

**Rent Stabilization Commission
City of West Hollywood
Thursday, November 8, 2012 @ 7:00 PM
West Hollywood Park Public Meeting Room – Council Chambers
625 North San Vicente Boulevard**

Minutes

CALL TO ORDER: Chair Gregoire called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: Chair Gregoire led the Pledge.

ROLL CALL: Commission Secretary Laura Schoonover took roll call.

PRESENT: Chair David Gregoire, Vice Chair Chuck Henry, Commissioner Richard Maggio, Commissioner H. Gail Sanes, and Commissioner Agassi Topchian

ABSENT: None

STAFF PRESENT: Rent Stabilization & Housing Manager Elizabeth Savage, Legal Counsel Jonathan Holub, Commission Secretary Laura Schoonover, Legal Services Manager Christof Schroeder, Social Services Supervisor David Giugni, Housing Project Development Administrator Roderick Burnley, Rent Stabilization Information Coordinator Chris Uszler, Code Compliance Manager Jeff Aibel, Emergency Management Coordinator Shirley Berry.

APPROVAL OF AGENDA:

Motion made by Commissioner Maggio and seconded by Commissioner Sanes to approve the November 8, 2012 meeting agenda after noting the withdrawal of Appeal D-3696. Motion approved by consensus.

APPROVAL OF MINUTES:

Motion made by Commissioner Henry and seconded by Commissioner Maggio to approve the October 25, 2012 meeting minutes. Motion approved by consensus.

PUBLIC COMMENTS: None

DIRECTOR'S REPORT: Rent Stabilization and Housing Manager Elizabeth Savage announced the Interdepartmental Coordination presentation that will take place after the appeal. Ms. Savage reviewed the current "Look Ahead Schedule" and announced that there would be no Rent Stabilization Commission meeting on November 22nd or December 27th. On December 13th there will be a meeting with two appeals and the Commission will be presented with a draft of the Hearings 101 brochure. There will also

be a reminder regarding the security deposit interest that was announced by the Commission in August. On January 10, 2013 there will be information provided regarding the General Plan Housing Element Public Input Session.

COMMISSION COMMENTS: None

APPEALS:

**A. D-3709 1016 N Crescent Heights Blvd., #4
(Rent Adjustment Application)**

In order to allow the parties additional time to arrive, Chair Gregoire directed that the appeal be heard after New Business.

Jonathan Holub, Legal Counsel, provided a case summary and analysis of the appeal as provided in the staff report. Staff recommended that the Commission affirm the hearing examiner's decision.

No representative for the landlord was present at the meeting. No representative for the tenant was present at the meeting.

After a public discussion among the Commission regarding the appeal, a motion was made by Commissioner Topchian to adopt Resolution 12-415 to affirm the hearing examiner's decision in case D-3709. Commissioner Sanes seconded the motion and a roll call vote was taken. The motion passed (5-0-0).

UNFINISHED BUSINESS: None

NEW BUSINESS: A presentation was made regarding Interdepartmental Coordination and how different departments within City Hall work together to improve the quality of life for West Hollywood residents. The speakers included Rent Stabilization & Housing Manager Elizabeth Savage, Code Compliance Manager Jeff Aubel, Social Services Supervisor David Giugni, Legal Services Manager Christof Schroeder, Housing Project Development Administrator Roderick Burnley, Emergency Management Coordinator Shirley Berry, and Rent Stabilization Information Coordinator Chris Uszler.

Jeff Aubel spoke regarding livability issues including noise, property maintenance, how possible code violations come to this department's attention through the Rent Stabilization Hearings process, animal control, vacant and nuisance properties.

David Giugni spoke regarding senior and disabled services, HIV/AIDS/substance abuse services, homeless services, legal services, services for the LGBT community, children and families, and employment services. Mr. Giugni also spoke regarding SSI income, subsidized housing, and neighbor-to-neighbor mediation.

Christof Schroeder spoke regarding Rent Stabilization hearings, tenant harassment investigations, and mediation.

Roderick Burnley spoke regarding affordable housing resources, the Development Review Committee, and the Inclusionary Housing Ordinance. Mr. Burnley also spoke regarding housing and public safety, in particular the recent field survey of all residential properties in West Hollywood to identify risk factors within the city in the event of a seismic event.

Shirley Berry spoke regarding preparedness plans, various emergency trainings available to West Hollywood residents, and community outreach through Neighborhood Watch, National Night Out, and presentations given at the invitation from managers of multi-family dwellings.

Chris Uszler spoke regarding evictions, illegal units, unregistered units and related tenancies, and the annual presentations given to various city Advisory Boards by Rent Stabilization.

Elizabeth Savage spoke regarding the percentage of referrals from Rent Stabilization to other in-house departments and outside agencies. Ms. Savage spoke in some detail about various outside agencies including Bet Tzedek, C.E.S. Tenants' Rights Workshop, Eviction Defense Network, Gay and Lesbian Center Legal Services, Center for Civic Mediation, L.A County Health Department, PATH, and Jewish Family Services. Ms. Savage then opened the meeting to questions from the Commission.

Commissioner Maggio asked questions of the various speakers regarding illegal units and the effect on the tenant, owner occupancy rules, and the rules regarding how much someone receiving SSI can earn at another job. Commissioner Maggio also asked questions regarding tenant harassment, specifics regarding mediation, evictions and Ellis processes, utility payment assistance, and what is the qualifying income level for low and moderate income waiting lists, emergency preparedness training opportunities, and the relocation time frame for Ellised tenants.

Commissioner Topchian asked questions of the various speakers regarding community outreach events, emergency preparedness resources, tenant relocation fees, unlawful notices to vacate a unit, how inclusionary waiting list applicants who may not meet landlord standards in regards to background checks are assisted, credit and rental history, and owner occupancy evictions.

Commissioner Sanes asked questions of Ms. Berry regarding emergency preparedness and training and how constituents can find opportunities to participate and obtain more information.

Vice Chair Henry asked questions of the various speakers regarding how relocation fees are set, the Hoarding Task Force purpose and goals, the recent residential field survey and how the information obtained may be disseminated to tenants and owners, CO detectors, and landlord housing responsibilities regarding temporary evictions.

CHAIR'S REPORT: None

PUBLIC COMMENTS: None

COMMISSION COMMENTS: Commissioner Topchian thanked Ms. Savage and the various department representatives that participated in the evening's presentation. Commissioner Sanes also offered her thanks to staff for preparing the presentation.

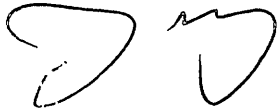
STAFF COMMENTS: None

ADJOURNMENT:

There being no further business, Chair Gregoire adjourned the Rent Stabilization Commission meeting at 8:52 p.m. The next regular meeting of the Rent Stabilization Commission will be held on December 13, 2012 in the West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were taken and submitted by Laura Schoonover, Commission Secretary.

Adopted this 13th day of December, 2012



David Gregoire, Chair

ATTEST:



Secretary