

CALTRANS
AFFORDABLE SALES PROGRAM
PUBLIC HEARING

THURSDAY, AUGUST 21, 2014

LOS ANGELES, CALIFORNIA

6:30 P.M. TO 8:30 P.M.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CALTRANS AFFORDABLE SALES PROGRAM PUBLIC
HEARING, located at Los Angeles Christian Presbyterian
Church, 2241 North Eastern Avenue, Los Angeles,
California, on Thursday, August 21, 2014, at 6:30 p.m.
to 8:30 p.m., before Joyce Holbrook.

APPEARANCES:

For CALIFORNIA DEPARTMENT OF TRANSPORTATION:

BY: JENNIFER LOWDEN, ASSISTANT CHIEF
1120 N Street
Sacramento, California 95812

- and-

For CALIFORNIA DEPARTMENT OF TRANSPORTATION:

BY: ROGER FORMANEK, ESQUIRE
1020 N Street, MS57
Sacramento, California 95812

Also present:

Hugo Guzman, Spanish Interpreter

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I N D E X

	Page
Opening Statement	4
Comments on Proposed Regulations	18
Closing Statement	52

1 LOS ANGELES, CALIFORNIA

2 THURSDAY, AUGUST 21, 2014

3 -oOo-

4
5 MS. LOWDEN: Good evening. It is a little
6 pass 6:30, and our start time was 6:30, so I would
7 like to go ahead and get started this evening.

8 Thank you all for coming. A couple of
9 housekeeping things that I'd like to make sure we are
10 all aware of.

11 The rest rooms are out the doors to the
12 right, and then into the other building to the left
13 and on the right. You follow that same path to get to
14 the elevators except you pass the rest rooms and the
15 elevators are on the left.

16 And if there is than emergency, we'll exit
17 through the back doors or the double doors, and then
18 walk down towards the right.

19 I'm Jennifer Lowden.

20 Can you hear me?

21 I am Jennifer Lowden. The assistant
22 division chief for the Department of Transportation or
23 Caltrans in the Division of Right of Way and Land
24 Surveys in Sacramento.

25 It is Thursday, August 21, 2014, and we

1 are gathered here this evening at the Los Angeles
2 Christian Presbyterian Church located at 2241 North
3 Eastern Avenue, Los Angeles, California 90032.

4 We have our court reporter here this
5 evening to assist us with recording all of the input
6 given to us here. In order for the reporter to
7 accurately transcribe the oral comments that some of
8 you will be making during tonight's hearing, I would
9 ask that you please refrain from talking while others
10 are speaking.

11 This public hearing is focused solely on
12 the Affordable Sales Program Regulation as proposed by
13 Caltrans in reference to Title 21 of the California
14 Code of Regulations beginning with Section 54235 and
15 continuing through Section 54238.6 as required by the
16 Administrative Procedures Act.

17 Caltrans has already held two public
18 hearings specific to the proposed Affordable Sales
19 Program Regulation. The first was held on July 15,
20 2014 at California State University, Los Angeles; and
21 the second on July 17, 2014, at the Pasadena
22 Convention Center. As with the previous two hearings,
23 this is not a town hall meeting or a workshop.
24 Tonight's public hearing is a forum to receive your
25 comments specifically on the regulations proposed by

1 Caltrans.

2 Public participation and your comments are
3 key to the regulatory process. This public hearing is
4 being conducted to allow the public an opportunity to
5 provide oral and/or written comments to the proposed
6 Affordable Sales Program Regulation.

7 This public hearing is not a venue for
8 commenting on the proposed project or project
9 alternatives, the environmental process, property
10 rents, repair or maintenance of the homes. Your input
11 is key. However, I will not be able to respond to any
12 comments or answer any questions as this process is
13 specifically designed to allow for input from the
14 public as per the rules and procedures set forth in
15 the Administrative Procedures Act.

16 This hearing is scheduled from 6:30 P.M.
17 to 8:30 P.M. We will endeavor to take as much public
18 input as possible during the time. Your public
19 comments will become part of the rulemaking record.
20 Under the rulemaking provisions of the California

21 Administrative Procedures Act this is the
22 date, time, and place set for presentation of comments
23 for or against a proposed regulation, orally and in
24 writing. Notices have been both published and sent by
25 mail to interested parties. This is a quasi

1 legislative hearing in which Caltrans carries out a
2 rulemaking function delegated by the legislature.

3 Witnesses presenting testimony at this
4 hearing will not be sworn in. And as mentioned
5 previously, this hearing will not -- this panel will
6 not engage in cross comments submitted or made during
7 this hearing. We will take under submission all
8 written comments provided and oral statements made
9 during this hearing.

10 If you provide a written comment or made
11 an oral a statement at either of the previous public
12 hearing, they are part of the public record. Written
13 comments carry the same weight as oral comments
14 received. We will respond to all relevant comments in
15 writing in the final statement of reason.

16 As I mentioned previously, this rulemaking
17 hearing will be recorded by a certified court
18 reporter. The transcript of the hearing, along with
19 any exhibits and evidence presented during this
20 hearing, will be made part of the rulemaking record
21 together with any written comments received.

22 The record of this hearing is being kept
23 open until 8:30 this evening in order to receive
24 relevant evidence from interested parties.

25 At this point the rulemaking record

1 includes Notice of Proposed Action, the proposed
2 regulations, the initial Statement of Reasons, the
3 economic of fiscal impact statement, and any comments
4 received to date.

5 These regulations were duly noticed more
6 than 45 days prior to this evening's hearing. The
7 Notice of Public Hearing along with any information
8 noticed were mailed to residential tenants -- I'm
9 sorry -- along with an information notice were mailed
10 to residential tenants who were living within the
11 proposed State Route 710 corridor. Notices were also
12 mailed to other interested parties who requested
13 rulemaking notices as well as those parties who were
14 deemed by Caltrans to have a potential interest in the
15 proposed rulemaking process.

16 Caltrans is committed to going through
17 this process as quickly as possible. Selling the
18 properties will require the proposed affordable sales
19 program regulation be adopted in accordance with the
20 Administrative Procedures Act.

21 Regulations proposed by any state agency
22 must be reviewed and approved by the Office of
23 Administrative Law. The Office of Administrative Law
24 will review the rulemaking record to determine whether
25 it demonstrates that Caltrans as the rulemaking agency

1 satisfied the procedural requirements of the
2 Administrative Procedures Act and will review the
3 proposed regulations for compliance with the legal
4 standards set forth in the Administrative Procedures
5 Act.

