

CITY OF BEVERLY HILLS
RENT STABILIZATION COMMISSION
APPLICATION

TO: HONORABLE MAYOR AND CITY COUNCIL

I am interested in being considered for an appointment on the Rent Stabilization Commission.

Name: Kathy Bronte E-mail address: [REDACTED]

Residence Address (required): [REDACTED] Zip Code: 90212

Mailing Address (optional): _____ Zip Code: _____

Home phone: ^{cell} [REDACTED] Work phone: _____ Fax: _____

How long have you resided in Beverly Hills? 50 yrs. plus

Are you a (Please check one): Tenant Housing Provider (landlord)

At Large Member who is not a Tenant, is not a Manager of an apartment building, and is not a Housing Provider who has a financial interest of 5% or more in a multi-family residential rental property (apartment building) either within or outside of the City

Occupation: Sp. Ed. Teacher Do you work in Beverly Hills? yes

Have you ever been a paid lobbyist/legislative advocate? If so, when and before which commission(s)?
no

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

Have you applied previously for a commission appointment? If so, which commission(s)?
yes - rent stabilization board (I am presently an alternate)

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

Justincase -BH

Crisis Response Team (CRT)

CERT, TeamBH

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 have been a property manager in Santa Monica and West L.A.

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.

Yes - I have attended all Rent Stabilization meetings and 2 city council meetings.

There is a lot of important issues, decisions and tasks for RSO to address

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

Proficient Intermediate Novice Willing to Learn

5. Have you ever been evicted from a residential real property? Yes No

6. Have you ever been evicted for *just cause*? Yes No

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).

I have been a renter for my entire adult life (along with my children) and I have been a property manager so I have seen/addressed both sides of many issues by compromising and listening.

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.)

not a concern.
As an alternate, I have not missed a meeting and I do not plan to travel in the near future.
No conflicts.

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

There are issues / concerns understanding and implementing both tenants and landlord rights, evictions, neglect by tenants and/or landlords, habitability. Some current language is antiquated and needs to be looked at. We have begun to have good conversations and made a few decisions... which is a good start.

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?

Balance is key - compromise, compassion, communication, supporting conversations.

Owners have rights to make money and operate a business.

Tenants have rights to enjoy their home/occupy a unit while respecting the property, neighbors and following the lease.

Terms of lease need to be followed and enforced.

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?

Among commissioners, the relationships should be respectful with a willingness to ~~be~~ listen and compromise.

After listening - I would vote based on the law, information and facts - regardless of friendship. If I knew I would feel uncomfortable or/there was a conflict, I would refrain from voting.

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 always been a renter and I feel passionate about the need to have positive, respectful, professional relationships between owner/renter. I hope my background would make me a good candidate for the Commission.

13. Are you a licensed attorney practicing landlord tenant law? Yes [] No [X]
If yes, please describe your area of practice

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):

n/a

I declare under penalty of perjury that the foregoing is true and correct.

Date: 6/14/21 Signature Kathy Brunte

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.

**CITY OF BEVERLY HILLS
RENT STABILIZATION COMMISSION
APPLICATION**

TO: HONORABLE MAYOR AND CITY COUNCIL

I am interested in being considered for an appointment on the Rent Stabilization Commission.

Name: Kandace Lindsey-Cerqueira E-mail address: [REDACTED]

Residence Address (required): [REDACTED] Zip Code: 90212

Mailing Address (optional): Same as above address Zip Code: 90212

Home phone: [REDACTED] Work phone: [REDACTED] Fax:

How long have you resided in Beverly Hills? 23

Are you a (Please check one): Tenant Housing Provider (landlord)

At Large Member who is not a Tenant, is not a Manager of an apartment building, and is not a Housing Provider who has a financial interest of 5% or more in a multi-family residential rental property (apartment building) either within or outside of the City

Occupation: Singer/Songwriter/
 Producer Do you work in Beverly Hills? Yes

Have you ever been a paid lobbyist/legislative advocate? If so, when and before which commission(s)?
No

Are you a member or alumnus of the Team Beverly Hills Program? No

Have you applied previously for a commission appointment? If so, which commission(s)?
No

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

El Rodeo PTA, Beverly Vista PTA, Horace Mann PTA Executive Board PTA

Performed at Beverly Hills Next Gen Night Performed at Rodeo Drive Holiday Lighting Celebration.

