

MINUTES OF THE REGULAR VERNON HOUSING COMMISSION
MEETING HELD WEDNESDAY MARCH 9, 2016, IN THE COUNCIL
CHAMBER OF THE CITY HALL LOCATED AT 4305 SANTA FE
AVENUE, VERNON, CALIFORNIA

MEMBERS PRESENT: Michael Hughes, Melissa Ybarra, Hector Garcia, John Kriste, Kyle Cooper, and Steven Froberg

MEMBERS ABSENT: Steven Florman

The meeting was called to order by Chair Hughes at 6:00 p.m. Commissioner Garcia led the flag salute. City Clerk Maria E. Ayala conducted roll call.

CHANGES TO THE AGENDA

City Clerk Maria Ayala announced that there were no changes to the agenda.

PUBLIC COMMENT

Chair Hughes announced this was the time allotted for public comment and inquired whether anyone in the audience wished to address the Commission. The public will also be given a chance to comment on matters which are on the posted agenda during Commission deliberation on those specific matters.

Stuart Leviton, Legal Counsel to the Commission, reminded the Commission and audience that this section of the Agenda was for public comment on items that were not already included on the agenda.

No public comment provided.

MINUTES

1. Corrected Minutes of the Regular Vernon Housing Commission Meeting held September 9, 2015.

It was moved by Ybarra and seconded by Garcia to approve Minutes of the Regular Vernon Housing Commission Meeting held September 9, 2015. Motion carried, 5-0.

2. Minutes of the Regular Vernon Housing Commission Meeting held December 9, 2015.

It was moved by Ybarra and seconded by Garcia to approve Minutes of the Regular Vernon Housing Commission Meeting held December 9, 2015. Motion carried, 5-0.

3. Minutes of the Special Vernon Housing Commission Meeting held February 10, 2016.

It was moved by Ybarra and seconded by Garcia to approve Minutes of the Regular Vernon Housing Commission Meeting held February 10, 2016. Motion carried, 5-0.

Commissioner Cooper entered the meeting at 6:03 p.m.

NEW BUSINESS

4. Amendments to Section 2 of Form Residential Lease relating to “Term”

Recommendation:

- A. Find that the proposed amendments to the form Residential Lease are exempt from the California Environmental Quality Act (“CEQA”), because such amending of a lease is a continuing administrative activity that will not result in direct or indirect physical changes in the environment, and therefore does not constitute a "project" as defined by CEQA Guidelines Section 15378, and that even if such were a project, it would be exempt in accordance with CEQA Guidelines Section 15061(b)(3), the general rule that CEQA only applies to projects that may have a significant effect on the environment; and
- B. Approve amendments to Section 2 of the form Residential Lease relating to the “Term” of the Lease.

Mr. Leviton and Interim City Administrator A.J. Wilson reported on the proposed.

An in-depth dialogue ensued between the Commission and staff regarding the following: monetary figures, duration of “term”, history, and options regarding the “Term” of the Lease.

Public Comment:

Marisa Olguin (Vernon Chamber of Commerce)

Had questions regarding the current lease term structure; the amount of tenants currently on a month-to-month lease; and were there existing issues with tenants on a month-to-month lease.

Susie Ybarra (Resident)

Had a question regarding the credit check process, and inquired if the tenants renew the one year lease.

Deputy City Administrator Kristen Enomoto explained the credit check process.

A dialogue ensued amongst the Commission, legal counsel and staff regarding the following points: clarification of the term process; and specifying the language of the lease agreement.

Monica Rodriguez (Resident)

Stated she was discouraged by a City staff member to renew her lease, subsequently left her lease as month to month.

Angelica Canalas (Resident)

Stated she was never given the option of any other terms upon lease renewal, only a one year term.

Deputy City Administrator Enomoto provided responses and information to both Ms. Rodriguez and Canales.

Interim City Administrator Wilson explains the benefits of uniformity regarding lease terms.

Carol Menke (Resident)

Stated that she felt the proposed lease terms may lead to non-renewals.

Mr. Leviton explained to further clarify the lease terms.

It was moved by Froberg to approve amendments to Section 2 of the form Residential Lease relating to the "Term" of the Lease. Motion failed for lack of a second.

PUBLIC HEARING

5. Public Hearing Regarding Preliminary 5-Year Market Rent Schedule for all City-Owned Housing Units in Vernon

Recommendation:

- A. Find that the review of the Preliminary 5-Year Market Rent Schedule is exempt from the California Environmental Quality Act ("CEQA"), because such review is a continuing administrative activity that will not result in direct or indirect physical changes in the environment, and therefore does not constitute a "project" as defined by CEQA Guidelines Section 15378, and that even if such were a project, it would be exempt in accordance with CEQA Guidelines Section 15061(b)(3), the general rule that CEQA only applies to projects that may have a significant effect on the environment; and
- B. Hold a public hearing on the Preliminary 5-Year Market Rent Schedule to obtain oral and written testimony.
- C. Hold a discussion regarding the Preliminary 5-Year Market Rent Schedule based on any testimony provided during the public hearing.

- D. Provide direction to staff regarding what the Commission would like to consider for adoption or further discussion at the special Housing Commission meeting slated for April 6, 2016.

Interim City Administrator Wilson gave an overview on the proposed.

Deputy City Administrator Kristen Enomoto reported on the proposed.

Chair Hughes opened the public hearing at 7:08 p.m.

Public Comment

Ms. Menke spoke in opposition of the rent increase, citing the adverse environmental conditions.