6 First, that the proposed regulation is
7 necessary to effectuate the purpose of the statute it
8 is implementing. Second, it is clear in term. Third,
9 it is consistent and not in conflict with, or
10 contradictory with the existing law. Fourth, it does
11 not duplicate existing state or federal law. And
12 finally, Caltrans' interpretation does not alter,
13 amend, enlarge, or impair the scope of the authority
14 or reference conferred in a statute.

15 If the Office of Administrative Law makes
16 a determination that a proposed regulation does not
17 meet any of these standards, it can disapprove the
18 regulatory proposal. This would mean that the
19 regulation would not go in to effect.

20 Additionally, the properties must be
21 declared excess. The environmental document complete
22 to comply with the California Environmental Quality
23 Act, and compliance with public resource code section
24 5024, which is concerned with ensuring there is no
25 adverse effect to any historic properties.

1 Caltrans is proposing regulatory action to
2 adopt a regulation in Title 21, Division 2, of the
3 California Code of Regulations. This sets forth
4 procedures that will allow Caltrans to dispose of
5 surplus residential properties originally acquired for
6 the State Route 710 extension in the cities of Los
7 Angeles, South Pasadena, and Pasadena.

8 In accordance with Section 54235 through
9 54328.6 as amended, which is also known as the Roberti
10 Act. The regulations are intended to allow Caltrans
11 to expose of the residential properties in a manner
12 that will preserve, upgrade, and expand the supply of
13 housing available to effected persons and families of
14 low or moderate income.

15 Copies of the proposed regulatory action
16 and the initial statement of reasons are available at
17 the information table just outside the door.

18 As you entered the room this evening, you
19 were given an opportunity to sign an attendance sheet.
20 If you wish to sign the attendance sheet and have not
21 already done so, please sign it at your convenience
22 before you leave this evening.

23 Please note, you will not be excluded from
24 participating in these proceeding even if you did not
25 identify or did not sign the attendance sheet.

1 However, if you wish to provide an oral comment, a
2 speaker card will be required.

3 If you have not yet completed a speaker
4 card and wish to make an oral comment tonight, please
5 go to the information table just outside the door or
6 if you will raise your hand, an usher will drop a
7 speaker card off for you to complete.

8 Once you have filled out the card, please
9 give it to the representative at the information table
10 or to one of our ushers. He or she will make sure the
11 card is included in the cue. You will be called to
12 the microphone and allowed to make a two-minute public
13 comment.

14 Speakers will be called based on first
15 come, first-serve basis. Again, only those that have
16 completed a speaker card will be allowed to speak this
17 evening.

18 You are also provided an opportunity to
19 pick up and complete a written comment sheet as you
20 entered the room. If you completed that sheet, or if
21 you have brought written comments with you to submit
22 during the hearing this evening, please place them in
23 the comment box located at the information table.

24 The 45-day written comment period
25 originally scheduled to end at 5:00 P.M. on Monday,

1 July 14th, 2004, was first extended to 5:00 P.M., on
2 Thursday, July 31, 2014, and has been subsequently
3 extended to 5:00 P.M., on Tuesday, September 2nd,
4 2014.

5 If we do not receive your comments during
6 this public hearing, you may still submit written
7 comments relevant to the proposed regulatory action by
8 mail, facsimile, or e-mail.

9 At the information table, you will find
10 copies of the Notice of Extension of Written Comment
11 Period containing the specific information on how to
12 submit your comments.

13 The Notice of Extension of Written Comment
14 Period was mailed to those who Caltrans believe are
15 interested in the proposed action, including all who
16 were previously notified by mail and those who have
17 subsequently requested notification. This Notice of
18 Extension of Written Comment Period has also been
19 posted on the Caltrans' Internet Web site and
20 published in the California Regulatory Notice Register
21 on August 8, 2014.

22 All written comments received at the prior
23 two public hearings and at this evening's public
24 hearing will be considered as part of the rulemaking
25 record.

1 If you wish to receive updates, including
2 the final statement of reasons which will contain
3 Caltrans' responses to the relevant comments received,
4 please ensure you provide your complete and legible
5 name and mailing address on the attendance sheet or on
6 a comment card or a speaker card before you leave this
7 evening.

8 Again, we are here to receive comments on
9 the Proposed Regulation for the California Affordable
10 Sales Program.

11 As I indicated earlier, this public
12 hearing is not about the project, the environmental
13 documents, maintenance or repairs. These topics are
14 outside the scope of the proposed regulations; and
15 therefore, this panel will not take comments on the
16 aforementioned topics.

17 We welcome input on issues related -- I'm
18 sorry. We welcome input on issues outside the scope
19 of this hearing, but this is not the forum to discuss
20 them.

21 If you have concerns on matters not
22 related to the proposed regulations, please pick up a
23 flier at the information table which provides contact
24 information.

25 I understand the regulatory language can

1 be complex, and it may be unclear which of your
2 concerns relate to this specific hearing. While you
3 are speaking, I may interrupt and remind you to speak
4 to the section of the regulation for which you wish to
5 provide a comment.

6 I will call your name from the completed
7 speaker card submitted. Please do not come forward
8 until I have called your name and asked you to step
9 forward.

10 We are going to do our best to keep an
11 orderly hearing this evening so that everyone can be
12 heard clearly. We ask your help in this by respecting
13 each speaker and limiting your talking to two minutes.

14 In order to make sure that everyone has a
15 chance to give input, speakers will be given two
16 minutes to make their comments. We have a timer here
17 that shows how much time you have remaining. To be
18 fair to everyone who wishes to speak this evening, I
19 will enforce the two-minute time limit, and there been
20 will be no ceding of time to other speakers, nor will
21 an individual be allowed to speak more than once.

22 If your comment does not address the
23 proposals put forth by Caltrans, I may ask you to
24 return to your seat.

25 A buzzer will sound at the end of the two

1 minutes. We heard at one of the prior hearings that
2 the buzzer was offensive. I apologize in advance if
3 anyone is offended by the buzzer. Unfortunately,
4 there are no optional buzzer sounds available with
5 this clock.

6 Again, if you have concerns not related to
7 the regulations, we want to hear about them, just not
8 in this forum. Please pick up a flier at the
9 information table providing the contact information.

10 We do not wish destruction to prevent
11 others from offering their views. Consequentially,
12 anyone who becomes disrupted will be asked to leave
13 the room.

14 We will conclude this hearing at 8:30 this
15 evening.

16 If you turned in a speaker card before
17 8:30, and we have not heard your comments, we will
18 remain until all persons have had an opportunity to
19 bring up their comment or the room is no longer
20 available to us.

21 When you seek, I ask that you come forward
22 and speak into the microphone and clear and audible
23 tone so that participants situated in the back of the
24 room can hear you speak.

25 As you can tell, this microphone is little

1 touchy. You have to talk very close to the
2 microphone; hold have it close and seemingly still.
3 This will allow the court reporter with the best
4 chance of ensuring your comments are accurately
5 recorded.