Performed Beverly Hills Proms summer music series at Montage Hotel

Volunteered for both of 2 X Mayor and City Councilwomen Lili Bosse's walk with the mayor and campaign.

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 have very effective Public Relation skills.

I have been a renter in Beverly Hills for the last 23 years.

I have met and interacted with hundreds of Beverly Hills residences (Renters, Owners,) while living, performing and volunteering with two different Mayors and several different City Council members in Beverly Hills. Having these experiences and expertise has allowed me to have a great rapport in and around Beverly Hills.

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 virtually attended/watched a couple Rent Stabilization sessions in the last couple of months.

I have not attended the Live meetings, but I have watched several past recordings of the meetings over the last couple of months.

I feel that the meetings are very informative, and much needed in our Beverly Hills community to make sure that both sides have a voice.

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

Proficient Intermediate Novice Willing to Learn

5. Have you ever been evicted from a residential real property? Yes No

6. Have you ever been evicted for *just cause*? Yes No

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).

~~I had really good experiences until, back in 2016 when the management company gave us a 60 day notice out of nowhere.~~

It was an extremely difficult situation because I had lived in the building for 18 years. I think they just wanted to raise the rent.

It was very very stressful as we had a son just beginning kindergarten, and his best friend lived just across the hall.

We looked diligently for the months we had, and everything was so expensive, and we were not given a relocation fee because the management company said that they were not required to.

We finally found a new place 4 days before Christmas, and had to quickly move all our belongings, to a new place, and set up our place up to try to create a fun, peaceful Christmas for our 5 year old. I wouldn't wish such a stressful situation on anybody.

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 feel like I would easily have 10 to 15 hours a month in order to devote to Commission meetings.

Evening works fine for me.

I leave out of town every couple of months.

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

I feel that the current rent stabilization issues that are facing the BH community would be; from the Landlord side, finding more reasonable options (ie. Housingskey...etc for current residences to reasonably pay off their past balances/back rent situations in order to continue to stay at their residence, or also for current residents to find affordable housing to move to within Beverly Hills coming out of the pandemic, if they can't afford to live where they currently are. Especially families that have children attending school in the Beverly Hills school district.

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 do feel that there is a tricky balance between the rights of property owners and tenants, but there is definitely a way to be fair and reasonable to both. It is a symbiotic relationship, so we just to see the value in both sides and assist in making the rules and guidelines for both.

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?

I would describe the appropriate relationship as being a business relationship. Friendly, respectful of their opinion, but confident and secure with my own opinion and experiences.

I would not find it difficult to vote against a friend, if I see that the facts that were presented coupled with my experiences led me to arrive at that decision.

If I truly felt conflicted with making a decision of voting against a friend, I would definitely advise staff, and refrain from reviewing and voting on a particular application.

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 want to be a member of the Rent Stabilization Commission, because I feel that I have a unique set of skills, experiences and public relation skills that will help making recommendations, protections, and fair housing practices for tenants and landlords (multi family-units and single units) alike. I am a reasonable person, and I realize that dialogue and compromise in certain situations are necessary to create fair balance.

13. Are you a licensed attorney practicing landlord tenant law? Yes [] No [X]
If yes, please describe your area of practice

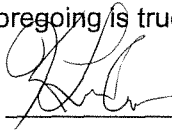
14. I have interests in the following multi-family residential real property both within and outside of Beverly Hills , including but not limited to, ownership, trusteeship, sale, or management, including investment in or in association with partnerships, corporations, companies, joint ventures, and 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):

N/A

I declare under penalty of perjury that the foregoing is true and correct.

