



San Francisco SRO Task Force

1660 Mission Street, 6th Floor
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(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 –July 19, 2012

1650 Mission Street, Room 431

Chair: Rosemary Bosque

Members Present: Bruce Burge(SRO Operator); Seth Katzman (Conard House); Joyce Lam (Families in SRO's Collaborative); Victor Nelson(Tenant Representative); Dr. Johnson Ojo, Environmental Health (DPH); Sam Patel (SRO Operator); Charles Siron (Tenant Representative); Pratibha Tekkey(Central City SRO Collaborative); Joshua Vining(Mission SRO Collaborative);

Absent: Excused: Angela Chu (Chinatown SRO Collaborative); Alex Tse (City Attorney's Office); Scott Walton (HSA-Housing & Homeless Programs).

Unexcused: Wolfgang Stuwe (DPH);

Guests: Mattias Mormino (Supervisor Kim's Office); Jessica Lehman, (Senior Action Network); Charles Pitts (SRO Tenant);

Minutes: Bernedette Perez (DBI-HIS)

1. **Call to Order**

The meeting was called to order by Rosemary Bosque at 9:09AM.

2. **Roll call/Determination of Quorum**

There was a quorum.

3. **Approval of the Meeting Minutes for May 17, 2012.**

Discussion & Possible Action

The review of Meeting Minutes for May 17, 2012 were read and approved.

Public Comment on Agenda Item #3.

There was no public comment on Agenda Item #3.

4. **Administrative Announcements-Discussion & Possible Action**

Rosemary Bosque informed the Task Force members that the Task Force has reserved the Conference Room 431 at SF Planning Department for the next two years.

Rosemary Bosque further announced that Alex Tse will be leaving the SRO Task Force, and stated that Yvonne Mere has been appointed, and assigned by the City Attorney's office to be a member of the SRO Task Force.

Public Comment for Agenda Item No. 4

There was no public comment on Agenda Item #4.

5. Discussion Regarding (Independent) Bed Bug Work Group Proposals related to Bed Bug Infestation- *Discussion & Possible Action*

Mattias Mormino from Supervisor Kim's office introduced a draft legislation, and Ordinance Health Code-Bed Bug Infestation Prevention, Treatment, Disclosure & Reporting to the Task Force member which was brought to the attention of Supervisor Kim. He further commented that they were interested in understanding the issues better, and getting a better perspective in what types of services that the City provides, and reviewing other City's regarding abatement in the infestation of bed bugs. He recommended that we need more resources to deal with this problem, and to dedicate additional resources to departments who work with code enforcement and abatement.

Mattias Mormino commented on Karen Cohn's presentation from Department of Public Health (DPH), that there are differences, and he referred to the S.F.Health Code Section 11 & Section 600.

Josh Vining commented that there are different rules for tenants, landlord, pest control companies, and the working group has to decipher the responsibilities. He also commented that the working groups have been looking at different cities i.e. Boston, Toronto, and New York on how these cities resolve the infestation of bed bugs.

Mattias Mormino commented that the goal was to introduce this Legislation on July 31, 2012 before the summer recess, and that Supervisor's Kim has had discussions with owners/operators/small property owners.

Rosemary Bosque asked if there are any questions.

Bruce Burge asked if the legislation is from the independent work group, and if Supervisor Kim's office drafted this legislation. He further commented on Page 5 of the draft proposed ordinance, Section 623 under penalties show this section applies to managers/owners, there is no mention if the these penalties apply to tenants.

Seth Katzman suggested that there should be a separate paragraph for tenants in regards to penalties.

Josh Vining said that the landlord is responsible, but the responsibility can also be given to the tenants, and pest control companies for not complying with the procedures for preparing the rooms properly, and eradicating the bed bugs.

Sam Patel commented on Page 2 Line #3, and asked if the health code is being changed, and he further commented that it would take some time for the administrative process to begin, and for those tenants who are evicted does the timeline receive more restrictions.

Mattias Mormino said that the timeline wouldn't be the answer to administer these penalties because it would take these tenants awhile to respond.

Bruce Burge commented on Page 4, Item #4(d) if this applies to permanent tenants, dormitories, and student housing.

Mattias Mormino stated that this would only apply to residential housing.

Sam Patel asked if the City of New York has a similar ordinance.

Seth Katzman commented that Supervisor Kim may have limitations on the proposed legislation, and DPH should be able to issue citations quickly.

Mattias Mormino responded by stating that there are combination of penalties which the legislation has included.

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Johnson Ojo commented that other cities are not proactive like San Francisco. The enforcement of these policies are the responsibility of the stakeholders. He further commented that DPH handles the situation promptly, and enforces these procedures some landlords do not respond in a timely manner.

