



EAST PALO ALTO RENT STABILIZATION BOARD REGULAR SESSION AGENDA

Wednesday, September 9, 2026, 7:00 PM
City Hall
2415 University Ave. Second Floor
East Palo Alto, CA 94303

NOTICE

This meeting will be held virtually and in-person at the Council Chambers located on 2415 University Ave, First Floor East Palo Alto, CA 94303. The virtual portion of this City Council meeting will be conducted in accordance with City of East Palo Alto Resolution adopted pursuant to Assembly Bill 361.

The public may participate in the City Council Meeting via Zoom Meeting or by attending in-person in the Council Chambers at 2415 University Ave, First Floor East Palo Alto, CA 94303. Community members may provide comments by emailing rentprogram@cityofepa.org, submitting a speaker card at the meeting, or using the **RAISE HAND** feature when the Chair or Administrator call for public comment. Emailed comments should include the specific agenda item on which you are commenting.

Please click this URL to join

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1. **CALL TO ORDER AND ROLL CALL**

2. **APPROVAL OF THE AGENDA**

3. **PUBLIC COMMENT**

4. **APPROVAL OF CONSENT CALENDAR**

4.1 **2026-06-10 Rent Stabilization Board Meeting Minutes**

Recommendation: By motion, adopt the minutes for the June 10, 2026, Rent Stabilization Board meeting.

4.2 **2026-08-12 Rent Stabilization Board Meeting Minutes**

Recommendation:

By motion, adopt the minutes for the August 12, 2026, Rent Stabilization Board meeting.

4.3 **2026-08-26 Rent Stabilization Board Meeting Minutes**

Recommendation:

By motion, adopt the minutes for the August 26, 2026, Rent Stabilization Board special meeting.

4.4 **Rent Stabilization Program in Numbers**

Recommendation: Receive an informational report from staff regarding the Rent Stabilization Program in Numbers for May 2026, June 2026 and Program 2025-2026 Year-to-Date.

5. **STAFF ORAL REPORTS**

6. **INFORMATIONAL REPORTS - NONE**

7. **SPECIAL PRESENTATIONS - NONE**

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8. **PUBLIC HEARINGS - NONE**

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9. **POLICY AND ACTION**

9.1 **Selection of the Chair and Vice-Chair for the 2026-2027 Program Year**

Recommendation: By motion, approve the nomination and appointment process proposed by staff, conduct the nomination process, and vote to appoint two different Rent Stabilization Board (RSB) members to serve as the

Chair and Vice Chair for the 2026-27 Program Year.

9.2 Selection of Rent Board Members to Rent Board Committees for the 2026-27 Program Year

Recommendation:

Rent Stabilization Board members to volunteer to serve on each of the following committees: Outreach and Education Committee, Rules and Regulations Committee, and Habitability Committee for the 2026-27 Program Year.

10. BOARD MEMBER ANNOUNCEMENTS & REPORTS

11. RECOMMENDATIONS FOR FUTURE ACTIONS & AGENDIZED ITEMS

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12. ADJOURNMENT

Upcoming meetings:

Regular Meeting	October 14, 2026	7:00pm

This 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 City Council will be available for public inspection at the City Clerk's Office, 2415 University Avenue, East Palo Alto, CA at the same time that the public records are distributed or made available to the City Council. Such documents may also be available on the East Palo Alto website www.cityofepa.org subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (650) 853-3100.

The City Council meeting packet may be reviewed by the public in the Library or the City Clerk's Office. Any writings or documents pertaining to an open session item provided to a majority of the City Council less than 72 hours prior to the meeting, shall be made available for public inspection at the front counter at the City Clerk's Office, 2ND Floor, City Hall, 2415 University Avenue, East Palo Alto, California 94303 during normal business hours. Information distributed to the Council at the Council meeting becomes part of the public record. A copy of written material, pictures, etc. should be provided for this purpose.

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 City Clerk's office at (650) 853-3127 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.

DECLARATION OF POSTING

This Notice is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the City website. Under penalty of perjury, this Agenda was posted to the public at least 72 hours prior to the meeting.