Date: 6/11/2021

Signature



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Profile

Zachary

First Name

Sokoloff

Last Name

Middle Initial

Suffix

[Redacted]

Email Address

[Redacted]

Street Address

[Redacted]

Suite or Apt

Beverly Hills

City

CA

State

90212

Postal Code

Mailing Address (optional)

Mobile: [Redacted]

Primary Phone

Work / Cell Phone

Fax Number

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 have applied to both the Planning Commission and the Architectural Commission.

Question applies to Rent Stabilization Commission

Are you a (Please select one): *

Tenant

Question applies to Rent Stabilization Commission

Occupation

Real Estate Developer

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?

No.

Question applies to Rent Stabilization Commission

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

Yes. I have applied to both the Planning Commission and the Architectural 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:

The values of public service and Tikkun Olam are deeply woven into my identity. After graduating from college, I entered the Teach For America program where I taught middle and high school Algebra I in Boyle Heights and Watts. Since moving home to Beverly Hills, I have sought to become more involved in the local community through participation in the Jewish Federation's New Leaders Project and serving on the Steering Committee to oversee the Holocaust Museum Los Angeles' ongoing capital campaign. Lastly, in my professional capacity, I spearhead a \$2 million initiative to revitalize businesses and organizations in the Beverly/Fairfax District and to promote diversity and equity in the entertainment industry, providing mentorship and job training opportunities for traditionally underrepresented communities.

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 received a BA in Economics from Yale University (2011), an MA in Education Policy and Administration from Loyola Marymount University (2013), and a JD/MBA from Harvard University (2017). I am now a real estate developer. I work for Hackman Capital Partners and manage our redevelopment of Television City studios. The project is seeking entitlements from the City of Los Angeles and is in the process of conducting a full Environmental Impact Report. These experiences prepare me for membership on the Rent Stabilization Commission.

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 a Rent Stabilization Commission meeting in the past 12 months but have reviewed the minutes of recent meetings to familiarize myself with matters before the Commission.

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).

I have been a tenant of residential rental properties for nearly a dozen years. I also have experience investing in multi-family properties, though none to date are located in 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 aware of the time commitment this role entails and am confident that I would be an active and contributing member of the Rent Stabilization Commission. I will dedicate myself to this role and earn the trust placed in me as a steward of the public interest. Given the Rent Stabilization Commission's regularly scheduled meetings, I do not foresee challenges in managing conflicts with my day job.

Question applies to Rent Stabilization Commission

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

I believe housing affordability is the most pressing issue facing tenants in Beverly Hills. To foster a diverse community of residents and promote young families or city employees (teachers, police, etc.) to both work and live in Beverly Hills.

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 every issue that comes before the Commission must be adjudged on its own merits. Fundamentally, the relationship between a tenant and property owner/landlord is contractual by nature. Each retains a set of rights that derive from that document, and the relationship must proceed within the bounds of those negotiated provisions. It is important to create a dynamic of fairness -- where renters can obtain safe, well-maintained habitable space and property owners/landlords can reliably sustain a business enterprise.

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?

A Rent Stabilization Commissioner must approach his/her work in an independent, fair, and dispassionate manner. Guided by those values, I would not find it difficult to vote against a friend, where recusal is not otherwise advisable.

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 am a fourth generation resident of Beverly Hills. This community has been my home and provided me a life for which I am extremely grateful. I want to be part of a new generation of leadership in Beverly Hills that builds a city my grandchildren can afford and enjoy. I pair this spirit of civic mindedness with a passion for and background in real estate development. I believe this mix of personal characteristics and professional experience makes me a well-suited candidate for the Rent Stabilization Commission and I would be honored to serve in that capacity.

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 help manage a large portfolio of multi-family investments on behalf of my family, largely through third-party managers.

