

**December 4, 2018**  
**Housing & Tenants Rights Committee**  
**FINAL MINUTES**

**Welcoming Remarks:**

call to order at 6:35

self introduction of guests: Jane Demian, Carol Cetrone, Donna Barstow, Marco Larsen, Chris Cuellar, Lynda Burdick, Samantha Danner, Erin Sylvester, Stacy Doran (minutes)

There was no General Public Comment on non agenda items

**Presentations:**

**Jane Demian - update on Councilman Koretz Tenants Right to Council Program motion 18-0610.**

Jane stated that the SLNC approved Community Impact Statement (CIS) for the motion. The Tenants Right to Counsel program would have provisions at the pre-eviction stage to hopefully prevent Unlawful Detainer filing. The process will begin with Eviction Prevention Specialists who will do outreach and education to inform tenants of their rights and refer to legal representation at first sign of trouble. The Right to Council Coalition made up of tenant organizers and attorneys met with Brenda Shockley in the Mayor's office to discuss. Jim Bickhart from Councilman Koretz office also attended that meeting. This motion follows programs already in effect in NYC and SF. The main stumbling block is funding.

**Jane Demian - Councilman Koretz motion CF 18-0911 - affordable housing database**

Jane asked for a vote on Councilman Koretz motion to establish an affordable housing database. Currently registration is voluntary. Jim Bickhart and Councilman Koretz are asking HCID, Building and Safety, and the Planning Department to start a registry before a place is rented. There is currently no oversight. Seeking support of NCs. Hope to have CIS in January. Requests help from attendees. Jane Demian stated that this motion is about transparency. Erin stated that it's mandatory in NYC for developers to build projects that include some affordable units. Carol Cetrone called for votes to support the motion to create affordable housing registry. The vote is unanimously in favor of Koretz motion.

**Jane Demian discussed the failure of prop 10, future of rent control and Ellis reform -**

The good news is that it passed in LA and many other cities. Samantha stated that there was a campaign to influence small landlords, but speaking to individuals helped.

**Donna Barstow update on Waverly Tenants March, KCRW broadcast and legal actions**

Donna spoke about the eviction case of her neighbor who has hired Noah Greenberg as their lawyer. The tenants have staged protests with the help of LATU. They were successful despite the landlord's attempts to disguise, they got media attention, Channel 34 was there. They also went to landlords house in Cheviot Hills, where KCRW came out and interviewed protesters. FYI promised letter of support. Went to SLNC, who sent letter of support, Ryu finally sends letter of support. When you don't have RSO you only have state laws to protect you. Donna: non RSO have no Tenant Habitability Plan  
Donna: we need a social media person

**Donna Barstow: New info about Building and Safety & RSO**

Carol: there is a level of ignorance at DBS as we've seen with the posting ordinance for demolitions, they have a checklist but don't follow it. We've been trying to have a meeting with Mitch O'Farrell regarding this. Samantha said she has another source through East Hollywood who may help. Chris stated that LA Tenants Union set up two meetings 3 years ago with Anna Ortega of HCID to tell them what they are doing wrong, LATU insisted on having a public meeting; we should get LATU and NCs

involved. Carol is interested in how the D (Development) part of HCID took precedence; a friend works at HCID and told her that during Villaragosa's time as Mayor, HCID staff were told they were helping tenants too much. Housing Department name was changed to HCID at that time. Samantha said yes, that things changed at that time. Chris stated that they've had successful actions against landlords in past. Donna said her landlord Taylor gave a list of apartments they can rent when they move out. This landlord has made bad upgrades to their building. Erin said there's a building in NY where tenants have a class action lawsuit against their landlord Steve Croman. Donna (To Erin): what does non-conforming mean in your current place? Erin reads statement from her landlord stating that the 2nd bedroom addition to her apartment was unpermitted and must be demolished. He asked her to sign a new lease for a 1 bedroom apartment (instead of her original lease for a 2 bedroom). She knew he would stop at nothing to get her out. Carol said there is a law about peaceful enjoyment of your home.

**Carol Cetrone: update on HCID task force and Jared Baxter's Amicus on impacts of eviction**

Carol: no updates on HCID task force, beyond speaking with the woman she met at City Hall whose mother was evicted and did research about HCID failings. Carol spoke about Jared Baxter, who is compiling list of CEQA eviction health impacts for an Amicus Brief legal action. Carol announced that Jared is looking for anyone who wants to help with his research, if interested contact her.

**Carol Cetrone - re-established Tenants Notification Group to inform tenants of their rights**

The group checks out real estate websites (Redfin, Trulia, etc) and takes note of listings for apartment buildings. The idea is to leave flyers for tenants in buildings advertised for sale or recently sold. The flyers have info about tenants rights organizations. Chris stated that maybe LATU can help.

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Erin Sylvester spoke about landlord harassment- her landlord is using attorney Andy S. Baker, who specializes in harassing tenants by claiming unpermitted areas. Her landlord Robert Younkin (727 N La Fayette) wants to build a 2-story unit in common area in back yard

Lynda: at her apartment building on Parkman some have signed an estoppel agreement, the landlord has buyers. What is estoppel? Stacy: How estoppel worked for me. Chris asks details about Lynda's apartment. Carol: those bungalows might be historic.

Erin asks about CES Workshop. Chris stated that developers are more afraid of LATU than any other organization. Carol told Lynda that sometimes it's possible to send a disclosure agreement to potential buyer, letting them know that tenants want to stay.

**Administrative Items:**

Review of minutes from 9/27/18 meeting, adopted with no objections.

Adjournment 8:05