6 Please begin by stating your name and
7 spelling your last name to ensure that the court
8 reporter is able to record the information accurately.
9 State the organization you represent, if any, and then
10 tell us what section of the proposed regulation you
11 wish to provide a comment on.

12 As a final reminder, your input is
13 important to this process. I will not be able to
14 respond to any of your comments or answer any
15 questions.

16 Hugo.

17 You want to try this one?

18

19 (Translation in Spanish.)

20

21 MS. LOWDEN: At this time, I will be
22 calling up speakers based on the speaker cards I
23 received. I am going to call up one speaker and the
24 next three speakers. We do have three seats up here
25 in the front marked as reserved, and you're welcome to

1 come up and wait your turn in those seats.

2 If I don't call your name, please do not
3 come forward. I am reading from the speaker cards as
4 you wrote them. Please forgive me if I have problems
5 pronouncing your name. I will do my best.

6 We have a two-minute timer. When the time
7 beeps, your time is up and will have to yield the
8 microphone.

9 Remember, the microphone seems to be a
10 little bit touchy, but it seems that it works better
11 if we don't touch and just speak into the microphone,
12 and Hugo will help to adjust the microphone as
13 necessary.

14 The first speakers that we have
15 registered -- first we have Roberto Florez. Roberto,
16 you will be the first one to speak. Victoria
17 Sandoval, Diana Tiscarano -- sorry. Saul Cortez.

18 Roberto.

19 MR. FLOREZ: Yes.

20 MS. LOWDEN: For the record, if you will
21 please state your name and spell your last name and
22 the group or organization you represent, if any, and
23 the section number of the proposed regulations of
24 which you wish to speak.

25 Testing. Okay.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COMMENTS ON PROPOSED REGULATIONS

MR. FLOREZ: Okay. My name is Roberto Florez, F-l-o-r-e-z.

The following statement pertains to all sections of the proposed regulations.

Introduction and perspective. The following is a collective statement from the United Caltrans Tenants. It's on wavering in its perspective, but I am finished in this context because we have hoped and forced to present this prematurely within the night just (phonetic) 100-day comment period.

UCT was born nearly two years ago by tenants from all three 710 corridors cities, but mainly El Sereno. UCT formed in response to Caltrans notice that many tenants, rents were raised at a brutal 10 percent every six months by which, by the way, is still an ongoing injustice that Caltrans should stop doing. So far another unused opportunity by Caltrans to do the right thing and show good faith.

The second major issue driving UCT formation was the lack of property maintenance, vacant property neglect, disrespect, bullying and abuse. In a nutshell, Caltrans overall slumlord property

1 management practices.

2 We, from UCT, will not go into all the
3 issues that fall under these two these general
4 categories. There are too many, and this not why we
5 are here today. Suffice it to say, that following
6 United Caltrans comment are related to the Caltrans
7 regulation proposal and represent the wishes of the
8 tenants from the Altadena, South Pasadena, and
9 Pasadena areas. We are here to uphold the spirit and
10 fairness and protection of the community the Roberti
11 Bill embodies.

12 Two correction from the introduction.
13 This was not mailed to everybody. And, secondly, this
14 hearing does not have a 45-day period advance and
15 notice. So it's really illegal. It's against the
16 APA.

17 MS. SANDOVAL: Does the two-minute start
18 right when you after you say.

19 MS. LOWDEN: After you say your name.

20 MS. SANDOVAL: Victoria Sandoval. I AM
21 From UCT organization. I am going to speak to Section
22 54235.

23 I am speaking to the spirit and intent of
24 the Robert Law and the APA law. The Roberti Law
25 states and declares that --

1 AUDIENCE MEMBERS: We can't hear her.

2 MS. SANDOVAL: At the sale of surplus
3 residential property pursuant to the provisions of
4 this article was directly served in an important
5 public purpose, wherefore the legislature intends by
6 this article to preserve, upgrade, and expand the
7 supply of housing available to persons and families of
8 low or moderate income. The legislature further
9 intends by this article to mitigate the environmental
10 effects within the meaning of Article 19 of the
11 California Constitution caused by highway activities.

12 UCT proposals is based on the Roberti law
13 spirit of providing affordable housing and not only
14 mitigating, alleviating the environmental impact or
15 the damage done to the community by the initial
16 acquisition of the 710 corridor houses, but in making
17 sure that the three communities affected by the
18 initial purchase do not suffer any additional trauma
19 and destruction.

20 UCT proposal is also based on the fact
21 that we, as renters, are major stakeholders on the
22 sale of our home. We tenants and former tenants have
23 a right to a common period that would allow us a
24 meaningful participation throughout the entire
25 process. This right is based on the Administrative

1 Procedure Act APA Law that was designed to guarantee
2 the public meaningful participation.

3 The APA Law section 11340 to 11342.4 was
4 established for the following stated reasons. The
5 language of many regulations is frequently unclear
6 unnecessarily complex. The language is often
7 confusing to the persons who must comply with the
8 regulations. The complexity and lack of clarity in
9 many regulations puts small businesses, the public,
10 which do not have the resources to hire experts to
11 assist them at a distinct disadvantage.

12 AUDIENCE MEMBER: The next speaker isn't
13 here. It's Diana. Can she come back?

14 MS. LOWDEN: Sal.

15 THE WITNESS: My name is Sal Cortez. I'm
16 from the 710 corridor, and I am from the UCT
17 organization. I am going to talk about four subjects.
18 One, extending comment period to 120 days.

19 The Administrative Procedures Act 11340-11342.4
20 recognizes that the language of many regulations is
21 frequently unfair and unnecessary complex. The
22 language is often confused to the persons who must
23 comply with the regulation, and the complexity and the
24 lack of clarity in many regulations puts small
25 businesses and the public which would not have the

1 resources to hire experts to assist them. The public
2 has a distinct disadvantage.

3 UCT is a major stakeholder in this
4 regulation process. The final form of the regulation
5 will take profound impact to our membership. We have
6 to comment on all and comply with the regulation
7 without guidance from hired experts.

8 And insufficient comment periods puts UCT
9 and the overall public at the distinct disadvantage.
10 Therefore, in order to allow a meaningful
11 participation in development of the regulation,
12 regulations we propose the comment period to be
13 extended 120 days.

14 Two, the offer credit for rent received.
15 The sum of all rent paid to Caltrans should be
16 credited to or deducted from the purchase price
17 offered to tenants. The amount that is credited
18 should not exceed the amount of the original housing
19 purchase price OHPD.

20 Three, the purchase price definition. The
21 purchase price should be no less than OHPP and no
22 greater than the OHPP adjust for inflation Rule 72.

