

MINUTES OF THE REGULAR VERNON HOUSING COMMISSION
MEETING HELD WEDNESDAY JUNE 8, 2016, IN THE COUNCIL
CHAMBER OF THE CITY HALL LOCATED AT 4305 SANTA FE
AVENUE, VERNON, CALIFORNIA

MEMBERS PRESENT: Melissa Ybarra, Steven Florman, Steven Froberg, Hector Garcia,
Frank Gavina, and John Kriste.

MEMBERS ABSENT: Kyle Cooper

The meeting was called to order by Vice Chair Ybarra at 6:00 p.m. Vice Chair Ybarra also led the flag salute.

CHANGES TO THE AGENDA

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

City Clerk Ayala also announced new Commissioner, Frank Gavina, who was joining the Commission for the first time.

City Clerk Ayala further explained that Vice-Chair Ybarra would be presiding over tonight's meeting, with the Commission holding off on electing a new Chair until the next Commission meeting in September. At which time, is the appropriate time for the Commission to conduct their annual election of the Chair and Vice-Chair positions.

PUBLIC COMMENT

Vice Chair Ybarra 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.

No public comment provided.

PRESENTATION

1. Update on the Exide Technologies Closure and Residential Sampling Process

Presented by: Representative, Department of Toxic Substances Control

Chief Deputy Director of Health and Environmental Control Dave LeDuff introduced Susan Castro-Valenzuela, Public Participation Specialist for the California Department of Toxic Substances Control.

Ms. Castro-Valenzuela provided a PowerPoint presentation that provided information regarding the Exide clean-up and testing for the surrounding community.

Vice-Chair Ybarra, Commissioner Florman, and Commissioner Gavina had questions about the level of lead found during testing; timeliness of testing results; and the types of compounds tested. Ms. Castro-Valenzuela provided responses accordingly.

At this time, City Clerk Ayala introduced the City's new Director of Public Works, Water and Development Services, Derek Wieske, and again introduced new Commissioner Gavina. Both provided brief personal introduction.

NEW BUSINESS

2. Summary of Annual Maintenance Inspection Results

Recommendation:

- A. Find that the action proposed in this staff report is not a "project" as that term is defined under the California Environmental Quality Act (CEQA) Guidelines Section 15378 because it is a purely administrative activity and is therefore exempt from CEQA review; and
- B. Receive and file a summary report of annual maintenance inspection results for City of Vernon-owned housing units.

Public Works and Water Superintendent Scott Rigg reported on the proposed.

Ybarra asked how rodent issues were going to be recorded. Superintendent Rigg stated that a reach out effort was going to take place with the tenants to get updates.

Director Wieske suggested that expanding the vendor contact would be a possible way to track rodent issues. Ybarra stated that traps near her were not cleaned out or checked on.

Commissioner Florman asked what the contributing factor to the rodent issue was. Superintendent Rigg explained that it was a number of factors such as a nearby business.

Commissioner Froberg asked about inspections on spider issues. Superintendent Rigg stated that the vendor would come out once a month and preform an inspection.

Commissioner Kriste asked about getting traps put in his house. Superintendent Rigg stated the traps are only placed on the exterior of the homes.

It was moved by Gavina and seconded by Froberg to receive and file a summary report of annual maintenance inspection results for City of Vernon-owned housing units. Motion carried, 6-0.

3. Update on the 2016 Housing Rehabilitation Project

Recommendation:

- A. Find that this report is exempt from the California Environmental Quality Act (“CEQA”), because such is not a “project” as that term is defined in the CEQA Guidelines section 15378, and even if it were a project, it would still 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. Receive and file the report as it is provided for informational purposes only.

Director Wieske reported on the proposed.

It was moved by Gavina and seconded by Garcia to receive and file the report.
Motion carried, 6-0.

4. Update on the Sales of City of Vernon-Owned Single Family Housing Units Located in Huntington Park

Recommendation:

- A. Find that the review and development of market rent data and schedules is exempt from California Environmental Quality Act (“CEQA”) review, because the activity, which is purely administrative in nature, does not constitute a “project” as that term is defined under CEQA Guidelines Section 15378, and even if it were a project, it would be categorically exempt from CEQA review 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. Receive and file the report as it is provided for informational purposes only.

