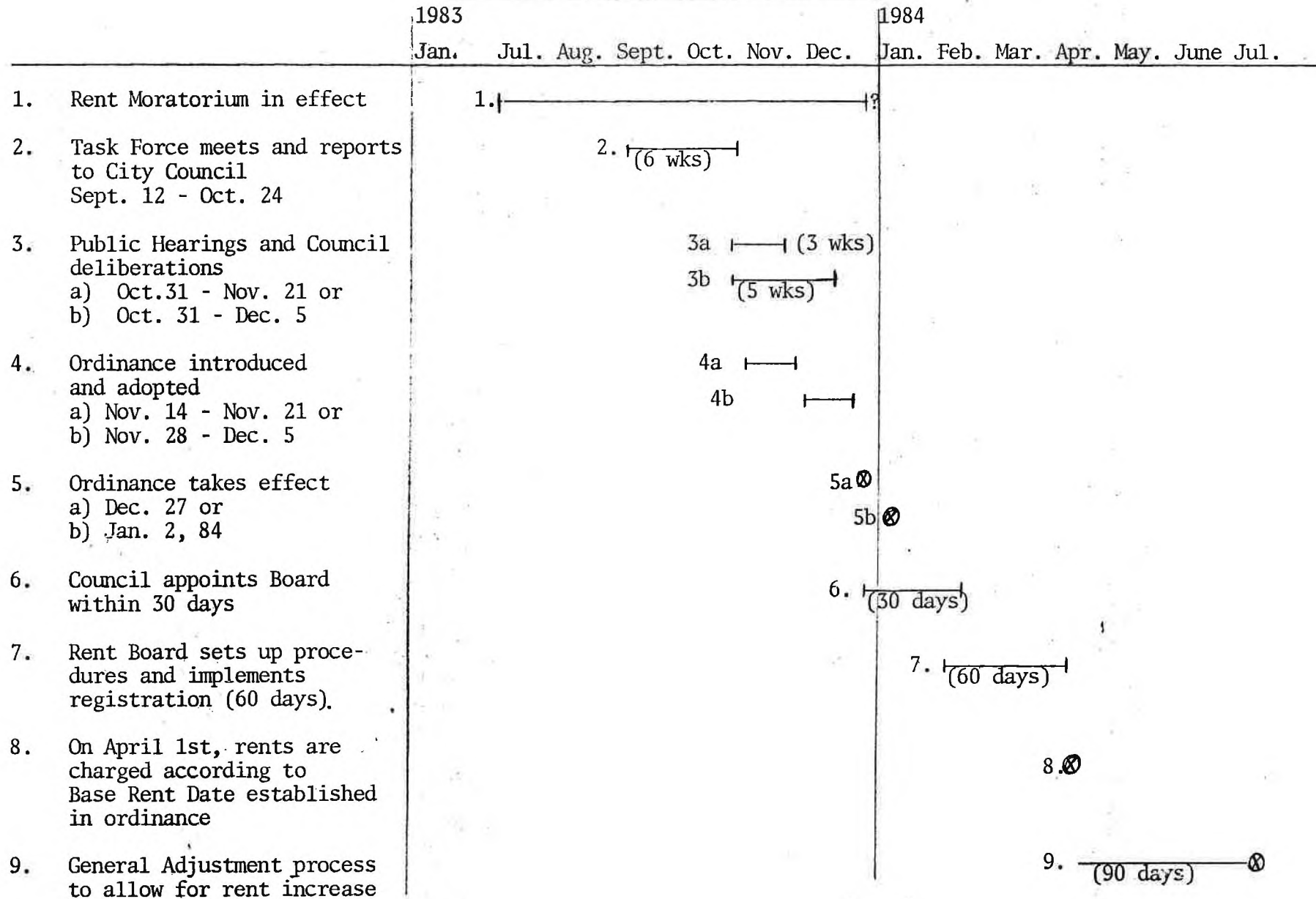


CHART 2

TIMELINE FOR PUBLIC HEARINGS AND ADOPTION OF ORDINANCE

	1983 October				November				December			
	M	W	M	M	M	M	M	M	M	M	M	M
	17	19	24	31	7	14	21	28	5	12	19	26
1. Task Force turns in report		X										
2. Task Force reports to Council			X	or X								
3. Public Hearings, Council deliberations, City Attorney input			M31 a.1		10th? 2							
4. Introduction and Adoption or Ordinance						a.I-----A				b.I-----A		
5. Amendment of Rent Moratorium Ordinance if necessary												

by 21st