



San Francisco SRO Task Force

1660 Mission Street, 6th Floor
San Francisco, CA 94102
(415)558-6220

Members:

Rosemary Bosque, J.D.,
Chair
Department of Building
Inspection

Bruce Burge
SRO Operator

Angela Chu
Chinatown SRO
Collaborative

Seth Katzman
Director, Supportive Housing
& Community Services,
Conard House

Joyce Lam
Families in SROs
Collaborative

Victor Nelson
Tenant Representative

Johnson Ojo
DPH Environmental Health
Services

Sam Patel
SRO Operator

Charles Siron
Tenant Representative

Wolfgang Stuwe
DPH Housing & Urban
Health

Pratibha Tekkey
Central City SRO
Collaborative

Alex Tse, J.D.
City Attorney's Office

Joshua Vining
Mission SRO Collaborative

Scott Walton
Human Services Agency

SRO HOTEL HEALTH & SAFETY TASK FORCE COMMITTEE MINUTES –April 19, 2012

1650 Mission Street, Room 431

Chair: Rosemary Bosque

Members Present: Bruce Burge(SRO Operator); Angela Chu (Chinatown SRO Collaborative); Seth Katzman (Conard House); Joyce Lam (Families in SRO's Collaborative); Victor Nelson(Tenant Representative); Sam Patel (SRO Operator); Charles Siron (Tenant Representative);Wolfgang Stuwe(DPH); Pratibha Tekkey(Central City SRO Collaborative); Joshua Vining(Mission SRO Collaborative);Scott Walton(HSA-Housing & Homeless Programs).

Absent: Excused: Dr. Johnson Ojo, Environmental Health (DPH); Alex Tse (City Attorney's Office)

Guests: Thomas Picarello (SRO Tenant); Charles Pitts (SRO Tenant);

Minutes: Bernedette Perez (DBI-HIS)

1. Call to Order

The meeting was called to order by Rosemary Bosque at 9:20 AM.

2. Roll call/Determination of Quorum

There was a quorum.

3. Approval Meeting Minutes for February 16 was read and approved.

Public Comment on Agenda Item #3.

Charles Pitts commented that there needed to be a space between refuse to on the 2nd to the last paragraph on page 7.

4. Administrative Announcements-Discussion

Rosemary Bosque had no announcements.

Scott Walton in response to a number of discussions that HSA has had for safety and other issues for women who are in SRO's to explore a women's only floor, and to maintain visitation rules more restrictive and that 25% of buildings population are women who are in SRO's, and that programs are limited to eligibility.

Angela Chu commented that there should be a separate women's restroom because some are shared in SRO's.

Public Comment for Agenda Item No. 4

Thomas Picarello commented that there are SRO's do not have an entire

SRO HOTEL HEALTH & SAFETY TASK FORCE COMMITTEE

April 19, 2012 Meeting Minutes

Page 2

Floors to accommodate women, and that there are no empty beds for women.

Charles Pitts commented that he would like to hear more about women in SRO's, and to have discussions regarding domestic abuse, physical and psychological be put into the process.

Scott Walton commented that we do not want to make it another agenda item.

5. Continuing Discussion on Challenges & Target Issues related to Bed bug Infestation- Discussion & Action

Rosemary Bosque stated in recent meetings the Task Force has had an aide from Supervisor's Kim's office who is also working concurrently regarding the eradication/enforcement issues, and the interaction ability to answer questions, pose various discussion issues, also we have had a presentation on the City's Code Enforcement agencies such as DBI, DPH and the City Attorney outlines which describes the code enforcement procedures for bed bugs in hotels, and the Task Force has had lengthy discussions, and public comment on the eradication of bed bug enforcement.

Rosemary Bosque commented that the Task Force has had Karen Cohn from DPH, who gave a presentation with very detailed rules and regulations associated with bed bug infestation, and that with the Code Enforcement eradication, abatement process and DBI and DPH concepts are related, and in order to have a balance the process should start with Public Housing, have tenant representation, private hotel owner, and SRO's; and that the City should explore public and private funding sources to assist in room preparation and removal of unwanted infested items.