Question applies to Rent Stabilization Commission

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Profile

Adrienne P Spitzer
First Name Middle Initial Last Name Suffix

[Redacted]
Email Address

[Redacted] [Redacted] [Redacted]
Street Address Suite or Apt

Beverly hills CA 90212
City State Postal Code

Mailing Address (optional)

Mobile: [Redacted]
Primary Phone

Work / Cell Phone

Fax Number

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

Question applies to Rent Stabilization Commission

Are you a (Please select one): *

Tenant

Question applies to Rent Stabilization Commission

Occupation

Talent agent /retired

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?

No

Question applies to Rent Stabilization Commission

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

No

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:

None

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.

None however would love the opportunity to be a member.

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.

None

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? *

Intermediate

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).

None. I have been a talent agent for over 30 years and extremely good with contracts and dealing with people and negotiating !

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.)

Always in town

Question applies to Rent Stabilization Commission

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

Rents are not stable. I live in an apt for 20 years here. And i see other apartments like mine renting for 2-3 times as much ! Many people Are leaving because the rents are exorbitant.

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 in a fair and equitable balance between renter owner. There are many small business's Leaving Beverly Hills and we need them to come back!

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?

Fair and equitable i would not find it difficult to vote against anyone. It's a matter of what I believe is appropriate.

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've always been interested in real estate.and especially all the real estate shows on tv! my boyfriend is a real estate attorney in Beverly Hills as well.

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"

Talent agent for over 30 years negotiating deals with actors and producers.

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):

Mostly interested in multi family apartment rentals.

Question applies to Rent Stabilization Commission

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Serving on the Beverly Hills Rent Stabilization Commission

The Rent Stabilization Commission will be one of twelve (12) Commissions appointed by the City Council to carry out a variety of delegated functions. The City Manager, Department heads, and other City staff who work for the City Council provide staff support to the Commissions. The Community Development Department provides primary staff support to the Rent Stabilization Commission, Architectural Commission, the Design Review Commission, Cultural Heritage Commission, Traffic and Parking Commission, and the Planning Commission. As with the other City Departments, Community Development staff also provides support to other Commissions and to the City Council.

There are six (6) Rent Stabilization Commission positions serving staggered, four-year terms. Two commissioners shall be landlords; two commissioners shall be tenants, and two Commissioners shall be At Large Members who are not Tenants, are not Managers of an apartment building, and are not Housing Providers who have a financial interest of 5% or more in a multi-family residential rental property (apartment building) either within or outside of the City. There are also three (3) alternates, one for each category.

One landlord member, one tenant member, and one at large member of the initially appointed commissioners and all the alternates shall be appointed for an initial term of four years. The other three Commissioners shall be appointed for an initial term of two years. Each Commissioner and alternate shall thereafter have the opportunity for reappointment to an additional four-year term. An appointment to fill a vacancy on the Commission shall be for a period of the unexpired term.

When there is an anticipated vacancy, the City Council announces and advertises the upcoming

**CITY OF BEVERLY HILLS
RENT STABILIZATION COMMISSION
APPLICATION**

TO: HONORABLE MAYOR AND CITY COUNCIL

I am interested in being considered for an appointment on the Rent Stabilization Commission.

Name: Azadeh B. Williamson E-mail address: [REDACTED]

Residence Address (required): [REDACTED] Zip Code: 90210

Mailing Address (optional): [REDACTED] Zip Code: 90211

Home phone: [REDACTED] Work phone: [REDACTED] Fax:

How long have you resided in Beverly Hills? Seven Years

Are you a (Please check one): Tenant Housing Provider (landlord)

At Large Member who is not a Tenant, is not a Manager of an apartment building, and is not a Housing Provider who has a financial interest of 5% or more in a multi-family residential rental property (apartment building) either within or outside of the City

Occupation: President / Business Owner Do you work in Beverly Hills? Yes

Have you ever been a paid lobbyist/legislative advocate? If so, when and before which commission(s)?
No -N/A

Are you a member or alumnus of the Team Beverly Hills Program? No

Have you applied previously for a commission appointment? If so, which commission(s)?
No -N/A

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

An active member of Equality Network, the City of West Hollywood from 2012-2015 (LGBT advocacy group). Member of Project AWARE (NGO) focuses on implementing lasting change in shark conservation and marine litter. Volunteer at USC Catalina Hyperbaric Chamber.

