

PARK LABREA RESIDENTS ASSOCIATION MINUTES  
August 2, 2021

FOUR BOARD MEMBERS WERE PRESENT

Bob Shore  
Chelle Buffone  
Angela Gyetvan  
Brenda Stone

Four representatives from CD4 were present:

New Field Rep Kevin Sanchez-Morales  
Former Field Rep Tabatha Yelos  
Director of Housing Policy Deepika Sharma,  
Tenant Protections Clerk Sara Caplan.

Jennifer Harbeck, Field Rep for CA33/Ted Lieu, was also present.

25 PLB residents were also in attendance.

6:01 MEETING WAS CALLED TO ORDER by Bob Shore

Bob introduced the contingent from CD4. Outgoing CD4 Field Rep Tabatha Yelos shared the news that they were transitioning to a new role as Community Education Coordinator on Councilmember Raman's staff, and introduced incoming Field Rep Kevin Sanchez-Morales. Kevin shared his email with all attendees in the Zoom chat: [kevin.sanchez-morales@lacity.org](mailto:kevin.sanchez-morales@lacity.org). He encouraged residents to reach out to him with any questions. Tabatha indicated that they would be working with Kevin on a smooth transition.

Tabatha also gave CD4 updates, including:

1. A resolution giving municipalities more control over setting speed limits
2. Maintaining outdoor dining and food-pickup zones after the pandemic
3. Upcoming hearings on redistricting
4. Encouraging everyone to get vaccinated, including inviting representatives from Sheila Kuehl's office to attend a future Board meeting to speak on the matter
5. New captain in LAPD Wilshire Division - Sonia Monico
6. New Discover & Go program with LA Public Library offering low-cost passes to LA museums and other attractions ([lapl.org/explorela](http://lapl.org/explorela))
7. City-sponsored webinars on tenant/landlord protections during COVID-19 ([hcidla.lacity.org](http://hcidla.lacity.org))
8. Community meetings related to the Metro Purple Line extension ([metro.net](http://metro.net))

Bob Shore asked that someone from CD4 introduce Captain Monico to PLBRA; Kevin agreed that he would make the introduction.

Tabatha then handed the discussion over to Deepika Sharma, who addressed questions associated with rent relief for COVID-impacted tenants.

Deepika shared the ERAP dashboard from HCIDLA (<https://hcidla2.lacity.org/erap>), which breaks down rent relief requests by demographics and tracks disbursements. There are three core issues at play:

1. Processing time is taking longer than expected, primarily due to the state's change from 80% support to 100%.
2. LA was inundated with support requests that quickly outstripped available funding
3. The city is expecting more funding from both federal and state sources.

Deepika reviewed the protections in place through Sept. 30th, including the ones available to tenants who pay at least 25% of rent owed. She also highlighted the fact that LA city tenants are covered by the city's emergency declaration and are not obligated to pay back rent until 12 months after the declaration ends. The declaration currently has no end date and is renewed by the City Council on a month-to-month basis. She confirmed that CD4 has closely read all related statutes and confirmed them with the City Attorney.

Treasurer Chelle Buffone thanked CD4 members for attending and asked a question about applications that show only "received" status and whether LA would be moving from supporting tenants at 30% AGI to those at 50% AGI.

Deepika confirmed that LA was still dealing with the backlog of tenants at 30% AGI, and that the state's change to 100% support continued to slow down the process, but that tenants at 50% AGI would be handled with the expected additional tranches of funding.

A resident asked whether the CDC's new state of emergency declaration pushing the federal eviction moratorium to October 3rd had any impact on the state or city; Deepika confirmed that it did not and encouraged residents to attend one of the HCIDLA workshops to dive into the details of the local moratorium and available rent relief. She also indicated that residents with questions could direct them to Kevin going forward.

Bob Shore then introduced Jennifer Harbeck from Ted Lieu's office, indicating that he and Angela Gyetvan had been previously contacted by Jennifer and had held an introductory meeting. He applauded Jennifer and Lieu's office for taking the initiative to reach out to PLBRA.

Jennifer provided updates from the Congressman's office, including:

1. Fixes to the website so that constituents from PLB can actually submit questions/requests (site has a glitch that says some PLB addresses are not in the district)
2. Talked about the \$4.8M in funding for local projects secured by Lieu which would

- a. Enhance virtual health education from Cedars-Sinai and support UCLA's mobile health care program
- b. Renovate Arnold Avenue on the West LA VA campus
- c. Create opportunities for urban cooling and pedestrian movement initiatives in the city
- d. Create a pilot program with the Office of City Homelessness initiatives to improve incident response for people experiencing a mental health crisis while homeless.

Lieu also introduced the Fighting Homeless Through Services and Housing Act with Senators Feinstein and Padilla, which authorizes \$1B in annual grants to local governments for the next five years to combat homelessness. It would require grant recipients to fund not only housing but comprehensive support services such as mental health care, substance abuse treatment, and job training.