23 Four, eliminated -- eliminate exclusion
24 from eligibility to purchase base on real property
25 ownership in the last three years.

1 MS. LOWDEN: Thank you.

2 Our next four speakers are Marcia, Marie
3 Ibsen, Molly Lopez, and Patrick Garcia.

4 MS. MARXELLY: It's Marxelly.

5 MS. LOWDEN: I'm sorry. M-a-r-x-e-l-l-y?

6 MS. MARXELLY: Correct.

7 MS. LOWDEN: Thank you, Marxelly. Go
8 ahead.

9 MS. MARXELLY: My name is Marsha Marxelly,
10 M-a-r-x-e-l-l-y. The organization I represent is UCT.
11 And the sections I will be reading are Eliminate the
12 Exclusion from Eligibility Multi Dwelling Units and
13 the 30-year Covenant.

14 Exclusion from eligibility to purchase
15 based on real property ownership during the last three
16 years should be eliminated because it unfairly
17 discriminates against those who, number one, are
18 seniors who may have purchased retirement properties;
19 number two, have inherited the real property of
20 immaterial value; number three, had property interest
21 and lost them over the last three years; number four,
22 have property that is upside down; and number five,
23 have other special circumstances.

24 Point B, a reasonable threshold of
25 ownership interest in real property in the last three

1 years should be established. Tenants should be
2 allowed ownership of up to \$500,000 real property.

3 .5 Multidwelling units.

4 .A Tenants residing in MDU should be
5 offered first rate of refusal on units they occupy or
6 any other available and empty unit.

7 B. The housing authority -- the housing
8 authority or a public housing entity of each city
9 should facilitate the establishment of cooperative for
10 the purchase of MDU.

11 C. If MDU cooperatives do not
12 materialize, the tenants currently residing in MDUs
13 should have the option of purchasing any unoccupied
14 surplus Caltrans property.

15 6. Thirty year covenant. There should be
16 no covenant because a 30-year covenant will make it
17 nearly impossible for low income tenants and extremely
18 difficult for any tenant to a mortgage.

19 Covenants restricting -- Covenant
20 restrictions are contrary to the intent of the
21 Roberti Law. In general, over the last 50 years,
22 Caltrans has been negligent in maintaining -- I'm
23 sorry -- negligent in maintaining its rental
24 properties in the 710 corridor.

25 The resulting -- the delapidation along --

1 will hinder tenants acquiring mortgages. When
2 properties are in poor condition are further
3 restricted to covenants (bell ringing) lenders are
4 highly unlikely to grant mortgages or loans to
5 tenants.

6 MS. LOWDEN: Thank you.

7 Marie.

8 MS. IBSEN: Thank you. My name is
9 Marie Ibsen, I-b-s-e-n. I have a Caltrans name also.
10 It's spelled Risigari-Gai, R-i-s-i-g-a-r-i, hyphen,
11 G-a-i.

12 I represent United Caltrans Tenants. And
13 this is in regard to all Sections 1 through 6, and I
14 am finishing the last part of the former speaker.

15 Many of the tenants on the corridor have
16 been in their homes many years and are near
17 retirement. Covenant restrictions cause an undue
18 burden.

19 I have a section here.

20 7. Allow family members to purchase
21 properties on behalf of the tenants. Extended family
22 member regardless of income should be able to purchase
23 the property for the qualified tenant.

24 8. Explain calculation.

25 Which documentation details 2014 LA County

1 median income stipulation? What is an income
2 qualified buyer, CCR Title 25, Section 6910? How is
3 fair market value calculated? How is reasonable price
4 calculated? What are minimum property standards?

5 Number 9. Questions concerning appraisal
6 process.

7 What appraisal processing will Caltrans
8 use to determine the value of the sale price of each
9 home? Will each tenant have an option to hire his or
10 her own independent appraiser? Will Caltrans accept
11 the independent appraisal in determining the value of
12 the home?

13 Will past inspection reports assess
14 problems and reported unfixed problems be included in
15 determining the value of the property?

16 Will Caltrans -- will California codes for
17 habitability be utilized? Will closer comparable
18 properties with characteristics that are similar to a
19 subject property whose values are the same ZIP code be
20 used to determine the value of the property? For
21 example, comparing homes of similar property and home
22 square footage with similar bedrooms and bathrooms in
23 similar condition, in the same ZIP code, and more
24 specifically, homes within the same neighborhoods.

25 MS. LOWDEN: Thank you.

1 Molly.

2 MS. JOHNSON: My name is Molly Johnson.

3 Pardon my back, please.

4 MS. JOHNSON: Good evening, tenants, from
5 El Sereno and Pasadena. My name is Molly Johnson AKA
6 Lopez. I am here to speak on behalf of the Caltrans
7 UCT Property Management.

8 Caltrans audit demonstrated their
9 inability to adequately manage appropriations for
10 repairing dwellings. Therefore Caltrans should
11 designate a public housing agency to administer the
12 rehabilitation funds created by SB41 (C) of 16.

13 Relocation assistance. And that is the
14 important part for seniors especially.

15 Tenants who must vacate due to sale of
16 property should receive 120-day notice to vacate. Not
17 to be required to pay for rent during the lost period,
18 receive the maximum or in excess of maximum limits
19 statutory stipends and other benefits contained in the
20 Federal Relocation Assistance Program and be relocated
21 to available Caltrans housing, available, or Caltrans
22 housing made available for their purpose.

23 Tenants over 150 percent median income,
24 the category over the 150 per stated median income, in
25 the prospective buyer is a priority order No. 5.

1 Number 5 should be No. 4. And the No. 4 should be No.
2 5 on the list.

3 Over 150 percent median of income tenants
4 should have the property too, purchase the home,
5 directly from Caltrans, not to have to deal with the
6 designated public or private affordable housing
7 organization and purchase property at no more than
8 original housing purchase price, OHPP. Paid for by
9 Caltrans adjusted for inflation Rule 72, and no less
10 than the OHPP paid by the Caltrans. If necessary
11 Caltrans should in enact the regulation to accomplish
12 the above.

13 This is an unfair situation, folks. And I
14 believe from that, that this is a Chavez Ravine
15 situation. We are going to be removed from our areas.

16 MS. LOWDEN: Thank you.

17 Patrick.

18 Thank you.

19 MR. GARCIA: My name is Patrick Garcia,
20 and I am addressing the current tenants not in no good
21 standing 710 category.

22 Caltrans is performing a forensic audit on
23 all tenants. It is unprofessional and unjust because
24 in many cases the results are unfairly used to
25 categorize current tenants as not in good standing

1 effectively eliminating them from the sale process.