POSTED: September 6, 2026

ATTEST:



Natasha Raiburn
Rent Stabilization Program
Administrator



EAST PALO ALTO RENT STABILIZATION STAFF REPORT

DATE: September 9, 2026

TO: Honorable Members of the Rent Stabilization Board

BY: Natasha Raiburn, Rent Stabilization Program Administrator
Shiri Klima, Assistant City Manager

SUBJECT: 2026-06-10 Rent Stabilization Board Meeting Minutes

Recommendation

By motion, adopt the minutes for the June 10, 2026, Rent Stabilization Board meeting.

Attachments

1. 2026-06-10 RSB Meeting Minutes



EAST PALO ALTO RENT STABILIZATION BOARD MINUTES

Wednesday, June 10, 2026, 7:00 PM

City Hall

2415 University Ave. Second Floor

East Palo Alto, CA 94303

1. CALL TO ORDER AND ROLL CALL

The Rent Stabilization Board meeting was called to order by Chair Larsson at 7:16pm.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	Present
Francisca Guzman	Vice Chair	Present
Laura Rubio	Board member	Present
Goolrukh Vakil	Board member	Present
Vanessa Smith	Board member	Present
DeVan Taylor	Board member	Present

2. APPROVAL OF THE AGENDA

Time: 7:17pm

Chair Larsson announced the continuance of item 8.2.

A motion to move item 8.2 to have public comment heard on the item to after item 3.0 and to approve the agenda was made by Vice Chair Guzman, seconded by Board member Smith and passed unanimously.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	Aye
Francisca Guzman	Vice Chair	Aye
Laura Rubio	Board member	Aye
Goolrukh Vakil	Board member	Aye
Vanessa Smith	Board member	Aye
DeVan Taylor	Board member	Aye

3. PUBLIC COMMENT

Time: 7:21pm

- Ofelia Bello
- Roland Gedry

8.2 Appeal Hearing in the Matter of: Calderon, et al. v. Woodland Park Communities, Case Nos. 20240013–20240021 (CONTINUED)

Public Comment:

- James Huynh
- Adelina Garcia
- Reyna Del Cid
- Maggie Pande
- Ravneel Chaudhary

4. APPROVAL OF CONSENT CALENDAR

Time: 7:52pm

A motion to approve the agenda was made by Board member Vakil, seconded by Board member Taylor and passed unanimously.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	Aye
Francisca Guzman	Vice Chair	Aye
Laura Rubio	Board member	Aye
Goolrukh Vakil	Board member	Aye
Vanessa Smith	Board member	Aye
DeVan Taylor	Alternate	Aye

5. STAFF ORAL REPORTS - NONE

6. INFORMATIONAL REPORTS - NONE

7. SPECIAL PRESENTATIONS - NONE

8. PUBLIC HEARINGS

Time: 7:54pm

8.1 Adoption of the Proposed Amendment of Section 600(E) - Registration Upon Change in Ownership

A motion to adopt a resolution holding the second reading and adopting the proposed regulation amendment to Section 600(E) Registration Upon Change in Ownership of the Rent Stabilization Board Regulations for Residential Tenancies in the City of East Palo Alto, a regulation amendment to implement the Rent Stabilization Ordinance was made by Board member Smith and seconded by Board member Taylor. Motion passed unanimously.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	Aye
Francisca Guzman	Vice Chair	Aye
Laura Rubio	Board member	Aye
Goolrukh Vakil	Board member	Aye
Vanessa Smith	Board member	Aye
DeVan Taylor	Alternate	Aye

9. POLICY AND ACTION

10. BOARD MEMBER ANNOUNCEMENTS & REPORTS

Time: 8:00pm

Vice Chair Guzman reported that tabling took place at the 650 Friday event held at 2415 University Avenue and encouraged further tabling at events. Vice Chair Guzman also said that the Habitability subcommittee is eager to meet.

11. RECOMMENDATIONS FOR FUTURE ACTIONS & AGENDIZED ITEMS

Time: 8:01pm

Board member Rubio recommended workshops and outreach for tenants and landlords. She volunteers to help how she can.

Chair Larsson recommended that a preliminary report for having agendized subcommittee meetings be brought before the Board. Board member Vakil seconded this recommendation.

12. ADJOURNMENT

Chair Larsson adjourned the meeting at 8:07pm.



EAST PALO ALTO RENT STABILIZATION STAFF REPORT

DATE: September 9, 2026

TO: Honorable Members of the Rent Stabilization Board

BY: Natasha Raiburn, Rent Stabilization Program Administrator
Shiri Klima, Assistant City Manager

SUBJECT: 2026-08-12 Rent Stabilization Board Meeting Minutes

Recommendation

By motion, adopt the minutes for the August 12, 2026, Rent Stabilization Board meeting.