Jennifer encouraged attendees to contact her if they were having issues with any federal agencies, including USPS and the SBA. Jennifer.Harbeck@mail.house.gov

Bob Shore asked about the IRS backlog on 2020 returns. Jennifer responded that both the IRS and the passport agency were backlogged, and encouraged residents to check their passports and renew them now, if necessary. She also indicated that she could help with questions about the IRS backlog and locating returns, but that it would require a privacy release from anyone who wanted help.

A resident asked whether the Congressman knew of any additional federal funding for rent relief. Jennifer indicated that she would pass the question on to Lieu and would provide an answer when she has one.

Bob Shore then thanked Jennifer and moved on to the formal business of the meeting, asking for a motion to approve the minutes from June and July. Angela Gyetvan made the motion, and reminded residents that the minutes were now being posted on the plbra.org website. The Board unanimously approved the minutes.

Bob then gave the President's report, which included:

1. Progress on the Utility Transparency Ordinance proposal
  - a. Councilmember Raman supports the idea
  - b. The proposal needs support to get to the City Council floor
  - c. Bob is working with CD4 and the Miracle Mile Democrats to grow support, and asked residents to reach out to groups affiliated with housing and to other Councilmember offices to drum up support for the proposal
  - d. There is no reason the ordinance has to be limited to residential tenants - it would benefit commercial tenants as well
2. Request to resume formal meetings with PLB management
  - a. Request was delivered in June
  - b. Management dodged the issue at first

- c. Chris Scroggin ultimately responded by denying the request, saying that PLB management wanted to continue with its “effective” strategy of dealing with tenants individually.
- d. Bob indicated that PLBRA would continue to work around management to drive action on residents’ issues.

Angela Gyetvan then gave the Vice President’s report, which included:

- 1. Progress on the Security and Safety Petition
  - a. 460 signatures to date
  - b. Planning for a method to present to management in mid-August.
- 2. Progress on growing membership and email list
  - a. Have grown email list about 25% to 500+ members
  - b. Paid membership remains small - 125 members
  - c. Goal is to grow list to 1,000 members before end of year - about 10% of PLB resident population, which is the tipping point where PLBRA will start to get real attention from management.
  - d. Working on a membership campaign targeting October.

Bob Shore then opened the floor to public comment. Commentary included:

- 1. Clarification on the actual historical membership of PLBRA, which has never exceeded 600.
- 2. Commentary on the “broken” gate leading to the towers on Hauser, which is actually just left open by security because residents complain that it takes them too long to exit when it is closed. Some dispute around whether or not security just leaves it open, including an observation that, after a murder occurred in Tower 45, the gate was actually properly closed for about a week.
- 3. Clarification that the Security and Safety Petition actually includes a request for cameras in the mailroom, and the observation that the cameras in the elevators do not actually appear to be working, as repeated requests for footage after an alleged battery occurred in an elevator have been ignored by Patrol and management.
- 4. Observation that many pedestrian gates are left open or do not physically close properly.
- 5. An observation that guards in the gatehouses are telling visitors that they do not need passes, and that many visitors just use the right lane at the gatehouses and just drive right in.
- 6. A question about “city habitability” inspections and concerns regarding having strangers in apartments during the pandemic. CD4 indicated that they would do research around the issue.
- 7. Observation that nighttime Patrol staff has been reduced to only two people, which led to a general conversation about the apparent reduction in security on property.
- 8. Suggestion that PLBRA include Prime Real Estate management in communications to PLB management. Bob and Board agreed that this might be a good idea, although Prime probably thinks PLB is doing a good job, as long as the rent keeps rolling in.
- 9. Suggestion that PLBRA spend more time courting the press to illuminate PLB issues. PLBRA is doing just that, and got some stories written about the murder on June 16th.
- 10. Acknowledgement that there haven’t been any recent reports of homeless people sleeping in towers.

11. Question on whether gym and pool will extend hours even more. Chelle Buffone is working on the issue, but she encouraged residents to let gym and pool management know directly that they'd like longer hours.
12. Recommendation that residents call PLB management individually with issues, on the premise that, if we bother them enough, we'll get some response.

At the end of public comment, Bob reinforced the fact that the only way PLBRA can be effective is to increase its membership enough so that PLB management has to pay attention.

Chelle Buffone then gave the Treasurer's report, which included:

1. Two new newsletter advertisers, and one additional big one (Academy Museum) for September.
  - a. Chelle requested that residents note the advertisers and take time to support them.
2. Interviewing a nonprofit lawyer recommended by Center for Nonprofit Management to help get PLBRA organized around fundraising to make the organization financially self-sustainable.

Bob Shore then asked for any new business. There was none.

There was discussion about the date for the September Board meeting, as the first Tuesday in September is Rosh Hashanah. Bob Shore moved the meeting date to Thursday, Sept. 2nd.

THE MEETING WAS ADJOURNED AT 7:19.