2 We completely disagree with the way that
3 Caltrans is labeling tenants as not in good standing.
4 For example, for example, there are cases in which
5 tenants fell behind on rent due to circumstances
6 including loss of employment, illness, or death.
7 There are on also cases in which tenants were unable
8 to pay rent because of rent increases, confusion,
9 human error, or because they were underpaid by a
10 marginal amount; in some case less than 10 cents.

11 One tenant was instructed by a Caltrans
12 agent to deduct rent for urgent repairs that Caltrans
13 was unable to pay for due to bureaucratic
14 inefficiencies. In all cases, these tenants should be
15 reinstated as tenants in good standing. In addition,
16 any accounting errors discovered after one year should
17 be absolved and absorbed by Caltrans due to their
18 accounting inefficiencies.

19 Thank you.

20 MS. LOWDEN: Thank you.

21 The next four speakers: We have Don
22 Jones, Hugo Garcia, Teresa J-a-r-a-m-i-l-l-o, and Joe
23 Cano.

24 Don.

25 Since Don is at the microphone, I was

1 going to have Don Jones go ahead. And then Diana, if
2 you want to go right after Don, that would be
3 terrific.

4 MR. JONES: Can you hear me?

5 Good evening, neighbors. I am Don Jones.
6 I am with the UCT. I am going to address two issues
7 tonight. One is former tenants in good standing. The
8 second is the initial statement of reasons.

9 Additional statement of reasons, says that
10 Caltrans only relied on the audit. Okay. Audit here
11 at page 17 says that out of the 5 out of 7 categories
12 were not sufficiently reliable for the purposes of
13 this audit. So if 5 out of 7 are not sufficient for
14 the purposes of the audit, how can Caltrans only rely
15 on this document. They say that he they did not rely
16 upon any other technical document except the audit.
17 The audit is infer.

18 Now, "Former tenants in good standing" is
19 a tenant category which is a review of tenant/landlord
20 laws of California suggest that the conditions should
21 be -- each condition should be used to determine a
22 former tenant in good standing. That the former
23 tenant's house was delivered back in a condition of
24 schedule to the state, all pass due rent, charges cost
25 expense made an occupancy or sell. The legislation

1 speaks of affected persons and the preservation of
2 fabric community.

3 Former tenants should have demonstrable
4 ties to the community: Schools, church, community
5 affairs. Former tenants should have consideration for
6 those on fixed income and income consistent with the
7 intent of the Roberti Bill.

8 Interest in other real property should be
9 consistent with 3.A, as previously mentioned. There
10 should be intent to reside in the home as a primary
11 residence. If homes of last residency are not
12 available to them, then we should have a preference to
13 purchase long vacant homes with no claimants. We know
14 that 17 percent of the houses that are vacant, some
15 for 10, 15 years. They should be the first ones that
16 the former cannot move into their old house, they
17 should get a chance to buy these and upgrade the
18 community.

19 A. The registry should be set up for
20 former tenants in good standing. According to the
21 Carol Lieu Bill, they should be eligible to purchase
22 either the dwelling in which they previously resided
23 or an unoccupied surplus dwelling.

24 Former Tenants in good standing have not
25 been getting notices of anything.

1 MS. LOWDEN: Excuse me.

2 MR. JONES: That's why regulation --

3 MS. LOWDEN: Don, can you slow down just a
4 bit, please. I understand you have two minutes. We
5 will accommodate you, but we want to make sure we get
6 it on record.

7 MR. JONES: I will give you the written
8 comments.

9 MS. LOWDEN: Thank you. That would be
10 terrific.

11 Go ahead and continue.

12 MR. JONES: Okay. "Former tenants in good
13 standing" is a term and a population that is a legal
14 stakeholder, and as such, have the right to know and
15 participate in every stage of the sales process.
16 That's why a registry should be set up.

17 Any person evicted or who have moved from
18 their properties for any reason related to the
19 increase in rent or property sales within the time
20 span of the last 5 years should have the option to
21 purchase where they previously resided in or any of
22 the other vacant properties that will be for sale at
23 the purchase price originally paid for by Caltrans to
24 acquire said property.

25 We know that some tenants will be removed

1 from their state-owned homes for reasons of Department
2 need. Tenants should be the beneficiaries of the law
3 if they elect to participate.

4 Thank you very much.

5 MS. LOWDEN: Thank you.

6 Diana.

7 MS. TISCARENO: Good evening, neighbors.

8 My name is Diana Tiscareno.

9 A 45-day commencement period in the
10 minimum required business -- a minimum required by
11 law. That's not enough time in our situation. UCT
12 consists of mostly working-class tenants and former
13 tenants families.

14 To develop a responsible alternative to
15 the proposed regulations without the help of a lawyer
16 will need a minimum of 120 days. Caltrans refuses to
17 consider this request so far and can be seen as not
18 only discriminatory, but it is a violation of the APA
19 Administrator Procedure Act, intent to
20 unconstitutionally. As such, our commitment -- our
21 comments are a draft document that needs more
22 attention and development therefor an additional 58
23 days extension is warranted.

24 B. The State of California is not for
25 profit corporation. We also base our proposals on a

1 comment notation in the fact of -- sorry -- in that
2 the State of California is created by the people to
3 ensure equitable distribution of resources and to
4 follow for the meaningful participation of civil
5 society in state decision-making process.

6 As a nonprofit state, we hold -- sorry --
7 we hold to the constitutionally-based nature of the
8 attorney general opinion. Office of the Attorney
9 general Edward G. Brown, Junior, Option No. -- option
10 No. 7-A01 issued December 30, 2009, which states:
11 Therefore, we conclude that although --

12 MS. LOWDEN: Hugo.

13 MR. GARCIA: My name is Hugo Garcia. I am
14 with the United Caltrans Tenants, and I am going to
15 read on the topic of rent increase freeze.

16 The UCT calls on Caltrans to institute an
17 immediate moratorium on any further rent increases.
18 In the 2012 California state auditor's report on
19 Caltrans management of State Route 710 extension
20 project, parcels and properties, the state auditor and
21 their legal counsel concluded that Caltrans rental of
22 SR 710 properties at low market value constituted a
23 gift of public fund, which is prohibited by the
24 California Constitution.

25 UCTS, how can Caltrans charge fair market

1 rental value on their property if they don't maintain
2 them as they, themselves, state they should.

3 Caltrans is a documented slumlord, who
4 have miraculously avoided prosecution. Instead of
5 being prosecuted, Caltrans has the liberty and
6 repugnant audacity to raise rents at a 10-percent
7 increase every six months.

