

**CITY OF WEST HOLLYWOOD
RENT STABILIZATION COMMISSION
THURSDAY, MARCH 26, 2026 - 7:00 PM
WEST HOLLYWOOD PARK PUBLIC MEETING ROOM – COUNCIL CHAMBERS
625 NORTH SAN VICENTE BOULEVARD**

MINUTES

1. **CALL TO ORDER:** Chair Rorie called the meeting to order at 7:11 p.m.
2. **PLEDGE OF ALLEGIANCE:** Chair Rorie led the Pledge of Allegiance.
3. **ROLL CALL:** Rent Stabilization Commission Secretary Jennifer Baram took roll call.

PRESENT: Commissioner Adam G. Bass, Commissioner Kimberly Copeland, Commissioner Josh Kurpies, Commissioner Kaitlin McCafferty, Commissioner Agassi Topchian, Vice Chair Rena Goldman, and Chair Frank D. Rorie

ALSO PRESENT: Acting Director of Human Services and Rent Stabilization Yvonne Quarker, Rent Stabilization Manager Leona Rollins, and Rent Stabilization Commission Secretary Jennifer Baram

Commissioner Bass joined the meeting at 7:12 p.m.

4. **APPROVAL OF AGENDA**

ACTION: Approve the revised agenda of March 26, 2026. **Motion by Vice Chair Goldman to approve the March 26, 2026 agenda as revised, seconded by Chair Rorie, and approved with a vote of 7-0.**

5. **APPROVAL OF THE MINUTES**

ACTION: Approve the minutes of February 12, 2026. **Motion by Commissioner Kurpies, seconded by Commissioner Copeland, and approved with a vote of 7-0.**

6. **PUBLIC COMMENT:**

STEPHEN POST, WEST HOLLYWOOD, congratulated the City on the Metro's K-line extension and introduced himself as the Rent Stabilization Commission's Public Safety Commission liaison. Mr. Post provided an overview of the upcoming Vision Zero dashboard, noting its usefulness in identifying high-risk intersections, announced and invited community members to the Fire Service Day on May 9, and concluded by providing updates related to public safety items, including the ALPR cameras and the drone policy item anticipated in the coming months.

7. **MANAGER REPORT:** Rent Stabilization Manager, Leona Rollins, reviewed the Look Ahead Calendar.

8. **APPEAL: None**

9. NEW BUSINESS:**A. PRESENTATION ON RENTAL MARKET TRENDS IN WEST HOLLYWOOD**

Ms. Rollins presented an overview of current rental housing trends in the City of West Hollywood, including average rent per unit and comparisons with countywide figures.

Chair Rorie asked whether the statistics presented were based solely on rent-stabilized units or reflected all rental units in the City of West Hollywood. Mrs. Rollins responded that the averages reflected both rent-stabilized and market-rate units within the city, noting that rent-stabilized units showed modest increases, while market-rate units were adjusting in response to increased supply and lower demand.

Commissioner Kurpies asked whether the 15,000 new units referenced were for countywide and how many new units were added in West Hollywood last year. Ms. Rollins confirmed the 15,000 units were countywide and reported that West Hollywood has seen an increase in new developments, with over 100 new inclusionary units recorded last year, representing approximately 20% of new housing activity. She also mentioned that she is currently working with the Building & Safety Division to obtain final year-end counts to report back to the Commission.

Commissioner Kurpies asked whether the Annual Housing Report would resume, as he had not seen recent editions. Ms. Rollins clarified that the report has not been produced since around 2017-2018, but she intends to reinstate the report and anticipates releasing the next full edition of the housing report in spring 2027.

Commissioner McCafferty asked how rent-stabilized units fit into the overall housing market, given that new development tends to involve non-rent-stabilized units. Ms. Rollins emphasized that rent-stabilized units remain essential for low-income and long-term residents, particularly seniors and individuals on fixed incomes, who rely on predictable, modest annual rent adjustments.

Commissioner Copeland asked for updated local vacancy rates, noting that previous increases had reached around 11%. Ms. Rollins stated that the local vacancy rate is averaging 8%, influenced in part by high vacancies in recently constructed market-rate and inclusionary buildings. She noted that staff is working with Long-Range Planning to refine vacancy data and better understand why some rent-stabilized units are turning over or remaining vacant.

Commissioner Copeland asked whether falling rents in luxury buildings may trigger a broader correction that affects rents in older rent-stabilized buildings. Ms. Rollins explained that the rental market is experiencing a natural correction, particularly in luxury units that initially entered the market at higher price points

Commissioner Topchian requested data on how many rent-stabilized units were demolished or withdrawn under the Ellis Act over the past five years, how many were replaced, and the old rents vs. the new rents. Ms. Rollins responded that staff will prepare a five-year analysis detailing the number of rent-stabilized units removed due to demolition or Ellis Act withdrawal, the number and type of replacement units built, and comparisons between pre-demolition and post-development rents and unit sizes.

Commissioner Copeland asked how many Ellis-withdrawn buildings remain vacant for years before redevelopment and how many rent-stabilized units remain in the queue. Ms. Rollins stated that information regarding properties withdrawn under the Ellis Act and left vacant pending redevelopment will also be included in the forthcoming five-year analysis, and will include the number of units lost, the number of units vacant and awaiting redevelopment, and the number replaced.

Commissioner Bass asked how staff accounts for units used as short-term rentals when determining vacancy rates, and how the City tracks unregistered units. Ms. Rollins clarified that short-term rentals are defined as units rented for 30 days or fewer and are not included in federal or regional vacancy calculations, which distinguish such usage from long-term housing. She explained that West Hollywood's registration process operates on an honor system, relying on property owners to report vacancies and re-register units within 30 days. Ms. Rollins noted that the City is exploring ways to strengthen enforcement.

ACTION: Receive and file.

10. ITEMS FROM STAFF: Ms. Rollins stated that staff is working with Legal Counsel to bring forward requested information on Assembly Bill 628 and that staff is evaluating security-deposit banking methodology, including interest rates and compliance considerations, with recommendations to return to the Commission in the spring.

11. PUBLIC COMMENT: None

12. ITEMS FROM COMMISSIONERS: Commissioner Topchian reported that he and Commissioner McCafferty attended the Annual Congress for Boards and Commissions, noting it was well organized and provided an opportunity to meet new Commissioners, City staff, and Councilmembers.

Commissioner Kurpies announced a one-day donation drive supporting the Holloway Interim Housing Program at the City Hall Courtyard on March 27, 2026, from 7:00 a.m. to 11 a.m., and listed suggested donation items.

13. ADJOURNMENT: The meeting was adjourned at 7:44 p.m. The next meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on April 9, 2026, in the West Hollywood Park - Public Meeting Room – Council Chambers.

These minutes were submitted by Jennifer Baram, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 26th day of March 2026.

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 <https://www.weho.org/city-government/wehotv/other-city-meetings>.

ATTEST:

Signed by:


Frank D. Rorie, Chair



Jennifer Baram, Commission Secretary