Attachments

1. 2026-08-12 RSB Meeting Minutes



EAST PALO ALTO RENT STABILIZATION BOARD REGULAR MINUTES

Wednesday, August 12, 2026, 7:00 PM
City Hall
2415 University Ave. Second Floor
East Palo Alto, CA 94303

CALL TO ORDER AND ROLL CALL

The Rent Stabilization Board meeting was called to order by Chair Larsson at 7:25pm.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	Present
Francisca Guzman	Vice Chair	Present
Laura Rubio	Board member	Present
Goolrukh Vakil	Board member	Present
Vanessa Smith	Board member	Present
DeVan Taylor	Board member	Present

1. **APPROVAL OF THE AGENDA**

Time: 7:26pm

A motion to move policy and action items ahead of hearings and to shift hearings so that item 8.1 is moved to after item 8.4 was made by Chair Larsson, seconded by Vice Chair Guzman and passed unanimously.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	Aye
Francisca Guzman	Vice Chair	Aye
Laura Rubio	Board member	Aye
Goolrukh Vakil	Board member	Aye
Vanessa Smith	Board member	Aye
DeVan Taylor	Board member	Aye

2. **PUBLIC COMMENT**

TIME: 7:40pm

- Ravneel Chaudhary

3. **APPROVAL OF CONSENT CALENDAR** - NONE

4. **STAFF ORAL REPORTS**

TIME: 7:43pm

A Staff member is going on a Leave of Absence starting Mid-September. Our office has acquired temporary assistance, and they have started going through training.

5. **INFORMATIONAL REPORTS** - NONE

6. **SPECIAL PRESENTATIONS** - NONE

9. **POLICY AND ACTION**

TIME: 7:44pm

9.1 *Calderon, et al., v. Woodland Park Communities* Consolidated Appeal Case Numbers A20240013 through A20240021, Appeal Hearing & Procedure (AMENDED)

9.2 *Calderon, et al., v. Woodland Park Communities* Consolidated Appeal Case Numbers A20240007 through A20240012, Appeal Hearing Schedule & Procedure (AMENDED)

A motion to adopt the scheduling of item 9.1 and 9.2 was made by Vice Chair Guzman and seconded by Taylor. Motion passed unanimously.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	Aye
Francisca Guzman	Vice Chair	Aye
Laura Rubio	Board member	Aye
Goolrukh Vakil	Board member	Aye
Vanessa Smith	Board member	Aye
DeVan Taylor	Board member	Aye

7. **PUBLIC HEARINGS**

TIME: 7:46pm

A motion to approve the hearing procedures as presented with the change of replacing more facts with provide clarifications made by Board member Taylor and seconded by Vice Chair Guzman. Motion passed unanimously.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	Aye
Francisca Guzman	Vice Chair	Aye
Laura Rubio	Board member	Aye
Goolrukh Vakil	Board member	Aye
Vanessa Smith	Board member	Aye
DeVan Taylor	Board member	Aye

PUBLIC COMMENT:

- Angel Padron
- Blanca Ceballos
- Leonel

8.2 Appeal Hearing in the Matter of: Calderon, et al. v. Woodland Park Communities, Case Nos. 20240013–20240021; 201 East O’Keefe Street, East Palo Alto, CA

Speakers: Andrew VanSlyke (Appellant)
Adelina Garcia (Tenant)
Amy Androw (Tenant Representation)

A motion to affirm the decision of the hearing examiner with the amendments and conditions that the attorney mentioned was made by Vice Chair Guzman and seconded by Board member Vakil. Motion passed unanimously.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	Aye
Francisca Guzman	Vice Chair	Aye
Laura Rubio	Board member	Aye
Goolrukh Vakil	Board member	Aye
Vanessa Smith	Board member	Aye
DeVan Taylor	Board member	Aye

8.3 Appeal Hearing in the Matter of: Calderon, et al. v. Woodland Park Communities, Case Nos. 2024007–20240012; 245 East O’Keefe Street, East Palo Alto, CA

Speakers: Andrew VanSlyke (Appellant)
Brian Jenkins (Tenant)
Amy Androw (Tenant Representation)

Deliberation continued to special meeting to be held on Wednesday, August 26, 2026 at 7pm.

