

**Profile**

John Hoffhines  
First Name Middle Initial Last Name Suffix

[Redacted]  
Email Address

[Redacted] Suite or Apt  
Street Address

Beverly Hills CA 90212  
City State Postal Code

**Mailing Address (optional)**

Home: [Redacted]  
Primary Phone

**Work Phone**

**Cell Phone**

**Which Boards would you like to apply for?**

Rent Stabilization Commission: Submitted

Question applies to multiple boards

**Have you applied previously for a Commission appointment? If so, which Commission(s)?**

no

**How long have you resided in Beverly Hills?**

17 yrs

Question applies to Rent Stabilization Commission

**Are you a (Please select one): \***

Tenant

Question applies to Rent Stabilization Commission

**Occupation**

Business Manager

Question applies to Rent Stabilization Commission

**Do you work in Beverly Hills?**

Yes  No

Question applies to Rent Stabilization Commission

**Have you ever been a paid lobbyist/legislative advocate? If so, when and before which commission(s)?**

no

Question applies to Rent Stabilization Commission

**Are you a member or alumnus of the Team Beverly Hills Program?**

member

Question applies to Rent Stabilization Commission

**Have you applied previously for a commission appointment? If so, which commission(s)?**

see above

Question applies to Rent Stabilization Commission

**1. Please list community activities you are presently involved in and activities in which you have participated in the past, including years of service:**

Currently going through Team BH program, completing in March ('23).

Question applies to Rent Stabilization Commission

**2. Please describe any technical expertise (real estate experience, landlord/tenant law, apartment building management, property management), or other background information (education, business, or personal) that may be useful to you as a Rent Stabilization Commissioner.**

Long-term family exposure to landlord business. Currently I am tenant of both residential and commercial properties in BH.

Question applies to Rent Stabilization Commission

**3. Have you attended any of the Rent Stabilization facilitated sessions or City Council meetings within the last twelve months? Please indicate if you were in attendance, and please comment on your reactions.**

no

Question applies to Rent Stabilization Commission

**4. Select one How would you rate your ability to read and interpret rules and regulations regarding rent stabilization? \***

Proficient

Question applies to Rent Stabilization Commission

**5. Have you ever been evicted from a residential real property?**

Yes  No

Question applies to Rent Stabilization Commission

**6. Have you ever been evicted for just cause?**

Yes  No

Question applies to Rent Stabilization Commission

**7. Describe your experience in dealing with residential rental property? (include any and all experience including as a tenant, landlord, manager of property or any other experience).**

Since moving out of my parents' house, I have always been a renter. While I was growing up my parents owned many rental properties; I helped out and was hence exposed to the landlord side of property rental.

Question applies to Rent Stabilization Commission

**8. Rent Stabilization Commission meetings will be held in the evening. How much time would you be able to devote to the Rent Stabilization Commission? How often are you out of town? What other commitments may cause conflicts with your attendance at Commission meetings? (Average time anticipated is 10-15 hours per month.)**

Currently my time is fairly open/flexible. I rarely leave town.

Question applies to Rent Stabilization Commission

**9. What do you see as the community rent stabilization issues currently facing Beverly Hills?**

The central issue is ensuring that landlords are able to achieve a fair return on their investment without subjecting tenants to onerous or unjustifiable increases in rent. Most specific issues are within some subset of this principal issue. Apropos of this, both owners and tenants need access to information/education about their rights and responsibilities.

Question applies to Rent Stabilization Commission

**10. How do you view the balance between the rights of property owners and tenants (both commercial and multi-family residential) and the balance between a tenant's right to occupy a unit and a housing provider's right to operate their business of one or more multi-family residential properties in the City of Beverly Hills?**

The question itself alludes to the answer: There should be a balance; i. e. the goal is for both sides to have a fair and reasonable experience. The process will not always leave everyone happy, but the result should at least be more equitable if: - all relevant facts and perspectives are considered. - all sides have equal opportunity to present their experiences/perspectives. Note: Commercial and residential properties are fundamentally different from each other. You need a place to live, but you don't need to own a business. Therefore commercial and residential properties must be considered separately from each other.

Question applies to Rent Stabilization Commission

**11. How would you describe the appropriate relationship among the Commissioners and between the Commission and applicants? Would you find it difficult to vote against a friend? If yes, are you willing to advise staff and refrain from reviewing and voting on a particular application?**

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For me, important traits for any commissioner are: Honesty, willingness to consider others' points of view, and ability to keep one's own biases in check. If these traits are present, appropriate relationships should follow. In any case in which I felt I had a conflict of interest, I would recuse myself.

Question applies to Rent Stabilization Commission

**12. Why do you want to be a member of the Rent Stabilization Commission? (Specifically, why have you chosen this form of community service over the many other avenues of community service available in our community?)**

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Serving on this commission is a more efficient/effective way of addressing rent/housing issues than other forms of service.

Question applies to Rent Stabilization Commission

**13. Are you a licensed attorney practicing landlord tenant law?**

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Yes  No

Question applies to Rent Stabilization Commission

**If yes, please describe your area of practice. If no, please input "N/A"**

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N/A

Question applies to Rent Stabilization Commission

**14. I have interests in the following multi-family residential real property both within and outside of Beverly Hills, including but not limited to, ownership, trusteeship, sale, or management, including investment in or in association with partnerships, corporations, companies, joint ventures, and syndicates engaged in the ownership, rental, sale or management of multi-family residential real property during the three years immediately preceding the date of the submission of this application (Please list, if known):**

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N/A

Question applies to Rent Stabilization Commission

**Completed applications may be returned to the City Clerk's Office, Room 290, 455 North Rexford Drive, Beverly Hills, CA 90210. If you have any questions, please contact the City Clerk at 310-285-2400.**

## **IMPORTANT NOTICE**

**In order that we may preserve the integrity of the application and interview process, please direct all inquiries to the City Clerk, City Manager or the Director of Community Development. Please DO NOT contact the City Councilmembers or the members of the Rent Stabilization Commission regarding the Rent Stabilization Commission vacancies.**

**Serving on the Beverly Hills Rent Stabilization Commission**

## Megan Mumby

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**From:** gov@unclehuman.com  
**Sent:** Tuesday, February 28, 2023 7:38 PM  
**To:** City Clerk  
**Subject:** RSO Commission Application

CAUTION: External Sender  
Use caution when clicking links or opening attachments

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Greetings -

Last week I submitted an application for the RSO Commissioner opening and later discovered that I may have answered one of the questions inaccurately. I would like to update that question with accurate information, as provided below.

The question was:

3. Have you attended any of the Rent Stabilization facilitated sessions or City Council meetings within the last twelve months? Please indicate if you were in attendance, and please comment on your reactions.

My originally submitted answer indicated that I had not attended any meetings. However, while it is the case that I did not physically attend any meetings, I did view the April 12, 2022 City Council meeting online in real time. Afterwards I discussed the topic of allowable rent increase with some neighbors.

Thank you  
John Hoffhines