

**RENT STABILIZATION COMMISSION  
CITY OF WEST HOLLYWOOD  
Thursday, May 25, 2017 @ 7 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 7:01 p.m.

**PLEDGE OF ALLEGIANCE:** Commissioner Harker led the Pledge of Allegiance.

**ROLL CALL:** Commission Secretary Laura Schoonover took roll call.

**PRESENT:** Chair Maggio, Vice Chair Gregoire, Commissioner Harker, Commissioner Gurfinkel, and Commissioner Bergstein

**ABSENT:** Commissioners Kurpies and Sanes

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

**APPROVAL OF THE AGENDA:**

A motion was made by Commissioner Gregoire to approve the agenda for the May 25, 2017 meeting. The motion was seconded by Commissioner Bergstein. The motion was approved.

**APPROVAL OF MINUTES:**

A motion was made by Commissioner Gurfinkel to approve the minutes for the May 11, 2017 meeting. The motion was seconded by Commissioner Harker. The motion was approved, with Vice Chair Gregoire abstaining.

**PUBLIC COMMENT:**

There were no public comments.

**DIRECTOR'S/MANAGER'S REPORT:**

The Rent Stabilization Manager reviewed the Managers Look Ahead Calendar.

## ITEMS FROM COMMISSIONERS:

Commissioner Bergstein requested the discussion item on prohibiting smoking in rent stabilized units be taken off the June 8, 2017 agenda and not calendared at this time.

Commissioner Bergstein asked staff to explain how landlords pass through the additional one dollar tenant portion of the annual rent stabilization program fee. This year the amount of the fee allowed to be passed through to tenants increased from \$5 to \$6 a month.

Commissioner Bergstein spoke about an article from the National Apartment Association regarding support animals.

Commissioner Gurfinkel asked if fee rebate applications were available at Plummer Park and if the form is available in Russian.

## NEW BUSINESS:

### A. Assisting all property owners bring their units into compliance:

The Rent Stabilization Manager provided an overview of actions and policies the City utilizes to enforce the Rent Stabilization Ordinance requirement to register new tenancies following a vacancy. Staff is preparing a City Council report on a compliance effort underway.

Commissioner Bergstein thanked staff for their efforts and asked about community outreach.

Commissioner Harker asked about the estimated number of unregistered units. She also asked if tenants could apply for rent overcharges.

Commissioner Gregoire commented on possible overcharges.

Commissioner Gurfinkel suggested the Commission make a recommendation to Council that each landlord be sent a letter with the date of the most recent tenancy for each of their units.

Commissioner Bergstein made a motion to support staff efforts to bring landlords into compliance with the RSO reregistration requirements for new tenancies commencing on or after January 1, 1996. Commissioner Gurfinkel seconded the motion. The motion was passed, with Chair Maggio voting no.

Commissioner Bergstein made a motion to recommend to City Council that it direct staff to study incentives to encourage landlords to properly reregister tenancies following local and state laws. Commissioner Gurfinkel seconded the motion. The motion was passed, with Commissioner Harker and Chair Maggio voting no.

**B. Things To Know: Overview of how the Rent Stabilization Ordinance protects tenants and actions the City takes to support tenants and address concerns at properties when issues arise:**

The Rent Stabilization Manager provided a brief summary of actions and inter-departmental coordination staff takes to support tenants and prevent harassment.

Commissioner Maggio asked if the City's Mediator, Joel Hecht, could return to speak to the Commission.

Commissioner Bergstein commented on harassment complaints and the complexity.

**ITEMS FROM COMMISSIONERS:**

Chair Maggio thanked Commissioner Harker for her service on the Commission, as well as for her overall community involvement.

Commissioner Harker thanked the Commission and staff for their work.

Commissioner Gurfinkel thanked Commissioner Harker for her service on the Commission.

Commissioner Bergstein thanked Commissioner Harker for her service to the Commission and asked for clarification about how the RSO protects tenants housed in inclusionary units.

Commissioner Gurfinkel thanked staff for prompt information updates.

**ITEMS FROM STAFF:**

Staff is consulting with the City Attorney regarding a question posed by Commissioner Gurfinkel.

Staff reported that fee rebate applications are available to the public at the RSH counter and at the West Hollywood Comprehensive Services Center at Plummer Park.

**ADJOURNMENT:**

The meeting was adjourned at 8:16 p.m. The next regular meeting of the Rent Stabilization Commission will be held on June 8, 2017 in 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 8<sup>th</sup> day of June, 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