8.4 Appeal Hearing in the Matter of: Calderon, et al. v. Woodland Park Communities, Case Nos. 20240022–20240036; 301 East O’Keefe Street, East Palo Alto, CA

Speakers: Andrew VanSlyke (Appellant)
Taania Rass (Tenant)
Amy Androw (Tenant Representation)

Deliberation continued to special meeting to be held on Wednesday, August 26, 2026 at 7pm

8.1 Appeal Hearing in the Matter of: *Gallegos, et al. v. 2370 Cooley Ave, LLC et al.* Case No. 20250001; 2370 Cooley Avenue, Unit #2, East Palo Alto, CA

Speakers: Angel Padron (Appellant)

Deliberation continued to special meeting to be held on Wednesday,
August 26, 2026 at 7pm

10. BOARD MEMBER ANNOUNCEMENTS & REPORTS - NONE

11. RECOMMENDATIONS FOR FUTURE ACTIONS & AGENDIZED ITEMS - NONE

12. ADJOURNMENT

Chair Larsson adjourned the meeting at 11:04pm.



EAST PALO ALTO RENT STABILIZATION STAFF REPORT

DATE: September 9, 2026

TO: Honorable Members of the Rent Stabilization Board

BY: Natasha Raiburn, Rent Stabilization Program Administrator
Shiri Klima, Assistant City Manager

SUBJECT: 2026-08-26 Rent Stabilization Board Meeting Minutes

Recommendation

By motion, adopt the minutes for the August 26, 2026, Rent Stabilization Board special meeting.

Attachments

1. 2026-08-26 RSB Meeting Minutes



EAST PALO ALTO RENT STABILIZATION BOARD MINUTES

Wednesday, August 26, 2026, 7:00 PM

City Hall

2415 University Ave. Second Floor

East Palo Alto, CA 94303

1. CALL TO ORDER AND ROLL CALL

The Rent Stabilization Board meeting was called to order by Chair Karl Magnus Larsson at 7:09pm.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	Present
Francisca Guzman	Vice Chair	Present
Laura Rubio	Board member	Present
Goolrukh Vakil	Board member	Present
Vanessa Smith	Board member	Absent
DeVan Taylor	Board member	Present

2. APPROVAL OF THE AGENDA

Time: 7:10pm

A motion to approve the agenda was made by Board member Taylor, seconded by Board member Rubio and passed unanimously.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	Aye
Francisca Guzman	Vice Chair	Aye
Laura Rubio	Board member	Aye
Goolrukh Vakil	Board member	Aye
DeVan Taylor	Board member	Aye

3. PUBLIC COMMENT

Time: 7:11pm

- No public comment received

4. **PUBLIC HEARINGS**

Time: 7:11pm

Motion to reconsider the decision made on the Appeal Hearing in the Matter of: Calderon, et al. v. Woodland Park Communities, Case Nos. 2024 – 2024; 201 East O’Keefe Street, East Palo Alto, CA was made by Board member Taylor, seconded by Vice Chair Guzman. Motion passed.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	Aye
Francisca Guzman	Vice Chair	Aye
Laura Rubio	Board member	Aye
Goolrukh Vakil	Board member	Nay
DeVan Taylor	Board member	Aye

Motion to remand the decision of the hearing examiner to verify the calculation of the tenant rebates and that the hearing examiner utilizes the definition of “Tenant” found in the City of East Palo Alto’s Rent Stabilization Ordinance and to only utilize the record already submitted was made by Board member Taylor and seconded by Vice Chair Guzman. Motion passed.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	Aye
Francisca Guzman	Vice Chair	Aye
Laura Rubio	Board member	Aye
Goolrukh Vakil	Board member	Abstain
DeVan Taylor	Board member	Aye

Appeal Hearing in the Matter of: *Calderon, et al. v. Woodland Park Communities* , Case Nos. 2024007–20240012; 245 East O’Keefe Street, East Palo Alto, CA
(Continued from August 12, 2026)

A motion to affirm the decision of the Hearing Examiner dated May 30, 2025 was made by Board member Taylor and seconded by Board member Vakil and passed unanimously.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	Aye
Francisca Guzman	Vice Chair	Aye
Laura Rubio	Board member	Aye
Goolrukh Vakil	Board member	Aye
DeVan Taylor	Board member	Aye

