

MINUTES
JUNE 14, 1993

WEST HOLLYWOOD CITY COUNCIL-RENT STABILIZATION COMMISSION
JOINT STUDY SESSION ON HISTORICALLY LOW RENTS
AND
STUDY SESSION ON TENANT HOMEOWNERSHIP PROGRAM

WEST HOLLYWOOD PARK
647 N. SAN VICENTE BOULEVARD
6:00 P.M.

CALL TO ORDER: Mayor Guarriello called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PRESENT: Heilman, Koretz, Lang, Land
Mayor Guarriello

ALSO PRESENT: Rent Stabilization Commissioners
Martin, Routh and Notre
Director, Mark Johnson

I. JOINT STUDY SESSION ON HISTORICALLY LOW RENTS

Wayne Zimmerman gave the Staff Report on the results of the survey of owners of exempt low-rent units. The City Council, staff and members of the Rent Stabilization Commission discussed issues involving fairness, economy, vacancy increases and methods of application, definition of peculiar circumstances and needed changes in the Ordinance and/or Regulations. Direction was given to staff to come up with a process whereby there is some kind of floor/ceiling vacancy rent increase; expand and clarify the definition of "peculiar circumstances; and come up with a process whereby low-rent units get an increase on vacancy, pretty much automatic, unless the Department can demonstrate that the current rent was accurate and appropriate. Specific language on these issues is to be prepared and returned to the City Council for further action and decision up or down.

ADJOURNMENT OF RENT STABILIZATION COMMISSION: The Rent Stabilization Commission adjourned to their next regular meeting on June 24, 1993.

II. CITY COUNCIL STUDY SESSION - DISCUSSION OF TENANT

HOMEOWNERSHIP PROGRAM: (Follow-up to an April 27, 1992 study session)

PRESENT: City Council
ALSO PRESENT: Debbie Potter
Members of Homeownership Task Force.

Overview and introduction of Task Force members was given by Debbie Potter, Economic Development and Housing Manager. The Task Force consists of the following persons:

Julia Abdala, Economic Development Specialist
Liz Bernard-Anderson, Fred Sands Realtors
Marshall DeWolff, First Federal Bank of California
Nancy Elander, First Federal Bank of California
Richard Klug, Douglas Properties Estates
Stephanie O'Neal, Housing Intern
Martha Panella, Rodeo Realty
Debbie Potter, Housing Manager, City of W. Hollywood
Grafton Tanquary, West Hollywood Concerned Citizens
Erleigh M. Tillmon, Fannie Mae.

Liz Bernard Anderson reported about the work that the task force has done and Stephanie O'Neal, intern, reported on the options for the first time homebuyers and the purpose of the report. Council and staff discussion was held on loss of affordable units, benefits to tenants, housing stock, character of the City, gentrification, and existing condominium rental conversion.

Direction was given to staff to develop a homeownership program which would involve modifying conversion standards for high-range rental units where the City does not lose affordable units, and a program targeted to tenants in condominium buildings - to provide assistance to individuals who are renting existing condominium units. Further direction was given to work with Rent Stabilization Director to come up with some justifiable percentiles on the definition of "high-end rental units" and compare our present conversion ordinance with what the proposed changes would be and the fees that would be generated.

Mayor Guarriello called a recess at 7:50 p.m. The meeting reconvened at 8:00 p.m. and adjourned to closed session.

CLOSED SESSION: This time was set aside for the City Council to meet in closed session to discuss matters pertaining to litigation (pursuant to Government Code Section 54956.9(a), potential litigation (pursuant to Government Code Section 54956.9(b), and (c), personnel, and/or claims.

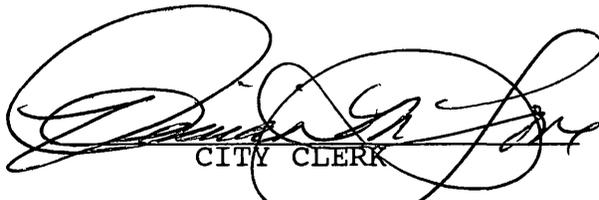
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ADJOURNMENT: The meeting was adjourned to June 21, 1993 at West Hollywood Park Auditorium, for a closed session at 6:00 p.m. and a regular meeting at 7:00 p.m.

APPROVED BY MOTION OF THE CITY COUNCIL THIS 16TH DAY OF AUGUST, 1993.


MAYOR

ATTEST:


CITY CLERK