8 The state audit found Caltrans to be
9 guilty of poor property management. Caltrans
10 authorized repairs for many of the properties that
11 were not reasonable or necessary. Caltrans failed to
12 perform annual inspections. Caltrans authorized
13 exorbitant repair amounts. Caltrans did not properly
14 monitor its labor charges. Ultimately Caltrans broke
15 both state laws and policies governing it from small
16 businesses. This information is documented of pages 1
17 through 3 of the state audit. The list goes and on.
18 Why aren't these crooks in jail? We haven't -- why
19 haven't heads rolled? That's a good question?

20 UCT challenges the auditor's conclusion
21 remitted to its categorization of a gift of public
22 funds. The auditor is failing to take into account
23 decades of Caltrans to systemic failed -- failure if
24 general maintenance and resulting in property decay.
25 The houses are falling apart, and the auditor says,

1 they should bring fair market rent.

2 UCT did a survey on rent increase now.

3 MS. LOWDEN: I'd like to remind you that
4 we're here this evening to obtain comments on the
5 proposed regulation. We appreciate your comments on
6 other topics, but we do want to hear the comments on
7 the proposed regulation specific to the section that
8 are within the regulation.

9 Teresa, is that in English?

10 MR. HUGO: She is going to read in
11 Spanish, so can we translate it in English?

12 MS. LOWDEN: If she would like.

13

14 (In Spanish.)

15

16 MS. LOWDEN: Teresa. Excuse me, is that
17 in English?

18 MS. TERESA: It's Espanol.

19 MS. LOWDEN: You will have that in English
20 for us?

21 Thank you. Then that will become part of
22 the record in English.

23 Then we have Hugo to translate it for you,
24 and Hugo will provide the statement and any questions,
25 but we need her copy.

1 AUDIENCE MEMBER: I will give you the
2 copy, but I want to read it in English.

3 I don't want you to speak for us. We do.
4 Why don't you just let us speak for us? Is that okay?

5 AUDIENCE MEMBER: Now you're calling the
6 police.

7 MS. LOWDEN: Her comment will be on the
8 record.

9 AUDIENCE MEMBER: If we did it, it will be
10 handled that much easier.

11 MS. LOWDEN: If she provides her comment,
12 we will certainly get them on record and Hugo will
13 make copies to translate.

14 AUDIENCE MEMBER: Why don't you ask her --
15 I am representing the organization --

16 AUDIENCE MEMBER: You know, just get it
17 over with.

18 MS. LOWDEN: Will you please have a seat,
19 and if I can get the comments from Teresa, we will
20 have Hugo translate for the record.

21 AUDIENCE MEMBER: We don't want him to
22 translate. We want to translate ourselves. We're the
23 community.

24 MS. LOWDEN: Teresa, do you want to talk
25 to me?

1 AUDIENCE SPEAKER: That's not stipulated
2 anywhere. We can speak for us. We don't need anyone
3 from Caltrans to translate anything for us.

4 MS. LOWDEN: Teresa.

5 AUDIENCE SPEAKER: So are you going to be
6 all right and let us do it?

7 MS. LOWDEN: I am asking Teresa to come
8 talk to me.

9
10 (In Spanish.)

11
12 AUDIENCE MEMBER: She wants me to do it.

13 MS. LOWDEN: Excuse me. Would you please
14 have a seat so we can get this resolved. Thank you.
15 Teresa.

16 AUDIENCE MEMBER: Caltrans, it's not
17 stipulated anywhere. If we want to speak, he can
18 speak.

19 AUDIENCE MEMBER: See, that's why we say
20 the things we have say about it.

21 MS. LOWDEN: I'm going to ask you one more
22 time to please have a seat or I will ask you to be
23 escorted from the room.

24 AUDIENCE SPEAKER: It's not stipulated
25 anywhere.

1 MS. LOWDEN: Teresa, we would really like
2 to get your comments on the record in English.

3 AUDIENCE SPEAKER: Hablo Espanol.

4 MR. GARCIA: She speaks Spanish.

5 AUDIENCE MEMBER: Why don't you quit being
6 difficult and let him speak. You're wasting time.

7 Let's get on with this.

8

9 (In Spanish.)

10

11 MS. LOWDEN: We do have a format that we
12 made out at the very beginning, and we would really
13 like to keep this orderly and keep things in order,
14 and the format includes that we have a translator here
15 to provide those services for us.

16 Teresa, if you would like your comments to
17 be provided to the public in English, I would
18 appreciate it if you would let Hugo provide those
19 comments.

20 MR. GARCIA: How about if I fill out
21 another speaker card; is that okay?

22 MS. LOWDEN: Teresa, I'd like to know from
23 you if it would be okay for Hugo to translate for you?

24 Hugo, could you please ask her for me?

25 Thank you.

1 MR. GARCIA: Ms. Lowden, can I fill out
2 another speaker card?

3 MS. LOWDEN: We had at the very beginning,
4 we talked about the ground rules, and the ground rule
5 had one speaker per two minutes.

6 AUDIENCE MEMBER: Those are your rules.
7 You could be violating something here.

8 MS. LOWDEN: Excuse me.

9 AUDIENCE MEMBER: There is no stipulation.
10 There's no stipulation on who can translate.

11 MS. LOWDEN: We will go ahead and go on
12 while Teresa makes a decision.

13 Let's go onto the next speaker. We have
14 Joe Cano, C-a-n-o; and then we have Lisa Almeida;
15 Cynthia Wright; and Marcia -- maybe it's W-o-j-c-i-k.
16 So let's go with Joe, please.

17 MR. CANO: Okay. Joe Cano. I'm not going
18 to face the community, because I am going to speak for
19 the community. I am going to direct this at the
20 Caltrans table.

21 These regulations --

22 MS. LOWDEN: Joe, excuse me. Could you
23 please state your full name and spell your last name?

24 MR. CANO: Joe Cano, C-a-n-o.

25 I'm speaking on behalf of the tenants

1 because these regulations are being done in an
2 environment of intimidation. These regulations will
3 be illegal. There's humanitarian crisis that will
4 occur when you have elderly people thrown out of their
5 homes, which constitute elderly abuse.

6 So what I am going to do, if I can contact
7 United Nations Civil Rights Commission and see if we
8 can get something against Caltrans. Somebody does
9 need to be arrested.

10 MS. LOWDEN: Thank you, Joe.

11 Lisa Almeida, A-l-m-e-i-d-i-a.

12 MS. ALMEIDA: Hello. Excuse my back, but
13 I want to talk to Caltrans.

14 All right. Lisa Almeida, you had it
15 almost right, A-l-m-e-i-d-a.

16 MS. LOWDEN: Thank you.

17 MS. ALMEIDA: El Sereno tenant and UCT
18 Senior Outreach. Okay. Wait. Wait. Stop. Can you
19 move it?

20 I feel -- I feel there should be no -- oh,
21 wait a minute. I'm speaking for various sections of
22 the regulation.

23 I feel there should be no covenant on any
24 of your regulation, and how could Caltrans want to
25 sell at fair market with a proposed tunnel under us.

