

Profile

Ingram _____ D _____ James _____
First Name Middle Initial Last Name Suffix

Email Address

Street Address Suite or Apt

Beverly Hills _____ CA _____ 90212 _____
City State Postal Code

Mailing Address (optional)

Mobile: _____
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)?

I have never applied for a Commission appointment.

How long have you resided in Beverly Hills?

20 plus years

Question applies to Rent Stabilization Commission

Are you a (Please select one): *

Tenant

Question applies to Rent Stabilization Commission

Occupation

Real Estate Broker

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)?

I have never been paid by a lobbyist/legislative advocate.

Question applies to Rent Stabilization Commission

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

I am not a member or alumnus of the Team Beverly Hills Program

Question applies to Rent Stabilization Commission

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

I have never applied for a commission appointment.

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 volunteer at the Middle school in Beverly Hills. I have two older children that have graduated from Beverly Hills High and I have a middle school child that will graduate from the 8th grade at Beverly Vista.

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 a real estate Broker, ID Number: [REDACTED], as well as a Commissioned Notary, Commission Number: [REDACTED] for 15+ years. I am a property manager that manages both commercial and residential properties.

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 have not attended any of the rent stabilization sessions, however, I do receive the mailers and reply/respond accordingly. I have not attended any city council meetings but I have watched a few sessions on television.

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).

With respect to both the Landlords and their tenants, It is often times difficult locating the current residential rental property laws/ordinances/rent control/immediate covid relief programs, etc. I have ideas on how to make immediate information available to blanket both the landlords and residents of Beverly Hills.

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 am available most evenings and am more than available for well over 10-15 hours per month. I have not traveled in years and the only conflict that I would have is if my minor child would have an event at Beverly Vista.

Question applies to Rent Stabilization Commission

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

The current issues facing the community rent stabilization is access. Most community members are not privy to the assistance that may and or may not be available.

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 challenge lies with property owners and tenants not having the tools and information needed to maintain the proper relationship. If both owners and tenants understood the fundamentals, it could possibly eliminate the common misunderstandings that each side has challenges with. The gap could be closed swiftly with the dissemination of information to the residents and the owners alike. Having access changes everything!

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 appropriate relationship among the Commissioners and between the Commission and application is Communication. Everyone should be crystal clear on what is expected of them. The rules and responsibilities are in place for a reason and they should never be compromised, regardless if someone is a friend. I believe in Fairness and Transparency.

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?)

As a licensed Real Estate Broker, (BRE Number: [REDACTED]), understanding the way Beverly Hills manages its real estate (billion if not trillion dollar market) is vital. I want to have a better understanding of how to better serve the residents and owners of real estate in Beverly Hills especially during turbulent times like what we experienced during the Covid-19 pandemic.

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 have interests in multi-family residential real property both within and outside of Beverly Hills. I have experience in sales, management, rental, multi-family residential real property a minimum of 15+ years of experience, i.e. Broker's License Number: [REDACTED]. I want to learn about trusteeship, syndicates engaged in the ownership of rental, sale or management of multi-family real property within and outside of Beverly Hills.

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