**Appeal Hearing in the Matter of: *Calderon, et al. v. Woodland Park Communities* ,
Case Nos. 20240022–20240036; 301 East O’Keefe Street, East Palo Alto, CA
(Continued from August 12, 2026)**

A motion to Affirm the Decision of the Hearing Examiner dated June 9, 2025 was made by Board member Taylor and seconded by Vice Chair Guzman. Motion passed unanimously.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	Aye
Francisca Guzman	Vice Chair	Aye
Laura Rubio	Board member	Aye
Goolrukh Vakil	Board member	Aye
DeVan Taylor	Board member	Aye

**Appeal Hearing in the Matter of: *Gallegos, et al. v. 2370 Cooley Ave, LLC et al.*
Case No. 20250001; 2370 Cooley Avenue, Unit #2, East Palo Alto, CA
(Continued from August 12, 2026)**

A motion to affirm the decision of the Hearing Examiner dated July 18, 2025 was made by Vice Chair Guzman and seconded by Board member Rubio. Motion passed unanimously.

Attendee Name	Title	Status
Karl Magnus Larsson	Chair	
Francisca Guzman	Vice Chair	
Laura Rubio	Board member	
Goolrukh Vakil	Board member	
Vanessa Smith	Board member	
DeVan Taylor	Board member	

5. ADJOURNMENT

Chair Larsson adjourned the meeting at 10:06pm



EAST PALO ALTO RENT STABILIZATION STAFF REPORT

DATE: September 9, 2026

TO: Honorable Chair and Members of the Rent Stabilization Board

BY: Natasha Raiburn, Rent Stabilization Program Administrator
Abisai Moreno, Rent Stabilization Program Coordinator II
Shiri Klima, Assistant City Manager

SUBJECT: Rent Stabilization Program in Numbers

Recommendation

Receive an informational report from staff regarding the Rent Stabilization Program in Numbers for May 2026, June 2026 and Program Year 2025-2026 Year-to-Date.

Background

To keep the Rent Stabilization Board, landlords, tenants, and the public apprised of the Rent Stabilization Program's activities, staff submits a monthly report to the Board. This monthly report includes information on the number of petitions, public inquiries, change-in-tenancy statements, notices of termination, and unlawful detainers processed during the previous month and provides a monthly update to the year-to-date report.

Staff submits the attached reports for the Rent Stabilization Board's consideration.

Attachments

1. Program in Numbers – May 2026
2. Program in Numbers – June 2026
3. Program in Numbers – Year to Date

PROGRAM IN NUMBERS – 5/1/2026 - 5/31/2026

Monthly Landlord and Tenant Petitions	Numbers
Habitability and Maintenance	0
Rent Ceiling Violation	0
Exempt Status Claim Petitions	0
Landlord's Failure to Register	0
Landlord Fair Return Petition	0
Appeals	0
TOTAL	0

Public Inquiries	Numbers
Phone Calls	81
Emails	79
In-Person Appointments	10
Teleconference Appointments	7
TOTAL	177

Monthly Notices Received	Numbers
Change in Tenancy/Vacancy Registration Forms – WPC* (Voluntary – 16) (Euclid Project – 0) (Change in Registration Status – 0) (Non-payment of Rent – 0) (Abandonment by Prior Tenant – 0) (Court Order/Signed Stipulation – 0) (Unit Transfer – 0) (Eviction – 0) (Termination – 0) (Death/Illness – 0)	16
Change in Tenancy/Vacancy Registration Forms - Not WPC (Voluntary – 1) (Abandonment by Prior Tenant – 0) (Model Unit – 0) (Non-payment of Rent – 0) (Change in Registration Status – 0) (Eviction – 0) (Death/Illness – 0) (Other – 0)	1
3-Day Notices - WPC	140 (9.19%)
3-Day Notices - Not WPC	20 (2.54%)
10-Day Notices - WPC	0
10-Day Notices - Not WPC	2 (0.25%)
30-Day / 60-Day Notices - WPC	11 (0.72%)
30-Day / 60-Day Notices - Not WPC	10 (1.27%)
Notice to Cease - WPC	0
Notice to Cease - Not WPC	0
15 Day Notices - WPC	0
15 Day Notice - Not WPC	0
Unlawful Detainers - WPC	20 (1.31%)
Unlawful Detainers - Not WPC	3 (0.38%)