1 The value as we know will drop. And to this day, we
2 tenants have no papers asking what you plan to do, and
3 you keep pushing back the EIR. And I feel all the
4 rent that seniors have put into their homes that they
5 have lived in for 30, 35, 40, 45 years by now, they
6 own their home.

7 AUDIENCE MEMBER: Yes.

8 MS. ALMEIDA: I feel you should stick to
9 the Roberti Bill Law. I will say it again. I feel
10 you should stick to the Roberti Bill Law. It seems
11 Caltrans thinks they're above the law.

12 Your regulations are unjust to all
13 tenants, especially rent hikes, and regulations such
14 as director's deeds. Huh-uh, that's not good with us.
15 That doesn't fly. Maybe we should involve all the
16 media such as one of them was here today, so maybe we
17 should involve all media channels to show that
18 Caltrans as we know them as slumlords.

19 Thank you.

20 MS. LOWDEN: Thank you.

21 Cynthia.

22 MS. WRIGHT: My name is Cynthia Wright,
23 W-r-i-g-h-t. I live in South Pasadena. I am
24 commenting about Section 17 -- excuse me 1477, and
25 it's concerning multi unit.

1 I'd like to know how is the agency going
2 to prove they're nonprofits are going to be
3 determined, and also what would happen to the people
4 who are in the property if it was sold to a nonprofit
5 organization. And also I have questions about the
6 priority. How do you determine they have a priority
7 over the people who live there versus, you know,
8 people who actually live there and how do they
9 actually get the house.

10 So that's all my comments. Thank you.

11 MS. LOWDEN: Thank you.

12 Hello. Testing. There we go.

13 Let's see. The next speaker is Marcia
14 W-o-j-c-i-k. It looks like we have Christopher
15 Sutton, John Kvammen, and Lillian Russell.

16 Marcia. Is Marcia here this evening?

17 All right. Let's go ahead and go with
18 Mr. Sutton. Christopher Sutton.

19 MR. SUTTON: All right: Thank you. Thank
20 you. My name is Christopher Sutton. Last name is
21 spelled S-u-t-t-o-n.

22 Caltrans released the draft regulations on
23 May 30th, and a conference called said it was 56
24 properties they would initially sell. On July 3rd
25 they released a list of 53 properties. Effect

1 demanding the regulations on July 3rd.

2 However, the process of the determining
3 the list, I have a stack of the list here.

4 AUDIENCE MEMBER: Louder.

5 100 here for people to look at.

6 MS. LOWDEN: Sir --

7 MR. SUTTON: The list of 53 properties
8 they plan to sell first on the list. You can take
9 copies here.

10 MS. LOWDEN: Sir, you're going to have to
11 speak into the microphone.

12 MR. SUTTON: Okay. Thank you.

13 I have a copy of the 2007 judgment which
14 is misrepresented a Statement of Reasons of Taxable
15 Regulations.

16 The regulations do not deal with the
17 process of selecting the properties to be sold.
18 Caltrans has clearly followed other procedures not
19 contained in the regulations in coming up with these
20 53 properties. Caltrans has clearly violated the 2007
21 judgment -- I brought 100 copies of -- because they
22 have not published regulations regarding the manner in
23 which they select the properties to be sold. Caltrans
24 needs to publish in the state register the full list
25 of all the properties and go through it and determine

1 which properties are going to be sold on which
2 schedule. They need to have an open process of
3 determining which properties are to be sold.

4 Simply coming up with a list of 53 on
5 July 3rd, posting on your Web site, violates APA, the
6 Administrative Procedures Act, because there has not
7 been a clearcut, transparent process how Caltrans
8 determines which properties to be sold.

9 In violation of the judgment, this
10 decision affects people who live in the properties and
11 live in the community and the cities.

12 Caltrans is determining the rights of
13 people, determining the rights of the communities
14 without going through the APA and without having
15 regulations and determining how the properties are
16 selected to be sold first and when.

17 So I want everybody to take a copy of the
18 2007 judgment; and everybody take a copy of the list
19 Caltrans published on July 3rd.

20 Thank you.

21 MS. LOWDEN: Thank you, Mr. Sutton.

22 Next we have John Krammen, K-r-a-m-m-e-n.

23 MR. KVAMMEN: It's K-v-a-m-m-e-n, John
24 Kvammen.

25 MS. LOWDEN: I apologize.

1 MR. KVAMMEN: No problem.

2 I am just going to reiterate what Chris
3 Sutton said.

4 I believe that a list of all the
5 properties Caltrans owns in the 710 corridor, their
6 status "occupied, vacant, historic" should be a public
7 market -- this process. Everyone should know what the
8 properties are and what the status is.

9 Thank you.

10 MS. LOWDEN: Thank you, John.

11 Lillian Russell, please.

12 MS. RUSSELL: Hi. I am here to talk about
13 a couple of areas in the reg proposed language.

14 MS. LOWDEN: Excuse me, Lillian. Excuse
15 me. Could you please state your name and spell your
16 last name for the court reporter. Thank you.

17 THE WITNESS: I am Lillian Russell,
18 R-u-s-s-e-l-l.

19 I wanted to raise a couple of issues in
20 the proposed reg language that I think fall short for
21 potential first home buyers, which I think is a
22 demographic (inaudible) overlooked in affordable sales
23 program. There's a lot of people that grew up in this
24 vicinity that are essentially priced out or outbid out
25 of their hometowns, and I think this is a great

1 opportunity to bringing those demographic buyers
2 in the end, provided they did meet the other
3 requirements.

4 So one thing I wanted to talk about was in
5 Section 1478 was the covenant. I think there should
6 be a covenant because one of the problems that is
7 happening in this vicinity are the home flippers who
8 come in and they want to buy a place, resell it. I
9 think that we need people in this community that want
10 to live here and raise their kids and flourish.

11 AUDIENCE SPEAKER: Yes.

12 MS. RUSSELL: I think 30 years might be a
13 bit extreme given the ages of the buyers today, so I
14 think that should be revisited. I'm not going to
15 suggest the actual time period, but I think 30 is too
16 much. Also the buyers don't live long enough, then
17 that presents other problems as well. So I think that
18 should be looked at.

19 In 1482, the burden on the buyer for their
20 occupancy, I think that should be a little bit more
21 explicit as to what it means for the first-time home
22 buyer to actually plan to live in that house. They
23 are not here to make a buck. They are actually here
24 to be part of the community, and this is an
25 opportunity to take this program to allow them to have

1 this chance.

