
MEETING MINUTES OF THE JOINT_TENANT LANDLORD AND HOUIING COMMISSIONS
(IN-PERSON)

The joint meeting of the Tenant Landlord Commission and Housing Commission convened at 7:08 on May 10, 2023. The meeting was hosted by the TLC, chaired by David Timm.

TLC Commissioners PRESENT David Tim, (Chair), Commissioner Basurto, Commissioner Camardo, Commissioner Clegg, Commissioner Mookerjee, Commissioner Royer, Commissioner Wimbush (V. Chair), Commissioner Whitaker.

ABSENT Commissioner Wimbush (V. Chair) excused absent

STAFF Rolda Nedd, Hector Mercado, Alex Mc Millan

Meeting recording

PUBLIC COMMENT

Frank Duncan – spoke on behalf of Shelton Apartment residents about high water bills and related fees, disrespectful property manager and frequent staff turnover. Commissioners Clegg and Whitaker- Landlord representatives followed up with questions about the source of the water bill and possible causes for high bills. Advised that residents request the original water bill from the County. Mr Duncan was advised that the staff liaison – Rolda Nedd would follow up to get additional information and provide referrals if necessary.

Sherrone Dunhamn- resident of Clarendon Courts property at 3825 7th St. N provided written complaint of garbage and rat infestation. Provided photos showing excessive trash on the site, which affects access to handicapped parking pad. Request that TLC assist in holding violating tenants responsible and also the management company be held responsible for resolving the issues. Commission Clegg informed that there are strict regulations regarding trash disposal for multi-family properties and regulations governing recycle materials versus trash. Other departments may need to be referenced concerning the location of handicap parking bay in relation to trash areas and receptacles.

Heather McDaniels – vision impaired resident also expressed concerns about personal safety in the laundry room which is unlocked and therefore accessible to anyone. Often frequented by homeless individuals. Staff to reach out to management company McCormick Barron and/or

owner. Staff informed the meeting that the matter was referred to Code Enforcement and Environmental Health. Residents were advised that staff would follow up.

SUMMARY OF PRESENTATIONS/DISCUSSIONS

CAF Strategies Report-Anne Venezia, Director Housing Division

The 2023 CAF strategies report focused on five primary areas:

1. Oversight and Asset management
2. Capital Investment
3. Coordination
4. Problem Solving
5. Communication and Outreach to Residents

There was significant discussion and questions from Commissioners. The responses covered need for tenant education on their lease, help to navigate housing problems, alternative ways to settle disputes with the help of a facilitator. There were questions related to inspections and having consistency and quality inspection across vendors. Leverage ability and conditions in agreement to hold housing providers responsible for maintenance. Other questions and comments:

- Oversight and environmental management including responsibility for mold testing
- Communications and Outreach section and language availability for other than Spanish speakers
- Compliance and the need to specify in AHIF contacts length of time for compliance and if not what penalty
- Residents need more tools other advocating mechanisms
- Fair Housing – how addressed in the report? The role of the Human Rights Office.
- How to make complaints process less burdensome for residents
- How AHIF agreements can be strengthened

Resources/future actions

- Readily available contact information for residents to seek solutions
- More tenant education; resource packets being prepared for distribution to CAF residents
- Alternative Dispute resolution methods being investigated
- Legislative priorities that may result from the study i.e. mandating habitability

- How site plan conditions can be utilized in the process
- CRM – Centralized Resource Management ? being investigated to better track problems
and determine trends across the County.

MOTIONS & ACTIONS/VOTES

No votes taken

Staff is preparing resource packets for distribution to CAF residents. Ongoing survey of CAF residents; with reports available in the summer.

Meeting adjourned at 8:58 p.m.