Scott Walton commented that the information should be simple and accessible, and available in different languages, and have educational materials, directory resources; and we should focus on the information and availability.

Seth Katzman spoke as a non-profit provider agrees with Scott Walton's comments, and stated that generally we have the resources. Enforcement is essential, all operators should be educated, disseminate information as to the tenant's roles, and sometimes the pest control companies and SRO operators are not cooperating.

Rosemary Bosque asked if there were any comments from the tenant representatives.

Victor Nelson stated that there is no protection for tenants on the property, and that tenants are taking a large loss of property because there is a continuous reinfestation of bed bugs that bounce back from room-to-room. How can any tenant remain bed bug free?

Charles Siron commented that sometimes rooms are sprayed every four hours or there is continuous spraying, and the biggest concern is safety and placement during treatment.

Victor Nelson made comment that there are a lot of HIV tenants in these SRO's.

Rosemary Bosque asked what recommendations that the private hotel owners can include.

Sam Patel commented that tenant displacement is an issue, we cannot move them in and out of the units, because relocation fees can amount to major dollars being spent. It would take \$8,000-\$14,000 dollars to relocate tenants, and enforcement needs to be on both sides, especially the time it takes the Pest Control Company to prep the room, bag items that are infested, and in regards to the hoarders and clutters there should be more power given to DPH, and DBI to enforce the laws and rules.

Pratibha Tekkey from the Central City Collaborative commented that they have been having meetings and trying to meet with the private owners, and that it is a challenge to move forward in getting assistance for funding for private laundry services, and assistance in caring for tenants personal belongings while their room is being treated.

SRO HOTEL HEALTH & SAFETY TASK FORCE COMMITTEE

April 19, 2012 Meeting Minutes

Page 3

Josh Vining from Mission SRO Collaborative mentioned that there should be more resources for tenants in the Mission because they only have 5-6 months of laundry service available. Also, there are mattress encasements which are provided, but not in all of the SRO's in the Mission. The resources should be the owner/manager responsibility in receiving more funding. Bed bugs are a big problem especially there if there are hoarders/clutterers, and it equally complicates in musical rooms in SRO's.

Joyce Lam from the SRO Families United Collaborative stated that abandoned furniture is a problem especially if there are mattresses and they do not get picked up within 2 hours they can be missing, and it is very risky, more money for staff should be a higher priority.

Angela Chu recommended to keep the laundry fund working on a continuous basis, and another issue is disposing of large furniture, and infested mattresses there should be coordination with DPW for pickup and enforcement. There should also be more funding for hoarders, more assistance for mental health issues and seniors in SRO's, and Ms. Chu recommends that there should be a more follow-up, and a more efficient way to monitor in abating bed bugs.

Rosemary Bosque made some recommendations 1. There should be a specific recording on licensed Pest Control Companies; 2. Clean up should be expedited and coordinated with City agencies; 3. There should be a tracking of these complaints, the new system that DBI will be receiving should be able to track these; and how many cases that we have received, what kinds of fines were placed on the property.

Scott Walton commented on the issues that were raised such as disposal of large furniture which becomes an issue coordinating treatment, and part of the information that we provide tenants/landlords. The more the Task Force has in putting out our recommendations in terms of what we want and how does it fit into our education component.

Rosemary Bosque stated that she will format the rules and regulations presentation for the last meeting, and reformat for property owners, tenants, and pest control company responsibility.

Public Comment for Agenda Item #5

Thomas Picarello commented that he is happy to see the Task Force making recommendations to the Board of Supervisors. It is helpful to have only one agency enforcing the bed bug recommendations. Mr. Picarello expressed that he would like to see DBI take the lead.

Charles Pitts commented on the hoarders/clutters in SRO's that the private owners do not understand that 10% of these live in SRO's, and that it is difficult to find assistance for them.