*Woodland Park Communities

PROGRAM IN NUMBERS – 6/1/2026 - 6/30/2026

Monthly Landlord and Tenant Petitions	Numbers
Habitability and Maintenance	0
Rent Ceiling Violation	0
Exempt Status Claim Petitions	0
Landlord's Failure to Register	0
Landlord Fair Return Petition	0
Appeals	0
TOTAL	0

Public Inquiries	Numbers
Phone Calls	81
Emails	77
In-Person Appointments	21
Teleconference Appointments	4
TOTAL	183

Monthly Notices Received	Numbers
Change in Tenancy/Vacancy Registration Forms – WPC* (Voluntary – 28) (Euclid Project – 0) (Change in Registration Status – 0) (Non-payment of Rent – 0) (Abandonment by Prior Tenant – 0) (Court Order/Signed Stipulation – 0) (Unit Transfer – 0) (Eviction – 9) (Termination – 0) (Death/Illness – 0)	37
Change in Tenancy/Vacancy Registration Forms - Not WPC (Voluntary – 8) (Abandonment by Prior Tenant – 0) (Model Unit – 0) (Non-payment of Rent – 0) (Change in Registration Status – 0) (Eviction – 1) (Death/Illness – 0) (Other – 0)	9
3-Day Notices - WPC	39 (2.56%)
3-Day Notices - Not WPC	5 (0.64%)
10-Day Notices - WPC	0
10-Day Notices - Not WPC	1 (0.13%)
30-Day / 60-Day Notices - WPC	4 (0.26%)
30-Day / 60-Day Notices - Not WPC	12(1.53%)
Notice to Cease - WPC	0
Notice to Cease - Not WPC	0
15 Day Notices - WPC	0
15 Day Notice - Not WPC	0
Unlawful Detainers - WPC	5 (0.33%)
Unlawful Detainers - Not WPC	3 (0.38%)

*Woodland Park Communities

PROGRAM IN NUMBERS 7/1/2025 - 6/30/2026

Monthly Landlord and Tenant Petitions	YTD 2026	YTD 2025
Habitability and Maintenance	31	31
Rent Ceiling Violation	0	0
Exempt Status Claim Petitions	0	0
Landlord's Failure to Register	0	1
Landlord Fair Return Petition	0	0
Appeals	19	30
TOTAL	50	62
Public Inquiries	YTD 2026	YTD 2025
Phone Calls	798	518
Emails	785	528
In-Person Appointments	101	N/A
Teleconference Appointments	30	N/A
TOTAL	1714	1046
Monthly Notices Received	YTD 2026	YTD 2025
Change in Tenancy/Vacancy Registration Forms –WPC* (Voluntary – 140) (Euclid Project –0) (Non-payment of Rent – 0) (Unit Transfer – 1) (Abandonment by Prior Tenant - 1) (Eviction – 35) (Court Order/Signed Stipulation – 0) (Change in Registration Status - 0) (Termination – 1) (Death/Illness - 2)	180	303
Change in Tenancy/Vacancy Registration Forms - Not WPC (Voluntary – 113) (Abandonment by Prior Tenant – 0) (Model Unit – 0) (Change in Registration Status – 0) (Eviction – 1) (Non-payment of Rent –1) (Death/Illness - 1) (Other – 0)	116	117
3-Day Notices - WPC	995 (65.29%)	1127
3-Day Notices - Not WPC	200 (25.45%)	110
10-Day Notices - WPC	0	0
10-Day Notices - Not WPC	6 (0.76%)	1
30-Day / 60-Day Notices - WPC	63 (4.13%)	51
30-Day / 60-Day Notices - Not WPC	33 (4.2%)	32
Notice to Cease - WPC	0	0
Notice to Cease - Not WPC	3 (0.38%)	1
15 Day Notices - WPC	0	0
15 Day Notice - Not WPC	0	1
Unlawful Detainers - WPC	88 (5.77%)	78
Unlawful Detainers - Not WPC	14 (1.78%)	15

*Woodland Park Communities



EAST PALO ALTO RENT STABILIZATION STAFF REPORT

DATE: September 9, 2026

TO: Honorable Members of the Rent Stabilization Board

BY: Natasha Raiburn, Rent Stabilization Program Administrator

SUBJECT: Selection of the Chair and Vice-Chair for the 2026-2027 Program Year

Recommendation

By motion, approve the nomination and appointment process proposed by staff, conduct the nomination process, and vote to appoint two different Rent Stabilization Board (RSB) members to serve as the Chair and Vice Chair for the 2026-27 Program Year.