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.

Living and working in Beverly Hills for the past decade, I was involved in several lease negotiations. I negotiated residential leases as a tenant for apartments and single-family units. I also negotiated and renegotiated office lease agreements for the company I own.

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.

Yes. I knew that the council facilitates mediations for tenants and landlords. There was a dispute between residents on my street. I attended two meetings to listen to the defense from both sides. I was interested to know the result. Unfortunately for me, the tenant's withdrawal of his appeal did not allow the council to decide. I thought that the meeting was very organized and the agenda was prioritized and efficient.

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

Proficient [] Intermediate [x] Novice [] Willing to Learn []

5. Have you ever been evicted from a residential real property? Yes [] No [x]

6. Have you ever been evicted for *just cause*? Yes [] No [x]

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).

I was the plaintiff in a very complicated unlawful detainer case at the Santa Monica courthouse.

The tenant was involved in a dispute in family court, and she was able to get a restraining order

against me in the civil court. Through this process, I learned a lot about eviction laws and how

unlawful detainer cases are different from criminal and civil cases. I was well prepared for the

court appearance, which allowed me to prevail in court.

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.)

At least 12 hours a month. I travel out of town approximately every two months. I can arrange

my travel and schedule to attend meetings as long as I know the meeting schedule or have

advanced notice. My office is also located in Beverly Hills.

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

After the pandemic and a year of instability that affected the city, I think the topic of rent

stabilization is more relevant than ever. Many moved out of state and out of Los Angeles

County (IRS: California shrank by 165K taxpayers, \$8.8 billion in gross income). This

migration greatly affected the city of Beverly Hills and specifically the "mom and pop"

landlords. Many families lost their income due to the pandemic, while and others earned more

this year due to stimulus checks and other tax incentives. Another factor is the unusually high

inflation in 2021 (The central bank now sees its favored inflation measure rising at an annual

rate of 3.4% in 2021). Reviewing the old policies and updating them for post-pandemic time

seems crucial to me.

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?

In most cases, local and state laws define the rights. What seems to be "fair" or "unfair" usually

does not translate to be "legal" or "illegal." I will first try to understand the policies and laws

before debating about tenant's or landlord's rights.

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?

Commissioners must understand that their primary responsibility is to serve the public. All relationships must comply with the city of Beverly Hills' policies. A commissioner fulfills her/ his duty when she/ he acts to support the policy and policymakers. It only serves this valuable function when it works within the constraints of the law and without regard to public prejudice and the clamor of the crowd. I will not find it difficult to vote against a friend. I have been living on my own since I was 17 years old. I emigrated to Europe and then to the USA all by myself without any friends or family. I do not feel obligated to accommodate people I know by breaking or bending the law.

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?)

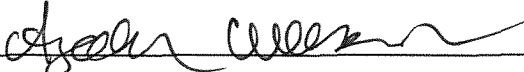
I started a new business 11 years ago. Working on the new venture took all of my time and prevented me from being active in the community. Now that the company has grown and became stable, I have more time. I can dedicate some of my time to the community and volunteer work. I am originally from Iran, and I speak Persian (Farsi) fluently. Many Beverly Hills residents are Iranian- Americans, many elderly that cannot understand English fluently. If I serve as a member, it can be helpful both to the rent stabilization commission and the Persian community. I will translate and elaborate the policies and purpose of the rent stabilization commission to the community.

13. Are you a licensed attorney practicing landlord tenant law? Yes [] No [X]
If yes, please describe your area of practice

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):

Not Applicable

I declare under penalty of perjury that the foregoing is true and correct.

Date: June 17, 2021 Signature 

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.