

**SPECIAL JOINT MEETING
MINUTES
OF THE
WEST HOLLYWOOD CITY COUNCIL
AND RENT STABILIZATION COMMISSION**

JUNE 19, 1995 -- 6:00 P.M.

1. **CALL TO ORDER:** Mayor Heilman and Chairperson Notre called the meeting to order at 6:10 p.m.

PRESENT: Councilmembers: Guarriello, Land, Martin, and Mayor Heilman.
Mayor Pro Tem Koretz arrived at 6:17 p.m.

Commission Members: Etezadi, Prang, Maggio, and Chairperson Notre.
Commissioner Routh is absent.

ALSO PRESENT: City Manager Brotzman, City Attorney Jenkins, Mark Johnson, Director of Rent Stabilization, John Polak, Hearings Manager.

Mayor Heilman thanked the Commission on behalf of the City Council.

2. **COMMISSION INTRODUCTIONS:** Each of the Commission Members introduced themselves.

3. **STAFF REPORT REGARDING THE STATUS AND POTENTIAL IMPACT OF SENATE BILL 1257:**

Mark Johnson, Director of Rent Stabilization, provided background information as outlined in the staff report/memorandum dated June 19, 1995.

Chairperson Notre indicated that residents should be informed with a flyer in the annual general adjustment

Mark Johnson indicated that the CMAR mailing goes out at the end of July and the addition of one more page will not increase postage costs. He updated the Council and Commission on the current activities taking place. He stated that staff is responding to calls, providing information as to the impact of SB 1257, and a recent article published in City News.

Commissioner Prang suggested tracking the calls.

Commissioner Maggio asked if there was a possibility to adopt an ordinance which compels owners to notify the City of an eviction, the City could determine if any harassment was involved.

Mark Johnson stated there is already an ordinance relative to harassment contained in the municipal code, but not in the Rent Stabilization ordinance, both sections could probably be strengthened.

Councilmember Land stated the importance of shifting resources and strengthening the ordinance if the bill passes.

Councilmember Guarriello stated his concerns on education of the senior citizens.

Mark Johnson informed the Commission that the Department has not been tracking the calls and will start to do so. He added that an additional mailing is budgeted for this year.

Commissioner Etezadi inquired about social service agency funding, and if the funding has remained constant and if the number of cases have remained constant.

Mayor Heilman summarized the direction of the meeting at this point: (1) additional public outreach in the form of either a mailing with CMAR notice or an additional mailing that is budgeted; (2) additional tracking of citizen calls with respect to SB 1257; and (3) agreement to research the area of harassment to ensure that evictions that are taking place are for just cause, and people are not forced out of their unit so the property owner can raise the rent.

Councilmember suggested creating a hotline which could tie into tenant harassment and code enforcement.

Mayor Heilman stated that Code Enforcement might be better served if a shift in staffing occurred and a designated Code Enforcement person be in the Rent Stabilization Department to specialize in residential code enforcement.

By consensus, the Council directed staff to explore this issue.

Councilmember Land brought forth the issue of maintenance. She stated that overall there could be a decline in housing stock and this should be reviewed, there is no incentive for property owners to repaint/carpet, etc. if the bill is passed.

Mark Johnson responded to some of the concerns of the Council, he indicated that an Intern will start in the Mayor's Office and the Rent Stabilization Department and the Intern will coordinate a special project to set-up educational information directed toward seniors.

Commissioner Prang indicated he is not very optimistic about what is going on in Sacramento. He indicated in the eventuality that this legislation is passed, we need to look at the overall philosophy as it relates to affordable housing, he added there needs to be some creative ways to meet the goals of affordable housing including restrictions or incentives on new developments.

Mayor Heilman agrees this legislation will drive up the cost of housing in the City, and new ways of maintaining affordable housing will have to be implemented.

Commissioner Maggio asked if the public access station could be utilized to get information out on this legislation. He also suggested using the Senior Advisory Council.

Mayor Heilman suggested directing staff to look at how the units are to be maintained, and how to establish this in the code.

Councilmember Guarriello inquired about Lenny Goldberg's activities on this issue.

By consensus of the City Council, Mayor Heilman stated that there is a communication problem with Lenny Goldberg's providing information to the Council and there needs to be some process worked out.

Mark Johnson responded that Lenny has been in constant contact with him and perhaps he has to do a better job providing information to the Council.

4. DISCUSSION OF THE RAMIFICATIONS OF SENATE BILL 1257 AND POSSIBLE RESPONSES TO ITS PASSAGE

Tracking calls, ongoing maintenance, reaching out to the Senior Advisory Board, setting up a hotline, tenant harassment issue, look at shifting current Code Enforcement to specialize in housing enforcement, and look at ways to keep the Council and Commission abreast of these issues.

Mark Johnson stated with the departure of Julie Abdala the responsibility of the Section 8 program will move to the Rent Stabilization Department.

Chairman Notre asked a subcommittee be formed to address the issue of the Code Enforcement issues and define minimum housing standards, he indicated that perhaps Planning Commissioners, Rent Stabilization Commissioners, City Councilmembers and some members of the public make up the subcommittee.

Mayor Heilman responded that the staff should evaluate the possibility of moving the Code Enforcement Officer over to Rent Stabilization Department before moving forward with this.

5. FUTURE PRIORITIES FOR RENT STABILIZATION

Noted above.

6. PUBLIC COMMENT:

CHARLOTTE BANTA, WEST HOLLYWOOD, commented that she owns an apartment building that has long term renters, she is falling behind in maintenance.

LUIS MARQUEZ, WEST HOLLYWOOD, stated he is concerned because there is so little time to fight this legislation and the department has not kept track of the number of calls.

RICHARD KLUG, LOS ANGELES, stated the City should continue to build more low income housing as a result of the passage of this bill.

GRAFTON TANQUERAY, stated the way to protect low income seniors is with programs similar to those in Santa Monica; he commented about harassment and is against harassment.

JUNE TEAL, WEST HOLLYWOOD, stated she rents to those tenant who are stable and asks why they are moving, and that the people will not rent "shabby" apartments.

PAGONIA PAGO, WEST HOLLYWOOD, indicated that in some cases she is lowering rents to keep residents.

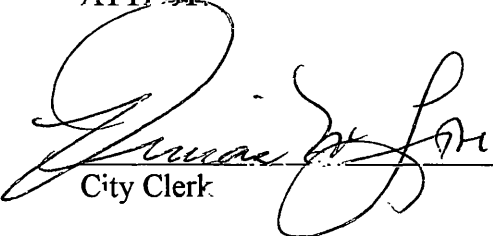
VIRGINIA VINCENT, WEST HOLLYWOOD, stated she lived in her apartment for 32 years and she doesn't want to move. She complained about smokers in her apartment building.

7. **ADJOURN:** The Special Joint Meeting of the City Council and Rent Stabilization Commission was adjourned at 7:35 p.m. to the regular City Council meeting of Monday June 19, 1995.

APPROVED BY MOTION OF THE CITY COUNCIL ON THE 24TH DAY OF JULY, 1995.



MAYOR

ATTEST:


City Clerk