Administrative Secretary Anthony Zarate reported on the proposed.

Vice Chair Ybarra asked how many houses were vacant within Vernon Administrative Secretary Zarate replied that there were 3 vacant units.

Vice Chair Ybarra recommended selling the two Huntington Park houses. Director Wieske suggested coming back with a report on selling the two Huntington Park houses.

Stuart Leviton, Outside Council, guided the conversation back to the agenda item. Recommended the discussion about the two Huntington Park houses be agenda item.

It was moved by Froberg and seconded by Kriste to receive and file the report.
Motion carried, 6-0.

DISCUSSION AND POSSIBLE DIRECTIVES TO STAFF

5. Report on City Housings' Current State of Compliance with the Americans with Disabilities Act (ADA)

Recommendation:

- A. Find that discussion of this report is exempt under the California Environmental Quality Act ("CEQA") because such is not a "project" as that term is defined in the CEQA Guidelines section 15378, and even if it were a project, it would still be exempt in accordance with 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 preliminary discussion regarding potential housing improvements with mobility features established under the Americans with Disabilities Act to all City-owned homes.

Director Wieske reported on the proposed.

Commissioner Florman asked if every unit had to be ADA compliant or just a certain percentage of units. Director Wieske responded that to his understanding, not every unit needed to be in compliance to have the City be ADA compliant.

Mr. Leviton explained that ADA compliance was partly a legal issue and partly a policy issue.

Commissioner Florman wanted to know that other Cities were doing about ADA compliance. Mr. Leviton stated that generally the ADA does not require retrofitting older buildings, but didn't know how it relates to City-owned housing.

Director Weiske explained that the current remodel project will be ADA accessible when complete.

Vice Chair Ybarra wanted to know the City's legal obligation to people requesting accommodations. Mr. Leviton responded that he did not know the minimum legal requirement, but the City has reasonably accommodated anyone who asked for assistance. At this moment the City has tried to be as accommodating as possible.

Vice Chair Ybarra requested legal analysis. Mr. Leviton stated that he would provide a legal analysis next meeting.

JUNE LOTTERY AND WAITLIST

6. In accordance with Section 3, Random Selection of Potential New Leasees, of the Vernon Housing Commission Lease-Up Procedures for New Tenants, separate lottery drawings of all Expression of Interest Forms and Unit-to-Unit Transfer

Request Forms received between 5:01 p.m. on December 8, 2015, and 5:00 p.m. on June 7, 2016, will be conducted to create a wait list for all units that become available June 9, 2016 or later.

The Commission conducted the lottery. Any vacancy that opens from this day forth will utilize the list created this day.

ORAL REPORTS & COMMENTS FROM STAFF AND COMMISSION MEMBERS

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

Administrative Secretary Zarate provided the quarterly housing report.

Commissioner Gavina inquired about the discrepancy between the late payments and the late fee assessments. Administrative Secretary Zarate explained the tenants were given a grace period before the late fee is assessed.

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

No reports provided.

9. Upcoming Meetings:

- A. Next regular meeting: September 14, 2016 at 6:00 p.m.

SECOND PUBLIC COMMENT

No public comment provided.

Director Wieske suggested two future agenda items, unit-to-unit transfer fee waiver and a resident newsletter. Administrative Secretary Zarate noted the residents' concerns about the unit-to-unit transfer fee.

Vice Chair Ybarra wanted to know why the amount of \$1000 was chosen as the unit-to-unit transfer fee. Mr. Leviton recommended that the question be agendized. Vice Chair Ybarra also wanted to see the pros and cons of the fee and have a further discussion about it.

With no further business, at 7:18 p.m. the meeting was adjourned.

Regular Vernon Housing Commission Meeting Minutes
June 8, 2016

Melissa Ybarra
Vice Chair

ATTEST:

Maria E. Ayala, CMC
Secretary