



CITY OF BEVERLY HILLS

Room 280A
455 North Rexford Drive
Beverly Hills, CA 90210

RENT STABILIZATION COMMISSION REGULAR MEETING

MINUTES

May 4, 2022
6:00 PM

MEETING CALLED TO ORDER

Date/Time: May 4, 2022 / 6:03 PM

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Commissioners Baseman, Lindsey-Cerqueira, Maden, Milkowski, Miller, Sokoloff, Vice Chair Bronte, Chair Tryfman
Commissioners Absent: Commissioner Gurman
Staff Present: Ryan Gohlich, Helen Morales, Karen Myron, Robin D. Harris, James Burnley

COMMUNICATIONS FROM THE AUDIENCE

Members of the public may address the Commission regarding any items not on the Agenda that are within the subject matter jurisdiction of the Commission. By State law, the Commission may not discuss or vote on items not on the Agenda.

Speakers: None

APPROVAL OF AGENDA

By Order of the Chair and absent objection from the Commission, the agenda was approved as presented.

CONSENT CALENDAR

1. CONSIDERATION OF MINUTES

Consideration of Minutes of the Rent Stabilization Commission regular meeting of April 6, 2022.

Motion: MOVED by Commissioner Milkowski, SECONDED by Vice Chair Bronte to adopt the minutes as presented (6-0).

AYES: Commissioners Baseman, Maden, Milkowski, Sokoloff, Vice Chair Bronte, Chair Tryfman

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NOES: None

CARRIED

REPORTS FROM PRIORITY AGENCIES

2. ORGANICS RECYCLING PROGRAM

Informational presentation from the Public Works Department on the City's organic waste management program.

Public Input: Yechiel Rosenfeld

Solid Waste Manager James Burnley provided a presentation on the City's organic waste management program, and answered questions from the Commissioners.

CONTINUED BUSINESS

3. FAIR RATE OF RETURN AND THE RENT ADJUSTMENT APPLICATION PROCESS IN CONNECTION WITH POSSIBLE AMENDMENTS TO THE RENT STABILIZATION ORDINANCE (RSO) REGARDING SURCHARGES AND THE AMOUNT OF ANNUAL MAXIMUM ALLOWABLE RENT INCREASES

Staff seeks recommendations regarding possible amendments to the Rent Stabilization Ordinance for both Chapter 5 and Chapter 6 of Title 4 of the Beverly Hills Municipal Code regarding surcharges that allow housing providers to pass through costs to tenants relating to water service penalties and/or surcharges, refuse fees, and for Chapter 5 tenants only, capital expenditures, improvement expenses mandated by law, including seismic retrofit, utility expense, and for additional tenants. *Continued from the April 6, 2022 Rent Stabilization Commission regular meeting.*

Staff Presenter: Helen Morales, DPA, Deputy Director of Rent Stabilization
Public Input: Yechiel Rosenfeld, Constant Tse, Esmat Mahmoodi

The Commission took a recess at 7:19 PM

The Commission reconvened at 7:29 PM

Motion: MOVED by Chair Tryfman, SECONDED by Commissioner Milkowski to table the discussion on recommendations regarding rent increases and pass-through surcharges until the end of the fiscal year and presentation of a CPI (Consumer Price Index).

After a brief discussion and prior to a vote, Chair Tryfman amended her motion.

Motion: MOVED by Chair Tryfman, SECONDED by Commissioner Milkowski to continue the discussion to the next meeting, asking for the previous six years' CPI as additional information, in accordance with Commissioner Milkowski's request (4-2).

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AYES: Commissioners Maden, Milkowski, Vice Chair Bronte, Chair Tryfman
NOES: Commissioners Baseman, Sokoloff

CARRIED

NEW BUSINESS

None

PROJECT UPDATES

4. Rent Stabilization Division Monthly Staff Reports for March 2022

Staff seeks to inform the Rent Stabilization Commission on the Rent Stabilization Division's monthly activity.

- Report received and filed.

COMMUNICATIONS FROM THE COMMISSION

- The Commissioners provided closing thoughts on the evening's discussion, and thanked each other for a spirited but respectful debate.
- Vice Chair Bronte wished a happy Mother's Day to mothers of all orders.

COMMUNICATIONS FROM STAFF

- Deputy Director of Rent Stabilization Helen Morales provided an update on the City Council's recent direction regarding the Rent Increase and Eviction Moratoriums.

5. 2022 Meeting Schedule

- Received and filed.

ADJOURNMENT

Date / Time: May 4, 2022 / 8:49 PM

PASSED AND APPROVED THIS 1ST DAY OF JUNE, 2022

Donna Tryfman

Donna Tryfman, Chair