Ms. Ybarra spoke in opposition of the rent increase.

William Davis, Resident, spoke against the rent increase, asked the Housing Commission to vote down the proposed.

Delphia Garza, Resident, spoke in opposition of the rent increase.

Diana Gonzales, Resident, spoke in opposition of the rent increase.

Leticia Lopez, Resident, spoke in opposition of the rent increase.

Ms. Olguin wanted to know if environmental hazards have been included in the rate study and the methodology of the study.

Ms. Canales spoke in opposition of the rent increase.

Ms. Rodriguez spoke in opposition of the rent increase.

Ms. Olguin further commented that any revenues and expenditure regarding City rental property should be outlined and detailed in the citywide budget.

Mr. Davis reiterated his opposition to the rent increase.

Chair Hughes commented on the purpose of the appraisals conducted being to find a fair rental amount. He also spoke about the lead contamination not being part of the appraisal.

Interim City Administrator Wilson provided additional information the Chair Hughes' comments.

Commissioner Garcia explained that the rental increase figures were created by a subcommittee, and suggested forming another subcommittee to take into account lead contamination as well as other issues affecting rental rates.

Chair Hughes suggested reevaluating the new aspects brought to light.

Ms. Menke spoke about the rodent infestation and methodology used in the rent study.

Chair Hughes closed the Public Hearing at 8:01 p.m

Commissioner Garcia suggested starting a subcommittee, Chair Hughes agreed.

A subcommittee of Vice Chair Ybarra and Commissioner Garcia was formed.

No action was taken on this item.

DISCUSSION AND POSSIBLE DIRECTIVES TO STAFF

6. Review of existing transitional/financial hardship procedures and discussion regarding potential modifications to said procedures.

(Item Attachment: *Vernon Housing Commission Appeal Procedures for Existing Tenants Experiencing Transitional Hardship, Adopted July 18, 2012*)

Interim City Administrator Wilson provided a review of the procedures.

Ybarra wanted it noted that elderly residents do not have the income to sustain the rent and wanted to look into an ongoing financial hardship relief. Interim City Administrator Wilson suggested a separate housing assistance program rather than using a temporary process.

Chair Hughes requested the topic of housing assistance be agendized for a future meeting.

7. Update on City Housing Budget.

Interim City Administrator Wilson provided the update.

Ybarra requested agenzizing the possible restructuring of the City Housing Budget.

8. Creation of a Permanent One-time Relocation Priority Interest List for the Six Tenants in Non-remodeled City-owned Housing Units. (Staff Report distributed on March 7, 2016).

Recommendation:

- A. Find that the creation of a Permanent Relocation Priority Interest List for tenants in non-remodeled units is exempt from the California Environmental Quality Act ("CEQA"), because the creation of such a list is a continuing administrative activity that will not result in direct or indirect physical changes in the environment, and therefore does not constitute a "project" as defined by CEQA Guidelines Section

15378, and that even if such were a project, it would be exempt in accordance with CEQA Guidelines Section 15061(b)(3), the general rule that CEQA only applies to projects that may have a significant effect on the environment; and

- B. Authorize staff to create a ~~Permanent~~ One-time Relocation Priority Interest List for the six tenants in non-remodeled City-owned housing units, related to the 2016 Housing Remodel Project currently under consideration by the City Council.

City Clerk Maria Ayala announce a change to the item recommendation, noting it should say “One-time” and not “Permanent”.

Deputy City Administrator Enomoto reported on the proposed.

Mr. Levinson clarified about the process.

It was moved by Ybarra and seconded by Froberg to authorize staff to create a One-time Relocation Priority Interest List for the six tenants in non-remodeled City-owned housing units, if more than one tenet shows interest a lottery would determine the list order, and implementation would be held off until DTSC results have come back. Motion carried, 6-0.

ORAL REPORTS & COMMENTS FROM STAFF AND COMMISSION MEMBERS

- 9. Quarterly Housing Report to be presented by Public Works, Water & Development Services Staff.

Administrative Secretary Anthony Zarate provided a PowerPoint Presentation.

Commissioner Cooper inquired about the complaints and how they were recorded. Administrative Secretary Zarate explained that staff logged in complaints, added to the Housing Report, and crews are sent out.

Vice Chair Ybarra inquired about the annual inspections. Administrative Secretary Zarate said they would still be conducting the inspections, but they are delayed.

Deputy City Administrator Enomoto stated that delays are cause by transition of duties and process development. Vice Chair Ybarra wanted to know why the delays are continuous and an apparent lack of response. Administrative Secretary Zarate stated measures would be taken to ensure inspections and repairs would be taken care of.

The commission brainstormed ideas about how to notice inspections.

- 10. Brief reports, announcements, or directives to staff from the Commissioners and Commission Officers.

Deputy City Administrator Enomoto provided a brief introduction on the new Director of Public Works, Water and Development Services, Derek Wieske.

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Deputy City Administrator Enomoto provided a brief report about a single-family housing unit.

Chair Hughes notified the Commission that this was going to be his last meeting.

11. Upcoming Meetings:

- A. Special Vernon Housing Commission Meeting, April 6, 2016 at 6:00 p.m.
- B. Next regular meeting: June 8, 2016 at 6:00 p.m.

SECOND PUBLIC COMMENT

Bob Stern, Advisor to John Van de Kamp, wanted to thanks to Chair Hughes for his service.

With no further business, at 9:06 p.m. the meeting was adjourned.

Melissa Ybarra
Vice Chair

ATTEST:

Maria E. Ayala, CMC
Secretary