

**Rent Stabilization Commission
City of West Hollywood
Thursday, April 14, 2016 @ 7:00 PM
West Hollywood Park Public Meeting Room – Council Chambers
625 North San Vicente Boulevard**

Minutes

CALL TO ORDER: Vice Chair Maggio called the meeting to order at 7:04 p.m.

PLEDGE OF ALLEGIANCE: Vice Chair Maggio led the Pledge of Allegiance.

ROLL CALL: Commission Secretary Tom Trevor took roll call.

PRESENT:

Vice Chair Richard Maggio, Commissioner Stephanie Harker, Commissioner Rob Bergstein, Commissioner David Gregoire, and Commissioner Josh Kurpies.

ABSENT: Chair Gail Sanes and Commissioner Alexander Gurfinkel.

STAFF PRESENT:

Rent Stabilization and Housing Manager Peter Noonan, Rent Stabilization Information Coordinator Anwar Zraikat, Legal Counsel to the Commission Alison Regan, and Commission Secretary Tom Trevor.

APPROVAL OF AGENDA:

A motion was made by Commissioner Bergstein to approve the agenda for the April 14, 2016 meeting. The motion was seconded by Commissioner Gregoire. The motion was approved (5-0-0).

APPROVAL OF MINUTES:

A motion was made by Commissioner Bergstein to approve the minutes of the March 24, 2016 meeting. The motion was seconded by Commissioner Harker. The motion was approved (4-0-1) with Commissioner Gregoire abstaining.

APPEALS:

A. D-4081

1238 N Genesee
(MAR & Rent Reduction)

Alison Regan, Legal Counsel to the Commission, provided a case summary and analysis of the appeal from the staff report.

Landlord Dennis Potvin was in attendance and spoke to the Commission regarding the appeal.

Tenant Ginny Rankin was in attendance and spoke to the Commission regarding the appeal.

After the Commission deliberated, a motion was made by Vice Chair Maggio to adopt Resolution 16-484 affirming the hearing examiner's decision. The motion was seconded by Commissioner Gregoire. The motion passed (5-0-0).

NEW BUSINESS:

- Things to Know - Affordable Housing:

Rent Stabilization and Housing Manager Peter Noonan spoke about the Housing California Conference that he recently attended in Sacramento and he provided an overview on the City's inclusionary housing program, income requirements, and rental amounts. The Commissioners commented at length about for-profit and non-profit housing and after his presentation Mr. Noonan took questions from the Commission.

DIRECTOR'S/MANAGER'S REPORT:

Rent Stabilization and Housing Manager Peter Noonan reviewed the items on the Look Ahead calendar.

COMMISSIONER COMMENTS:

Commissioner Kurpies commented on the appeal that was heard earlier in the evening. He asked Ms. Regan to clarify what harm is done to the City when a landlord fails to re-register a unit after a vacancy.

Commissioner Harker encouraged the public to attend the April 19 RSO Building Blocks seminar which will be on the topic of water conservation and the May 10 RSO Building Blocks seminar titled Landlords 101.

Commissioner Bergstein commented on methods that the City could utilize to track units that have or have not been re-registered after a vacancy. He also commented on two recent LA Weekly articles, one entitled "Your Guide to LA's Rental Crises" and one about what rents are expected to rise to in the future. Commissioner Bergstein also spoke about a West Hollywood Section 8 tenant who had recently lost his housing.

Vice Chair Maggio suggested that notices could be mailed to landlords regarding the importance of re-registering a unit after a vacancy and that these notices should be mailed separate from the semi-annual landlord newsletter. Mr. Maggio also congratulated Commissioner Bergstein on the excellent work that he does as a volunteer at the West Hollywood Sheriff Station.

ADJOURNMENT:

The meeting was adjourned at 8:42 p.m. The next regular meeting of the Rent Stabilization Commission will be held on April 28, 2016 in the West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were submitted by Laura Schoonover, Commission Secretary and approved by a motion of the Rent Stabilization Commission on this 26th day of May, 2016.

A copy of the audio recording of this meeting can be obtained from the City Clerk's office upon request.
(Disclaimer: Staff records the meetings for the sole purpose of composing the official meeting minutes; therefore the recordings are not of commercial quality.)

ATTEST:



Gail Sanes, Chair



Commission Secretary