Background

To ensure and facilitate the implementation and enforcement of the Rent Stabilization Ordinance of 1988, which applies to mobile home park spaces, and the Ordinance of 2010, which applies to residential dwelling units in the City of East Palo Alto, the Board Chair has traditionally played several roles. The Chair collaborates with the Rent Stabilization Program Administrator to establish meeting agendas and presides and facilitates Board meetings. On behalf of the RSB, the Chair signs any resolutions adopted by the Board and any written communication on behalf of the Board. The Board Chair also has the authority to call special meetings as necessary.

On September 10, 2025, Board Member Karl Magnus Larsson was voted in as Chair and Board Member Francisca Guzman was voted in as Vice-Chair. On May 12, 2026, the City Council appointed Board members to fill board seat (#2) and board seat (#6). Board seat (#1) and board alternate seat (#8) remain vacant.

RSB Appointments

Seat No.	Name	Term Expiration
1	<i>Vacant</i>	5/31/2027
2	DeVan Taylor	5/31/2029
3	Karl Magnus Larsson	5/31/2027
4	Laura Rubio	5/31/2027
5	Francisca Guzman	5/31/2027

6	Goolrukh Vakil	5/31/2029
7	Vanessa Smith	5/31/2028
8 (alt)	<i>Vacant</i>	5/31/2028

On June 10, 2026, the new members were sworn in, and the regularly scheduled board meeting was held.

In addition to selecting a new Chair and Vice-Chair, staff would like to recognize through this staff report its appreciation for Karl Magnus Larsson and Francisca Guzman who have served as the Chair and Vice-Chair during the 2025-2026 program year.

Nomination Process

If the RSB desires to hold the election of officers, staff recommends the following nomination and appointment process. Appointments would require a majority vote of voting members present and voting. An alternate member cannot be nominated to either Chair or Vice-Chair. A final duty of the current Chair Karl Magnus Larsson is to facilitate the nomination process.

The outgoing Chair asks the RSB for nominations for the position of new Chair. Any of the regular voting members may nominate someone other than themselves for the position. The Chair asks each nominated Board member if they are willing to serve before declaring that person nominated. If there are no nominations, the Chair may make a nomination. When it appears that no further nominations will be made, the Chair announces that the nominations are closed. If only one person is nominated and receives majority of votes of the voting members present and voting, that person becomes Chair.

If more than one RSB member is nominated, the outgoing Chair calls for a vote on the first person nominated. If that candidate receives a majority vote of the members present and voting, then the outgoing Chair shall declare that candidate selected as the new Chair and the voting concludes. If not, the Chair calls for a vote for the second candidate in the same manner. The process repeats for the position of Chair among the remaining individuals who have been nominated, if necessary.

The newly appointed Chair asks the RSB for nominations for the position of Vice-Chair. Any of the regular voting Board members may nominate someone other than themselves for the position. The Chair asks each nominated Board member if they are willing to serve before declaring that person nominated. If there are no nominations, the Chair may make a nomination. When it appears that no further nominations will be made, the Chair announces that the nominations are closed. The same process is repeated for nomination and appointment of the Vice-Chair.



EAST PALO ALTO RENT STABILIZATION STAFF REPORT

DATE: September 9, 2026

TO: Honorable Members of the Rent Stabilization Board

BY: Natasha Raiburn, Rent Stabilization Program Administrator

SUBJECT: Selection of Rent Board Members to Rent Board Committees for the 2026-27 Program Year

Recommendation

Accept two or three Rent Stabilization Board members to volunteer to serve on each of the following committees: Outreach and Education Committee, Rules and Regulations Committee, and Habitability Committee for the 2026-27 Program Year.

