

**RENT STABILIZATION COMMISSION
CITY OF WEST HOLLYWOOD
THURSDAY, JUNE 25, 2020
TELECONFERENCE**

MINUTES

CALL TO ORDER: Chair Bergstein called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: The Commission said the Pledge of Allegiance.

ROLL CALL: Rent Stabilization and Commission Secretary Roger Vinalon Jr. took roll call.

PRESENT: Commissioner Garrett Charity, Commissioner Richard Maggio, Commissioner Kellan Martz, Commissioner Karen O'Keefe, Vice Chair Agassi Topchian, Chair Robert Bergstein.

Commissioner Josh Kurpies arrived at 7:04 p.m.

STAFF PRESENT: Rent Stabilization and Housing Manager Pete Noonan, Legal Counsel to the Commission Alison Regan, Rent Stabilization Commission Secretary Roger Vinalon Jr., and Corri Planck, Strategic Initiatives Manager and Acting Human Services and Rent Stabilization Department Director.

APPROVAL OF AGENDA: A motion was made by Commissioner Maggio to approve the agenda for the June 25, 2020 meeting. The motion was seconded by Commissioner Martz. The motion was approved 6-0-0, with Commissioner Kurpies absent.

APPROVAL OF THE MINUTES: A motion was made by Commissioner Maggio to approve the minutes of the June 11, 2020 meeting. The motion was seconded by Commissioner Martz. The motion was approved 6-0-0, with Commissioner Kurpies absent.

PUBLIC COMMENT: None.

MANAGER REPORT: Rent Stabilization and Housing Manager Pete Noonan reviewed the Look Ahead Calendar.

Mr. Noonan informed the Rent Stabilization Commission meetings will continue twice a month going forward, with appeals scheduled through September. The September 24, 2020 meeting will include one appeal and information on subletting under the Rent Stabilization Ordinance.

Commissioner Martz asked for clarification on the three appeals scheduled for the August 13, 2020 meeting. Mr. Noonan explained one decision was appealed by both parties.

COMMISSION COMMENTS: Commissioner Maggio thanked Commissioner Charity for providing a hard copy of the current agenda packet.

Chair Bergstein shared the engineering report deadline for earthquake retrofitting will be extended one month after the emergency ordinance is lifted. He also encouraged Human Services and Rent Stabilization to continue publicizing resources for tenants facing evictions once the eviction moratorium is lifted.

APPEAL: None.

NEW BUSINESS: Rent Stabilization and Housing Manager Pete Noonan gave a presentation on the Annual General Adjustment (AGA) and relocation fees based on the Consumer Price Index (CPI). The AGA rate is 0.75%, effective September 1, 2020 through August 31, 2021.

The relocation fee rates are effective July 1, 2020. Affected property owners and tenants will be notified of the fee change.

There were no public comments.

Vice Chair Topchian inquired if the updated relocation fees will apply once the eviction moratorium is lifted. Mr. Noonan confirmed the new fees will apply.

Commissioner O’Keefe inquired if the July newsletter will mention the application of the AGA may be further postponed. Mr. Noonan confirmed the guidelines will be clearly communicated. Legal Counsel to the Rent Stabilization Commission, Alison Regan, stated the prohibition on rent increases is tied to the local emergency period.

Commissioner Martz asked if landlords can notice tenants of rent increases on September 1, 2020. Alison Regan confirmed landlords may notice tenants after 30 days past the end of the emergency period for increases to be effective 60 days following the emergency period.

Chair Bergstein referred members of the public to the Coronavirus resources link atop the City’s web page for current information related to the emergency order. He also requested clarification on the no-fault evictions process. Mr. Noonan explained there is a formal application and registration process. Chair Bergstein also pointed the public to the City’s Seismic Retrofitting Program web page.

UNFINISHED BUSINESS: The Rent Stabilization Commission reviewed and confirmed the priority topics it would like to explore this coming year. The priorities will be included in the July 20, 2020 City Council agenda packet.

PUBLIC COMMENT: None.

COMMISSIONER COMMENTS: Commissioner Charity communicated the City of West Hollywood donated \$50,000 to the West Hollywood Chamber of Commerce for resources to mitigate commercial landlord-tenant disputes.

Chair Bergstein requested confirmation the Rent Stabilization Commission will have an opportunity to review staff's annual report of the Commission's activities before submission to City Council. Mr. Noonan confirmed.

Commissioner Kurpies requested a message to participate in the 2020 Census be included in the newsletter for landlords and tenants.

Commissioner O'Keefe inquired about the status on the City's agreement for services providing legal assistance to City tenants. Mr. Noonan confirmed the agreement amendment with Bet Tzedek Legal Services was approved.

Vice Chair Topchian asked if the upcoming landlord-tenant newsletter will be translated to Russian and Spanish. Mr. Noonan confirmed an insert with the major articles will be included with the tenant newsletter in Russian and Spanish.

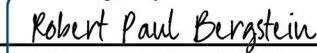
STAFF COMMENTS: Mr. Noonan advised the landlord-tenant newsletters will be mailed in early July. Corri Planck provided an update on rental assistance programs.

ADJOURNMENT: The meeting was adjourned at 8:12 p.m. The next meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on July 9, 2020 via zoom conference.

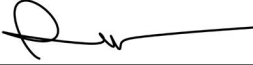
These minutes were submitted by Roger Vinalon, Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 9th day of July 2020.

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:

DocuSigned by:


Robert Bergstein, Chair



Roger Vinalon, Commission Secretary

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