

**Rent Stabilization Commission
City of West Hollywood
Thursday, June 27, 2013 @ 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 7:02 p.m.

PLEDGE OF ALLEGIANCE: Chair Gregoire led the Pledge of Allegiance.

ROLL CALL: Commission Secretary Laura Schoonover took roll call.

PRESENT: Chair David Gregoire, Commissioner Richard Maggio, Commissioner Gail Sanes, and Commissioner Agassi Topchian,

ABSENT: Vice Chair Charles Henry

STAFF PRESENT: **Human Services and Rent Stabilization** Director Elizabeth Savage, Acting Manager of Rent Stabilization and Housing Anwar Zraikat, Legal Services Manager Christof Schroeder, Rent Stabilization Coordinator Andrea Lovano, and Commission Secretary Laura Schoonover.

APPROVAL OF AGENDA:

A motion was made by Commissioner Topchian and seconded by Commissioner Sanes to approve the June 27, 2013 meeting agenda. Motion approved (4-0-0).

APPROVAL OF MINUTES:

A motion was made by Commissioner Topchian and seconded by Commissioner Maggio to approve the minutes from the June 13, 2013 meeting. Motion approved (4-0-0).

PUBLIC COMMENTS: None

DIRECTOR'S/MANAGER'S REPORT:

Director Elizabeth Savage spoke regarding the opening of the City's Low Income Inclusionary Housing Wait List and the upcoming housing opportunities in the Monarch Project. Ms. Savage also spoke regarding the outreach efforts that the City has been making to ensure people are aware of the opening of the wait list.

Ms. Savage spoke regarding the Rent Stabilization and Housing 2012 Annual Report. Ms. Savage offered her thanks to photographer Tom Trevor for the photos that are featured in the report.

Ms. Savage announced that a discussion of the Valuation Guidelines will be agendaized for the September 26, 2013 Rent Stabilization Commission meeting. Legal Services Manager Christof Schroeder spoke regarding how the Valuation Guidelines are used to determine the value of a housing service. Mr. Schroeder and Ms. Savage answered questions from the Commission regarding the Valuation Guidelines.

Ms. Savage announced items to be addressed at upcoming Rent Stabilization Commission meetings, including the Chair and Vice Chair elections, a staff report on the 2012 Rent Stabilization and Housing Annual Report, an update on changes to the Rent Stabilization Ordinance and Regulations. Ms. Savage also announced the August 8, 2013 Rent Stabilization Commission Study Session.

Commissioner Sanes asked for clarification regarding the Valuation Guidelines.

Commissioner Maggio commented on how the discussions could be organized. He also asked about how rental amounts are set for low income housing.

Commissioner Agassi asked for clarification regarding the Inclusionary Housing Low Income Wait List application process. He also offered his comments regarding the 2012 Rent Stabilization and Housing Annual Report.

COMMISSION COMMENTS: None

UNFINISHED BUSINESS:

Chair Gregoire read the amended resolution 13- 426 in the case of D- 3769 which reversed in part and affirmed in part the Hearing Examiner's decision. A motion was made by Chair Gregoire to approve the resolution as drafted. The motion was seconded by Commissioner Maggio and was approved by the Commission (4-0-0).

Commissioner Sanes asked for clarification regarding the impact on other tenants when one tenant files an appeal.

NEW BUSINESS:

Acting Manager of Rent Stabilization and Housing, Anwar Zraikat, gave the Commission a report on the 2013 Annual Rent Increase for it to announce that the general adjustment by which landlords may increase rents commencing September 1, 2013 is 0.75%. Commission Topchian made a motion to approve the announcement of the 2013 Annual Rent Increase. The motion was seconded by Commissioner Sanes. The motion passed (4-0-0)

Rent Stabilization Coordinator Andrea Lovano gave a report detailing state legislative activities concerning rent stabilization and housing as of June 2013.

CHAIR'S REPORT: None

PUBLIC COMMENTS: None

COMMISSION COMMENTS: None

STAFF COMMENTS: None

ADJOURNMENT:

There being no further business, Chair Gregoire adjourned the Rent Stabilization Commission meeting at 7:51 p.m. The next regular meeting of the Rent Stabilization Commission will be held on July 11, 2013 in the West Hollywood Park Public Meeting Room – Council Chambers.

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

Adopted this 11th day July, 2013



David Gregoire, Chair

ATTEST:



Secretary