

**CITY OF WEST HOLLYWOOD
RENT STABILIZATION COMMISSION MEETING
THURSDAY, August 25, 2022 - 7:00 PM**

MINUTES

1. **CALL TO ORDER:** Chair Topchian called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE:** The Commission said the Pledge of Allegiance.
3. **ROLL CALL:** Rent Stabilization Commission Secretary Diane Garcia took roll call.

PRESENT: Commissioner Josh Kurpies, Commissioner Richard Maggio, Commissioner Kellan Martz, Commissioner Estevan Montemayor, Vice Chair Karen Eyres, and Chair Agassi Topchian

ALSO PRESENT: Rent Stabilization Manager Jonathan Holub, Rent Stabilization Information Coordinator Yazmin Spiteri, Rent Stabilization Commission Secretary Diane Garcia, and Senior Administrative Specialist Roger Vinalon Jr.

ABSENT: Commissioner Zekiah Wright

4. APPROVAL OF AGENDA

ACTION: Approve the agenda of August 25, 2022. Motion by **Commissioner Kurpies to approve the August 25, 2022 agenda, seconded by Commissioner Martz and approved.**

5. APPROVAL OF MINUTES

ACTION: Approve the minutes of August 11, 2022. **Motion by Commissioner Maggio, seconded by Commissioner Montemayor and approved.**

6. PUBLIC COMMENT: None.

7. **MANAGER REPORT:** Rent Stabilization Manager Jonathan Holub reviewed the look ahead calendar. Mr. Holub summarized the Rent Increase Freeze and Annual General Adjustment item discussed at the August 15th Council meeting and briefly explained the outreach that will occur to tenants and landlords.

Commissioner Martz asked a clarifying question regarding the withdrawal of appeals process. Mr. Holub responded with the preliminary process and stated he would follow up with staff to request more details.

Commissioner Kurpies inquired about a citywide rent registry. Mr. Holub responded staff is currently developing the program and its roll out. He also stated there is an implementation date of January 1, 2023.

8. COMMISSION COMMENTS:

Commissioner Maggio provided data regarding nationwide rent averages from Zumper.

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Vice Chair Eyres attended the August meeting for the Senior Advisory Board.

9. APPEAL: None.

10. NEW BUSINESS:

A. ANNOUNCEMENT OF INTEREST RATE ON SECURITY DEPOSITS HELD DURING CALENDAR YEAR 2022

SUBJECT: The Rent Stabilization Commission will announce the interest rate for security deposits held during calendar year 2022.

Rent Stabilization Information Coordinator Yazmin Spiteri provided an overview of the security deposit interest rate calculation and announced the interest rate to be paid to West Hollywood tenants for calendar year 2022 is 1.7% (one and seven tenths percent) annual, simple interest. The Commissioners asked clarifying questions.

ACTION: Receive and file.

B. PROPOSED AMENDMENTS TO THE RENT STABILIZATION ORDINANCE AND RENT STABILIZATION REGULATIONS

SUBJECT: The Rent Stabilization Commission will consider recommending amendments to the Rent Stabilization Ordinance and Rent Stabilization Regulations to the City Council.

Mr. Holub provided a presentation outlining the proposed amendments for City Council-initiated, Commission-initiated, and staff-initiated items affecting the Rent Stabilization Ordinance and Rent Stabilization Regulations. The Commissioners asked clarifying questions and discussed the proposed changes.

ACTIONS: RECOMMEND TO THE CITY COUNCIL THAT IT APPROVE:

- 1) “AN ORDINANCE OF THE CITY OF WEST HOLLYWOOD AMENDING TITLE 17 OF THE WEST HOLLYWOOD MUNICIPAL CODE RELATING TO BAD FAITH RENT INCREASES AND THE EXEMPTION OF NO-COST INTERIM OR TRANSITIONAL HOUSING FOR PEOPLE EXPERIENCING HOMELESSNESS”; and
- 2) “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST HOLLYWOOD AMENDING RENT STABILIZATION REGULATION 60089” **Motion by Commissioner Montemayor, seconded by Vice Chair Eyres and approved with a vote of 6-0.**

11. ITEMS FROM STAFF: None.

12. PUBLIC COMMENT: None.

13. ITEMS FROM COMMISSIONERS: Commissioner Martz wished his mom a happy 70th birthday.

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Commissioner Maggio provided additional comments regarding Item 10B.

Commissioner Kurpies thanked staff for their presentations and provided comments for future amendments.

Commissioner Martz highlighted and provided background on AB2559 Reusable Tenants Screening Reports Act.

Vice Chair Eyres thanked staff for their presentations and provided an update regarding the Holloway Hotel project.

14. ADJOURNMENT: The meeting was adjourned at 8:02 p.m. The next meeting of the Rent Stabilization Commission will be held on Thursday, September 8, 2022, at 7:00 PM in the West Hollywood Park Public Meeting Room – Council Chambers.

These minutes were submitted by Diane Garcia, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 8th day of September 2022.

A copy of the audio recording of this meeting can be obtained from the City Clerk's office upon request. You may also view a video of this meeting at <http://www.weho.org/weho-tv/other-city-meetings>.

ATTEST:

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AGASSI TOPCHIAN
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Agassi Topchian, Chair

DocuSigned by:
Diane Garcia
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Diane Garcia, Commission Secretary

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usagassi@yahoo.com
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Diane Garcia
digarcia@weho.org
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Intermediary Delivery Events	Status	Timestamp
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Electronic Record and Signature Disclosure		