
Profile

Frances

First Name

E

Middle Initial

Miller

Last Name

Suffix

[REDACTED]

Email Address

[REDACTED]

Street Address

Suite or Apt

Beverly Hills

City

CA

State

90210

Postal Code

Mailing Address (optional)

Mobile: [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)?

Yes I'm currently serving on the RSO as an alternate (Landlord)

Question applies to Rent Stabilization Commission

Are you a (Please select one): *

Housing Provider (landlord)

Question applies to Rent Stabilization Commission

Occupation

landlord/property 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?

Yes I graduated this year.

Question applies to Rent Stabilization Commission

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

Yes I am currently serving as the Landlord Alternate on the RSO commission.

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:

I am an active member of Beth Jacob Congregation for the last 5 years. I participate in many of their community events. My participation includes Sabbath services, community speakers, fundraiser for charity and hosting members of the community in my home on a weekly basis. I am also a member of the Beverly Hills Synagogue.

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.

I am currently the manager of 2 income properties with a total of 12 occupying tenants, all of whom live in Beverly Hills. I also manage 3 properties in Los Angeles that houses 10 tenants. I have been the sole manager of the Beverly Hills multifamily dwellings since 2010. I was an interior decorator in the 90's this has helped me in keeping excellent building standards for my tenants. My decorating knowledge has helped in two ways: from a habitability standpoint, and for maintaining the historic aesthetic of my vintage buildings. I hold a BA in Journalism which has been helpful in communications with the tenants and also with my commission work. From 2017-2021 I occupied one of the apartment units I manage as my primary residence. This was a fantastic growth journey which enlightened me to the realities of dense multifamily living from the perspectives of both the tenant and landlords since we all lived in the same building.

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.

I had attended almost every facilitated session with Dr. Singh in 2017. I was chosen by the landlords to be one of the "seven" to represent the housing providers for those hhistoric sessions. I am very pleased with the progress we achieved so far in creating a fair and balanced RSO. I am also very proud of the progress made in the civility of the discourse between the housing providers and tenants..

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).

In Beverly Hills, I manage 2 buildings with a total of 6 units which provide housing to 12 tenants. This includes 3 students enrolled in Beverly Hills Unified, 3 seniors and 6 others. As a small business owner I must wear many hats. I single handedly manage every detail of my properties. My duties include: 1. **MARKETING:** This involves finding qualified tenants for vacant units. This duty requires knowledge of current market rents and rental trends with comparable units in the neighborhood. I also advertise online and personally show the properties to potential tenants. 2. **TENANT SCREENING:** This requires knowledge of discrimination and housing laws, privacy laws, interpreting credit bureau reports, and checking references. I also collect application fees and do background checks. 3. **BEGINNING AND ENDING TENANCIES:** I'm very familiar with the move in and move out process which requires at least 2 meticulous inspections. These inspections require that I understand and have knowledge of current state and city habitability standards, as well as usual wear and tear deductions involved with rental security deposit refunds. 4. **Administrative.** Since I operate my business independently I do all the banking, accounting and bill paying myself. As such I am very aware of current pricing for goods and services required for property maintenance. 5. **Maintenance:** I make sure that the buildings are safe and secure for my tenants and appealing to live in. These include big items such as everything from plumbing, HVAC, electrical as well as building aesthetics (paint and carpets).

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.)

I will devote as much time as the commission requires. My husband and I do travel occasionally. I will do everything in my power to arrange any trips not to conflict with my commitment to the commission meetings. In my current capacity as Alternate, I have attended the Wednesday evenings slot for the regular meetings. I have only been absent from 2 meetings in the almost 3 years I have served.

Question applies to Rent Stabilization Commission

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

The main issues seem to be affordable housing and keeping our tenants in place. Our city faces the difficult task of formulating updated RSO policies that will protect the tenants rights while providing for a fair rate of return for the housing providers. The RINA requirements and displacement of tenants are issues that I'm sure City Staff will present to us. The following are issues that our commission has had very spirited discussions on In the past 3 years we have considered the following issues: relocation fees, pass throughs, rental increases, water consumption, soft story retrofitting pass throughs , disruptive tenants , habitability and maintenance issues(August Meeting) and the protection of vulnerable tenants from abusive landlords. I'm very proud of the work we have completed and how we have seriously weighed both sides and have tried very hard to be reasonable and fair to both parties. Our commission has become "seasoned" and I'm very impressed with the level of civility that we follow, respecting each others views even when we may strongly disagree with each other. We also heard cases that and mitigated conflicts between Housing Providers and Tenants.

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?

I believe that tenants should be protected from landlords who do not fulfill their responsibilities. I also believe that landlords are entitled to make a reasonable profit for their work. In addition, landlords need to make adequate profit so that they can reinvest in their buildings to preserve the beautiful charm of our wonderful city. The tenants too have responsibilities and I strive to keep both parties "Rights and Responsibilities" in mind. In other words, Tenants have every right to occupy a unit as long as they fulfill their responsibilities according to the terms of their rental agreements.

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?

The relationship between commissioners and applicants should be professional. The members of the commission should consider themselves colleagues and be able to collaborate to reach compromises thoughtful and fair decisions. I wouldn't have difficulty voting against anyone if I felt It was the right thing to do. If somehow there was a conflict I would advise staff and recuse myself. In sum, the commissions relationship to the applicants should also be professional, cordial, impartial and fair.

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?)

I have been a resident of the city since I was enrolled at El Rodeo in 1967. I graduated from BHHS and to this day I consider myself a "Beverlyite" I am extremely proud of my the education I received in Beverly Hills. My daughter attended Beverly Vista and graduated in 2010 from Beverly. I am deeply committed and connected to our city. I believe that there are many challenges to changing the current RSO policies and I feel uniquely qualified to help adopt policy for many years to come. I want to be part of this particular commission because things are changing and I want to be part of the city's future. I feel thoroughly qualified for this appointment because of my experience as a housing provider, resident, and as a involved community member. I have chosen this form of community service because I have extensive knowledge and success in professional tenant/landlord relationships and understand the needs of our unique city.

Question applies to Rent Stabilization Commission

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

Yes No

Question applies to Rent Stabilization Commission

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

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):

I am the managing partner of Melody Properties LLC. We own 443 S. Palm Dr. and 439 S. Palm Drive. We also own our home at [REDACTED] In Los Angeles manage 2 tenant occupied condominiums and one single family home . (All in zip 90035 and not subject to rent control because of Costa Hawkins)

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