

PARK LA BREA
RESIDENTS ASSOCIATION
MINUTES
JUNE 1ST 2021

ALL FIVE BOARD MEMBERS WERE PRESENT

Bob Shore
Chelle Buffone
Angela Gyetvan
Michael Easton
Brenda Stone

Nithya Raman and Tabatha Yelos from Council District 4 were also present, in addition to 27 Park La Brea tenants.

6:01 MEETING IS CALLED TO ORDER by Bob Shore

Councilmember Nithya Raman opens the meeting by discussing her continued and invested interest in tenant protection rights and her particular interest in Park La Brea. During her campaign she actively approached the community here and plans to continue working towards strengthening our position.

Bob opens with an initial question: “We have people who’ve applied (for the rent relief program) but don’t know where they stand. How and when will they find out where they stand”
Tabatha directs everyone to [HCIDLA.lacity.org](https://hcidla.lacity.org) from which there can be accessed a “status look up tool” where your application number or email can be accessed as to where in the queue it is. People can also reach out to our office at the contact CD4 website or check in with (District Liaison) Armedia, any weekday from 9-5pm.

Bob also asks the Councilmember what if anything can people do with the impending June 30th deadline for the eviction moratorium.

She replies that June 30th is only a state and county deadline, and that the city of Los Angeles is still under emergency guidelines for 12 months after the declaration of emergency (Bob also believes that this declaration is deemed to end sooner than that—in March of 2022).

Councilmember Raman reports that her office is preparing for this, by making sure people have access to the resources they need, should this happen. And that currently, this is the most money Los Angeles has had access to, to put these programs into place....programs like LAFLA (Legal Aid Foundation of Los Angeles) and along with other non-profits to help with this potential crisis.

Councilmember Raman also wanted to address the issues around utility billing and the lack of transparency towards the residents at Park La Brea. The question came up if there should be a law that discloses how these bills are calculated, to which she answered, she would be happy to

support an ordinance, if they felt it was necessary. She added that this is a common problem among large complexes and it is becoming more common place for landlords to use a third party allocation for their utility company. Along this line, Bob mentions the concern that “residents can’t tell whether they are being charged for common area utility bills that should be charged to the landlord itself.”

The Councilmember references the RUBS formula (which is the total cost of water divided by residence in common spaces and that this formula is factored together without tenant input). The council will take a legal motion if necessary but more information is still necessary. Tabatha will give an update at our next meeting, as to what the city can do, since Councilmember Raman agrees that there should be more transparency.

Question: Fitness Facilities (Reduced capacity and increased rates)

Councilmember Raman states that by June 15th, no longer will there be any restrictions about capacity, and that rates should not be increased until after that date. Additionally, hours of operation are not being mandated, only capacity due to COVID.

Question: Surrounding homeless people in the laundry rooms of the towers, will multi-disciplinary groups put together one outreach researches. Assencia will be tasked in our district to engage individual homelessness...these teams work weekdays a non-law enforcement response rather than law enforcement. A team will include a team of two including mental health training — information TBA about how these teams will be dispatched. More resources are becoming available to resolve homelessness.

Question: Will PLB Provide More Electric Car Chargers?

Councilmember Raman brought into the conversation reaching out to DWP for solar panels. Tabatha has reached out to DWP concerning this, but Park La Brea has subcontracted with one of DWP’s subcontractors and is already partnering with them.

Question: Concerning Noise Violations And Unit Debris

Does Park La Brea have a legal obligation to warn people or get the city involved. Park La Brea is currently not taking any action other than emails that are occasionally sent. The landlord should be undertaking more of a lead. Councilmember Raman stated that her office would be happy to speak to management on a tenants behalf.

There is a “party house” ordinance, calls need to be made to LAPD’s non-emergency line, and they must show up while the event is happening in order to cite it. It’s difficult to enforce. But will research with their tenant law expert, and see where City Council can do more.

Councilmember Raman’s office is also pushing for safer pedestrian spaces..perhaps more signage is needed, and her office would support that.

COUNCILMEMBER RAMAN AND TABATHA LEAVE THE MEETING at the 44 minute mark.

Bob asks if there are any other questions or public comments that did not get addressed while Councilmember Raman’s office was present.

Jon N asks if there is an agenda, and Angela lets him know that an agenda will always be published website prior to the meetings.

Carol Robins has been a resident for 35 years without any repairs (painting or carpeting) while other tenants she knows of has had upgrades through John Burney. Chelle Buffone explained that the previous management company did work with replacements, but now work is only done if it is a true safety hazard.

Chelle would like to look into this as well as Michael, who suggested putting a questionnaire about this in the newsletter. The 10 year plan does not apply to rent control apartments, and the new management company has taken it out of all present leases. bob suggests it be further discussed off-line.

Bob states that the next order of business to be discussed is the Hazardous Waste Roundup set for June 26th. Betsy Hunter elaborates. Discussion for budget to be approved, along with a concrete plan for signage.

Bob moves to approve the date and Chelle seconds. Motion passes 5-0.

Bob moves to approve the budget which is not to exceed \$50. Angela seconds. Motion passes 5-0.

Michael will speak to Betsy off-line to partner in the endeavor.

Next up is Bob's report.

Has made a lot of progress with Councilmember Raman's office along with reaching out to Ryan Weisert who is the Zone 6 rep for the Mid-City West Neighborhood Council. Bob will continue to work on making and maintaining connections for the Resident's Association for continued support as issues come up.

ANGELA discusses sharing the results of the PLBRA Priorities Survey.

Management responsiveness was the number one complaint, followed by block/tower maintenance issues. 54 tenants responded. The survey also covered the eviction moratorium. Angela has started a blog section on the website under News, and will be deploying a follow up survey in the next few weeks.

Angela will also be launching a membership drive and is asking for help with the committee. Additionally a pharmacist is a tenant here and would be interested in opening up a COVID vaccine clinic within Park La Brea. Kirk Henry (resident on call) challenged the idea, stating that we have three CVS pharmacies within walking distance.

Carol brought up in writing that the gym price is going up but services are decreasing, but since this is outsourced through a third party putting pressure on management may not rectify the situation.

CHELLE follows up on a pool comment and has reached out to the pool manager Steve concerning the reduced hours, the broken electronics and the basic problems with sub-par

services but is still waiting for a reply. If she does not get a response within 5 days, she will be approaching management.

Also this past weekend was the first fundraising event. Chelle will also be looking for a non-profit specializing lawyer to make sure we stay compliant.

In terms of finances, the (past) president Bernie has agreed to work with us finally, so that we can secure the past Paypal funds that we were unable to access in the last year and half. Once the funds come in the reports can be run for an accurate account of what the garden funds were, and to get that back over to them.

Last order of business by Bob.

His motion that PLBRA formally endorse legislation be enacted by City Council to require full transparency to tenants in the calculation of utility passthroughs.

Seconded by Angela.

Passes 5-0.

Bob motions meeting to adjourn.

Passes 5-0.

MEETING ADJOURNS at 7:20pm

Next meeting is set for Tuesday July 6th.

