

**RENT STABILIZATION COMMISSION
CITY OF WEST HOLLYWOOD
THURSDAY, AUGUST 12, 2021
TELECONFERENCE**

MINUTES

1. **CALL TO ORDER:** Chair Martz called the meeting to order at 7:02 p.m.
2. **PLEDGE OF ALLEGIANCE:** The Commission said the Pledge of Allegiance.
3. **ROLL CALL:** Rent Stabilization Commission Secretary Roger Vinalon Jr. took roll call.

PRESENT: Commissioner Karen Eyres, Commissioner Josh Kurpies, Commissioner Richard Maggio, Commissioner Estevan Montemayor, Commissioner Agassi Topchian, Vice Chair Kimberly Copeland and Chair Martz

ALSO PRESENT: Rent Stabilization and Housing Manager Jonathan Holub, Legal Counsel to the Commission John Natalizio, Project Development Administrator Alicen Bartle, and Rent Stabilization Commission Secretary Roger Vinalon Jr.

4. **APPROVAL OF AGENDA**

ACTION: Approve the agenda of August 12, 2021. **Motion by Commissioner Topchian to approve the August 12, 2021 agenda, seconded by Commissioner Eyres and approved.**

5. **APPROVAL OF THE MINUTES**

ACTION: Approve the minutes of July 22, 2021. **Motion by Commissioner Topchian, seconded by Commissioner Eyres and approved.**

6. **PUBLIC COMMENT**

RUBY LLAMAS, WEST HOLLYWOOD, spoke on the repairs at the subject address in case D-4578, Item 9.

7. **MANAGER REPORT:** Rent Stabilization and Housing Manager Jonathan Holub reviewed the look-ahead calendar and mentioned information on the California COVID-19 Rent Relief Program can be found at housingiskey.com.

8. **COMMISSION COMMENTS:** Commissioner Kurpies mentioned the Rent Relief Program webinar to be hosted by the office of Assemblymember Bloom along with representatives from Bet Tzedek and the California Department of Housing and Community Development.

9. APPEAL

A. D-4578 141 N. Swall Drive #4

Legal Counsel to the Commission provided a case summary and analysis of the appeal as provided in the staff report.

RUBY LLAMAS, WEST HOLLYWOOD, provided public comment in support of the rent reduction granted by the Hearing Examiner based on incomplete repairs by the landlord.

ISAAC HAKIM, WEST HOLLYWOOD, presented his oral argument.

KRISTEN WOOLLEY, WEST HOLLYWOOD, presented her oral argument.

Following Commission deliberation, a motion was made by Commissioner Topchian to adopt Resolution RSC 21-597, affirming the Hearing Examiner's decision. The motion was seconded by Commissioner Montemayor and approved with a vote of 7-0.

10. NEW BUSINESS

A. HOUSING ELEMENT UPDATE

SUBJECT: The Rent Stabilization Commission will receive a report regarding the Housing Element Update.

Project Development Administrator Alicen Bartle presented the staff report on the draft Housing Element Update, including an overview on the City's General Plan Housing Element, meeting the City's Regional Housing Needs Assessment allocation, the community engagement process, and furthering fair housing. Ms. Bartle addressed questions and received feedback from the Commission.

ACTION: Receive and file.

B. REPORT ON AMENDMENT OF THE SCHEDULE FOR THE INCLUSIONARY HOUSING PROGRAM FOR 2021-2022

SUBJECT: The Rent Stabilization Commission will receive a report regarding the amendment of the schedules for the Inclusionary Housing Program for 2021-2022.

Mr. Holub presented the staff report on the amendment of schedules for the Inclusionary Housing Program, providing an overview of rent limits, income requirements, and sale prices for 2021-2022.

Commissioner Kurpies requested clarification on the policy regarding maximum income levels. Mr. Holub indicated the formulas were set by City Council resolution in 2002. Ms. Bartle mentioned a Schedule C was in development to cover new tenancies and more closely reflect Los Angeles County and state guidance.

ACTION: Receive and file.

11. ITEMS FROM STAFF: None.

12. PUBLIC COMMENT

ROXANN HOLLOWAY, WEST HOLLYWOOD, spoke on the limited number of condominiums eligible under the Veteran Affairs loan program.

13. ITEMS FROM COMMISSIONERS: Commissioner Eyres mentioned the City's Rent Stabilization Newsletters were delivered with information including requirements for rent-stabilized buildings.

Commissioner Kurpies thanked staff for their reports and the public speakers for their participation. He encouraged the public to attend the Rent Relief Program webinar and to visit housingiskey.com for more information.

Chair Martz commended staff on their reports.

14. ADJOURNMENT: The meeting was adjourned at 9:09 p.m. The next meeting of the Rent Stabilization Commission will be held at 7:00 p.m. on August 26, 2021 via Zoom conference.

These minutes were submitted by Roger Vinalon Jr., Commission Secretary, and approved by a motion of the Rent Stabilization Commission on this 26th day of August 2021.

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:

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Kellan Martz, Chair



Roger Vinalon Jr., Commission Secretary

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