Rosemary Bosque stated that the next step will be to synthesize the report, and email everyone electronically on the issues that were raised, and possibly vote on these at the next Task Force meeting for July, and finalize in September.

Scott Walton commented that the Task Force should make the recommendations and detailed to fit into a specific category.

Sam Patel said that Supervisor's Kim office is also taking into account DPH, what the Task Force is doing is very mute.

Rosemary Bosque said that she will speak with Supervisor Kim once she has her hearings.

Scott Walton stated that we need different resources, support and share with Supervisor Kim what the Task Force is recommending such as enforcement education, resources and availability of information.

Rosemary Bosque stated that the code enforcement efforts on the part of DPH is the way the Health Code is structured. The Health Inspectors are certified, Housing Inspectors are not certified.

Sam Patel said that there are only two (2) health inspectors who inspect 500 hotels.

Rosemary Bosque asked if there was any public comment.

Thomas Picarello agrees with Sam Patel comment that the Task Force needs to do more before September. The task force has worked on this subject for 3 years, and asks the Task Force send the information/proposed legislation to the Board of Supervisors before September.

Charles Pitts commented on the having the laundry services available for tenants such as having a laundry room.

Scott Walton recommended that the Task Force finalize and send this information to the Board of Supervisors, and ask what key points in the legislation they are pursuing, and to let the Board of Supervisors know what the Task Force is working on.

6. Reports from SRO Collaboratives-*Discussion & Action*

Joyce Lam made comments of cases that the Collaborative was working on regarding a family paying a PG& E \$100.00 each family on each floor, and they only share 1 meter, and that this family was not on the care program that PG&E service provides. Also, another matter was tenant disputes among neighbors there are physical challenges and the professionals are not trained in mental health.

Joyce Lam asked how do we take care of these situations, what do we do, and how do we mediate.

Also, there will be a hearing on 50 Turk on April 26, 2012. She commented on SFMTA resolution to provide free rides and free fast passes to low income families.

Pratibha Tekkey mentioned that they had an Open House and have been inviting owners to participate in a meeting, but only one owner responded. She would like to have a discussion about offering training regarding bed bugs, fire and disaster preparedness training and coordination. The Collaborative has had several rent board meetings with several hotels owners, and basically worked with them, and resolved issues.

Rosemary Bosque said that she would be willing to assist in the housing code enforcement training sessions.

Josh Vining commented that the police have been interacting with the community in residential hotels, and he was asking for guidance when a hotel closes what is the procedure.

Rosemary Bosque said that DBI has been working on vacant buildings (SRO's) in particular based on information on DBI's current list. If there are any vacant hotels, please email Bernedette, and once they reopen they need to be certified according to the HCO Chapter 41 of SF Administrative Code.

Public Comment on Agenda Item #6

Charles Pitts said that there was not enough training. A training manual would be good to have to deal with some of these issues.

7. Prioritization of Future Meetings Topics - *Possible Action*

Rosemary Bosque said that Hoarding and Cluttering should be put on top of the list, and she will call DPH and have a representative come, speak on the issues in dealing with bed bugs as it relates to hoarding and cluttering in SRO's.

Scott Walton mental health association DPH is associated with the process along with APS, In-home services they respond when situations such as ordering to vacate, and possible eviction.

Victor Nelson commented format of the agenda that mental health is a serious issue, and that there is not enough staff who are well trained.

Public Comment on Agenda Item #7

Charles Pitts suggested to have manuals on how to deal with certain situations in SRO's before calling the police, and to have staff properly trained in deescalating situations because some of them may have mental health issues.

Thomas Picarello would like to have a discussion on hoarding/cluttering and the Task Force, and the Task Force should add a new topic each month such as Violence in SRO's, and a smoke free environment in SRO's.

8. General Public Comment

There was no general public comment.

9. Adjournment

The meeting was adjourned at 10:33AM.