

**Rent Stabilization Commission
City of West Hollywood
Thursday, February 23, 2017 @ 7:00 PM
West Hollywood Park Public Meeting Room – Council Chambers
625 North San Vicente Boulevard**

Minutes

CALL TO ORDER: Chair Maggio called the meeting to order at 7:02 p.m.

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

ROLL CALL: Commission Secretary Laura Schoonover took roll call.

PRESENT: Chair Richard Maggio, Vice Chair David Gregoire, Commissioner Robert Bergstein, Commissioner Josh Kurpies, Commissioner Stephanie Harker, Commissioner Alexander Gurfinkel, Commissioner Gail Sanes

ABSENT:

STAFF PRESENT: Rent Stabilization and Housing Manager Peter Noonan, Commission Secretary Laura Schoonover

APPROVAL OF AGENDA:

A motion was made by Commissioner Sanes to approve the agenda for the February 23, 2017 meeting. The motion was seconded by Vice Chair Gregoire. The motion was approved (7-0-0).

APPROVAL OF MINUTES:

A motion was made by Commissioner Bergstein to approve the minutes of the February 9, 2017 meeting. The motion was seconded by Commissioner Sanes. The motion was approved (6-0-1) with Commissioner Gurfinkel abstaining.

PUBLIC COMMENTS:

Kaye McKlaine, West Hollywood, spoke about affordable housing and the March 7 election.

DIRECTOR'S/MANAGER'S REPORT:

Rent Stabilization and Housing Manager Peter Noonan reviewed the Look Ahead calendar. The Rent Stabilization Commission meeting of March 9 has been cancelled. The City of West Hollywood will be hosting a community forum on the Ellis Act that evening at 7 PM in the City Council Chambers. Two appeals are scheduled for the March 23 meeting.

Commissioner Bergstein requested a date that he could bring forth a discussion regarding smoke free apartments.

Commissioner Gurfinkel asked about an update on the City's outreach efforts for the coming year. Manager Noonan will email response.

Commissioner Kurpies asked for an update on the City's tenant harassment policy.

COMMISSIONER COMMENTS:

Commissioner Sanes stated that public comments are an opportunity for members of the public to comment on agenda items or items that are of general interest that are within the purview of the Rent Stabilization Commission. She further stated that it is not the purpose of public comments for candidates or representatives of candidates to lobby for or against other candidates.

Chair Maggio said that public speakers should be reminded to keep their comments germane to rent stabilization.

Commissioner Gurfinkel apologized for his absence.

APPEALS:

There were no appeals.

NEW BUSINESS:

- A. Update on Section 8: Manager Noonan provided an update on the Section 8 program including a report on House LA, an outreach event held February 15 by the Housing Authority of the County of Los Angeles and the Housing Authority of City of Los Angeles. The purpose was to encourage new and returning landlord participation in Section 8 and other subsidy programs for veterans and homeless. Manager Noonan responded to questions from the Commission about the program.
- B. Discussion on Reregistration Compliance: Manager Noonan provided an overview of issues regarding landlords who are not in compliance with the City's reregistration of new tenancies after a vacancy requirement per the Commission's direction at the February 9 meeting. Commissioners and staff engaged in a discussion of the item in greater detail.

Commissioner Bergstein made a motion that the Commission recommend to Council that staff be directed to study the feasibility and desirability of an amnesty program for landlords who have failed to register units. Commissioner Gurfinkel requested a friendly amendment to include that Council direct staff to work with the Commission to address any issues that may be uncovered as a result of the study. Commissioner Sanes seconded the motion. The motion passed (6-1-0) with Commissioner Kurpies voting no.

PUBLIC COMMENTS:

Victor Omelczenko, West Hollywood, spoke about affordable housing and the March 7 election.

Amanda Goodwin, West Hollywood, commented on New Business Item B and spoke about housing affordability.

COMMISSIONER COMMENTS:

Vice Chair Gregoire said he would not like to see any strict limitations placed on topics during public comments.

Commissioner Harker encouraged the public to attend the upcoming Landlord Basics and Landlord Advanced Building Blocks educational workshops at Plummer Park.

Commissioner Gurfinkel spoke of the need to maintain a high level of decorum at public meetings.

Commissioner Bergstein said he attended the recent community conversations on housing held on February 1 and February 16. He reminded the public that the City's ability to protect affordable housing is limited by state laws such as the Costa-Hawkins Rental Housing Act and the Ellis Act.

Commissioner Kurpies addressed the issue of public comments.

Commissioner Sanes also addressed the issue of public comments.

STAFF COMMENTS:

Manager Noonan thanked Commissioner Harker for promoting the Building Blocks program. He stated that the recent tenant workshops had been well-attended. The Landlord Advanced session on March 21 will include information on online bill payments. Mr. Noonan also informed the Commission of two recent bills of interest. One proposes to amend the Ellis Act, the other proposes to repeal Costa-Hawkins. The City supports both bills.

ADJOURNMENT:

The meeting was adjourned at 9:24 p.m. The next regular meeting of the Rent Stabilization Commission will be held on March 23, 2017 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 23rd day of March, 2017.

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>
(Disclaimer: Staff records the meetings for the sole purpose of composing the official meeting minutes; therefore the audio recordings are not of commercial quality.)

ATTEST:



Richard Maggio, Chair



Commission Secretary