Mattias Mormino stated that enforcement is the key to abating bed bugs is SRO's, and that as stakeholders we want to work together in training owners/operators, pest control companies, and tenants to prepare their rooms by having clear guidelines, rules and regulations, and instructions.

Johnson Ojo commented that there are few tenants who are uncooperative in preparing their rooms which can make enforcement difficult in which DPH has to refer tenants to APS.

Mattias Mormino stated that his office is willing to invest time, and one staff person to work together with the stakeholders, and different agencies to enforce this legislation.

Seth Katzman stated that Conard House has found a way to resolve issues by using case managers, and in working with landlords to get resources to hire more case managers. He further commented that Conard House has had to contact DPH for difficult tenants, and that Conard House usually gets cited along with the tenant, but it is very rare.

Bruce Burge commented on Page 4, Sec. 622 regarding enforcement of issuing a Notice of Violation (NOV) to property owners, and property managers that has been established by the S.F. Health Code Section 596 or 596.5 or any rules adopted by the DPH Director for prevention, and control of bed bug infestations. He pointed out that it doesn't mention anything about tenants.

Mattias Mormino commented that New York City has an Ordinance related abating bed bug infestations.

Joyce Lam asked how do we determine who is the responsible party, and further commented that tenants often feels powerless in these kinds of situations.

Dr. Ojo stated that DPH has always tried to determine who the responsible party is, but a room can have bed bugs prior to the tenant moving in, and that 90% of bed bugs can be transferred from room to room. He also commented that the ultimate responsibility, and services provided is with the property owner/manager.

Rosemary Bosque commented that it is hard to distinguish who is responsible because bed bugs can migrate from place to place.

Bruce Burge stated the owners are still responsible, but you can have tenants who are uncooperative, and they will not move their personal belongings or clean their rooms.

Mattias Mormino explained that this legislation will automatically be on a 30-day hold, and will not be heard in front of the entire board until September, 2012, and if there are any amendments, suggestions before Supervisor Kim's office introduces this legislation the amendments can be proactive, and he wishes to seek the support of the Task Force.

Rosemary Bosque said that we would further discuss this item at our next Task Force meeting in August.

Public Comment on Agenda Item #5

Charles Pitts asked if there were definitions to this legislation for hotels & hostel, and would non-profits be exempt.

Rosemary Bosque thanked Mattias Mormino for his presentation, and stated that the Task Force will further discuss this Agenda Item at the next SRO Task Force meeting in August.

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

Families in SRO Collaborative: Joyce Lam made an announcement that the Collaborative was going to have a meeting on July 23, 2012, which is going to be held at 1650 Mission Street, 3:00PM-5:00PM regarding follow up on legislative ideas, and persons who have concerns regarding seniors and persons with disabilities in SRO's. She further mentioned that the Seniors in SRO Report can be viewed at www.sfsan.org.

Public Comment on Agenda Item #6

There was no public comment on Agenda Item #6.

7. Prioritization of Future Meetings Topics – *Discussion & Possible Action*

Rosemary Bosque commented that if there are any revisions to the legislation, the Task Force will discuss this item on the August agenda.

Seth Katzman raised the issue of violence in SRO's, and how should the Task Force approach this subject.

Rosemary Bosque stated that the Yvonne Mere from the City Attorney's office will join the SRO Task Force, and that she may have some thoughts on this topic.

Seth Katzman commented that there are tenants who threaten other tenants, and who are violent which would make it difficult to evict them in a timely manner. He further commented that there should be a way to expedite evictions for those who are considered a threat, and those who have been convicted of violence.

Rosemary Bosque asked if the Rent Board handles these types of complaints.

Sam Patel commented that he had to call the police to assist with a tenant, who was very aggressive, and the tenant hired a lawyer to fight his evictions.

Rosemary Bosque said that the Task Force will put this on the SRO Agenda, and hear from groups, and non-profit providers, and collaboratives to see if the Task Force can resolve some of these issues.

Josh Vining stated that there is violence in SRO's, but it is also perpetuated by people who are not tenants of the building.

Bruce Burge requested that the Task Force add an item to the agenda regarding relocation fees, and asked if there was a specific code section that the Task Force can review.

Rosemary Bosque stated that she will invite Delane Wolf, Director of Rent Arbitration Board to speak on this issue regarding relocation fees.

Seth Katzman stated that he would be unable to attend the next SRO Task Force meeting in August.

Public Comment on Agenda Item #7

Charles Pitts commented that he would like to see de-escalation training, and also have more case managers available for all tenants.

8. General Public Comment

Public Comment on Agenda Item #8

Charles Pitts said he would like to have a discussion on noise issues in SRO's.

9. Adjournment

The meeting adjourned at 10:20AM.