Background

To inform the execution of the powers granted to the Rent Stabilization Board and facilitate the implementation and enforcement of the Rent Stabilization Ordinances of 1988, which applies to mobile home park spaces, and of 2010, which applies to residential dwelling units in the City of East Palo Alto, the Board has traditionally formed standing committees and ad hoc committees and has selected Board members to serve on those committees. During the last few years, an Outreach & Education Committee, a Rules & Regulations Committee, and a Habitability Committee have been operating as standing committees. The Board has historically also created committees to be involved and to play an active role on citywide issues that may potentially impact the status of the Rent Stabilization Program and the residential units and spaces subject to the Rent Stabilization ordinances, such as the Liaison to the Westside Area Plan Advisory Committee and the Liaison to the General Plan Advisory Committee when the City was updating the City's General Plan a few years back.

Discussion

Currently, there are three standing committees that the Board may consider keeping as standing committees:

Outreach & Education Committee:

The function of this Committee is to assist and support the Rent Stabilization Program in matters related to the dissemination of information and educational materials as well as to seek different forums to do so. This Committee members are expected to seek out opportunities to provide education to landlords, tenants, and the public in general about the City's Rent Stabilization Program as well and to engage other Board members when necessary. This includes information tables at events selected by the Board and Committee members, collaborating with staff on certain mailers, and reaching out to churches, local non-profits, and other organizations seeking other outreach and education opportunities.

Rules & Regulations Committee:

The function of this Committee is to assist and support the Program's staff to review any necessary amendments to existing regulations and to assist drafting necessary regulations to implement the Ordinance and make the Board's procedures more efficient. Members of this Committee are expected to provide input and recommendations regarding needed regulation amendments and new regulations. Committee members meet with staff and the public to revise the Regulations that implement both rent stabilization ordinances. The Committee brings its recommendations to the full Board for consideration and adoption. Through the Program's staff, this Committee tries to coordinate its meetings with Community Legal Services in East Palo Alto and Woodland Park Communities' representatives and reaches out to other landlords and tenant advocates in an effort to consider their different takes, suggestions and concerns regarding any proposed regulations that the Committee is considering. The Committee also seeks broader participation from landlords, tenants and the public in general by having staff broadcast information about its meetings through the Program's email list.

Habitability Committee:

This Committee was created to help address issues of mold and pest infestation and other habitability issues that negatively impact the wellbeing of the residents who occupy dwelling units that fall under the Program's jurisdiction. This Committee can assist staff to coordinate community workshops and presentations, to design and draft educational materials related to proper maintenance and good repair of the dwelling units, and to distribute such materials.

This Committee may still want to consider seeking a partnership with the County's Environmental Division to educate residents about pest control management and other habitability issues.

Appointment to Committee Process

Staff recommends the following appointment to committee process. Individuals interested in a particular committee should indicate their interest. While there is no guarantee of being appointed to a particular committee, it is helpful to know if a Board member has a specific interest. Appointments require a majority vote of voting members present and voting. Rent Stabilization Board members will be confirmed to each committee by voice vote. The Chair, or the Vice Chair in the absence of the Chair, will put the question to the present board members, asking first for all those in favor of the motion to indicate so orally ("aye"), and then ask second

all those opposed to the motion to indicate so verbally (“nay”). The Chair will then make an estimate of the count on each side and state what they believe the result to be.

The process repeats until each board member is appointed to one of the three committees.

If there is doubt as to the outcome of any of the votes, any member of the board may request another vote by roll call.

Board members will serve on committee for the program year or remainder of program year if appointed to Rent Stabilization Board after start of program year.

Subcommittee Meeting Scheduling and Agenda Coordination Process

Following appointment, the Habitability, Rules & Regulations, and Education and Outreach subcommittees are recommended to establish regular meeting schedules, including dates, times and frequency of meetings.

To facilitate meeting room reservations and ensure staff availability, subcommittee meeting schedules for Program Year 2026-2027 should be provided to Rent Stabilization Program (RSP) staff in advance to review and confirm availability.

Subcommittee members should provide RSP staff with proposed agenda items and brief descriptions of each item of business to be transacted or discussed no later than two weeks prior to the 72 hour posting requirement. RSP staff will prepare and post the agenda at least 72 hours prior to each meeting in accordance with posting requirements.

Current Committee Assignments

Board Member Name	Committee
Chair Larsson	Rules & Regulations
Vice Chair Guzman	Habitability
Laura Rubio	Education & Outreach
Goolrukh Vakil	Rules & Regulation
Vanessa Smith	Rules & Regulations
DeVan Taylor	Habitability