2 The last section that is important in
3 1489. The penalty for not complying with these
4 provisions is 6 percent plus the years that the buyers
5 did have the home. I think that penalty should be
6 higher to discourage people coming in to the areas in
7 the South Pasadena, Pasadena, El Sereno, et cetera, to
8 try to make a profit off of this program when people
9 actually just want to live in the area, and I hope
10 that you will consider these points. Thank you.

11 MS. LOWDEN: Thank you, Lillian.

12 I still have a card for Marcia. Is Marcia
13 available to make her public comment?

14 I also received a couple of cards from
15 Mr. Johnson and Mr. Garcia who have already provided
16 comments this evening. If you would like to provide
17 additional comments, we do have the speaker -- I'm
18 sorry -- the comment sheets that are at the
19 information table outside. Please complete the
20 comment sheets at the information table outside.

21 AUDIENCE SPEAKER: Why can't they speak?

22 MS. LOWDEN: Teresa, if you have -- if you
23 would like your comments to be read in English, Hugo
24 will read your comments in English for you now.

25 MS. JARAMILLO: In Spanish.

1 MS. LOWDEN: Hugo, does she want you to
2 read her comments in English?

3 Our translator --

4 We'd like to have your comments on the
5 record.

6 You can place your comments in the comment
7 box outside the door.

8 AUDIENCE MEMBER: She wants to do it
9 simultaneously.

10 THE INTERPRETER: She wants to read one
11 paragraph and then she wants me to translate it.

12 MS. LOWDEN: Okay.

13 THE INTERPRETER: One Paragraph and then
14 she wants me to translate one paragraph.

15 MS. LOWDEN: Okay. Thank you, Hugo.

16 Mr. Garcia, I'm going to ask you to please
17 sit down.

18 MR. HUGO GARCIA: Is that an order?

19 We are not at school.

20 AUDIENCE MEMBER: Please do not
21 personalize this, ma'am.

22 AUDIENCE MEMBER: We sent you a letter.
23 You didn't respond to that. How come you didn't
24 answer it?

25 AUDIENCE MEMBER: You're not.

1 MS. JOHNSON: Chavez Ravine all over
2 again.

3 MS. LOWDEN: If there's anyone else who
4 would like to make comments, please fill out a speaker
5 card. Raise your hand and the ushers will bring you a
6 speaker card or you can go to the information table
7 and pick up a speaker card. We will be happy to
8 accept comments until 8:30 this evening.

9 At this point I do not have any
10 additional cards except for Marcia. If Marcia is
11 here, and otherwise we will be here until 8:30 this
12 evening.

13 AUDIENCE SPEAKER: She's filling it out.
14 She will be right up.

15 MS. LOWDEN: We now have a speaker card
16 for Carla Miller. Karla, if you will please come
17 forward.

18 MS. MILLER: My name is Karla Miller. I
19 am from South Pasadena, California. And this is
20 regarding 16. Rent increase of Appeal Process.

21 That Caltrans immediately reinstate the
22 former tenant rent increase of appeal process that
23 mysteriously disappeared sometime after the
24 ill-advised 2004 rent increases were initiated and
25 later discarded by Caltrans.

1 1. Tenants have the right to appeal the
2 Department's Property Management Practices, including
3 rental rate increases. All appeals must be in writing
4 and must be filed within 15 days from the date of the
5 notice of rental increase.

6 MS. LOWDEN: Excuse me. If these are --
7 if your comments are related to the proposed
8 regulation, that's what we are here to listen to
9 tonight. The rent and the increases are not part of
10 the proposed regulation, so I would ask you to please
11 speak to the proposed regulation.

12 AUDIENCE SPEAKER: Stop the clock.

13 AUDIENCE MEMBER: She doesn't know even
14 know what's on there, idiot.

15 AUDIENCE MEMBER: Keep reading.

16 MS. MILLER: Okay. The distract shall
17 inform tenants of their right of appeal and
18 sufficiently explain the appeal procedures so the
19 tenants understand: Grounds for appeal; how to make
20 the appeal in a timely manner. Appeal must be in
21 writing; the right for personal appearance.

22 Grounds for Appeal Approval Authority.
23 Tenants may appeal rental rate increases when: They
24 believe rental rates have been improperly established.
25 They believe that the Department's maintenance of

1 property is inadequate. They believe a rental rate
2 increase will cause an extreme financial hardship.

3 A basic role of the Department in
4 reviewing appeals is to determine that rental rates
5 have been properly established and tenants have been
6 thoroughly advised of the rental rate policy requiring
7 fair market rent.

8 Extreme financial hardship appeals may be
9 based on tenants' inability to pay increased rent
10 because of unusual or excessive expenses.

11 Other consumers or voluntary expenses of
12 the appellate will not constitute grounds for reducing
13 the new rental rate.

14 Thank you.

15 MS. LOWDEN: Thank you.

16 Again, we will remain here 8:30 this
17 evening. You may continue to provide your written
18 comments until that time by dropping them in the
19 comment box at the information table.

20 If there's anyone in the audience or
21 others who have arrived that wish to provide an oral
22 comment, I would ask that you please fill out a
23 speaker card and turn it in at the information table.
24 And once I receive it, I will call your name to come
25 forward to make your oral comment.

1 (Off the record.)

2 MS. LOWDEN: Thank you for coming this
3 evening. We'll remain here until 8:30 this evening.
4 If you have additional -- if there are people who
5 would like to make oral comments, please fill out a
6 speaker card, and we will be happy to call your name
7 once we get the speaker card.

8 All the written and oral comments we've
9 received via facsimile, e-mail, regular mail, and at
10 the public hearing will be reviewed and summarized.
11 If those comments lead to a revision of the
12 regulation, we will put out an additional 15-day
13 notice and receive written comments during that time.
14 We will not have another hearing.

15 Once we have received the public's input,
16 we will summarize and respond to the comments in our
17 final statement of reason and modify the text of the
18 regulation as appropriate. This will be joined with a
19 transcript from the hearings that were held at
20 California State University, Los Angeles, on July 15,
21 2014; and at the Pasadena Convention Center on
22 July 17, 2014; along with this evening's hearing.

23 This will all be part of the rulemaking
24 file that is given to the Office of Administrative Law
25 for review and approval. Once the Office of

1 Administrative Law has reviewed the file and made sure
2 we have complied with standards for adopting
3 regulations, they will issue approval.

4 Again, we will be here for another
5 25 minutes or so. If you would like to make an oral
6 comment, please do fill out a speaker card. And when
7 I get it, I will call you name.

8 Also the comment boxes are outside on the
9 information table. Please do drop off any written
10 comments that you have in the comment box before you
11 leave this evening. Thank you.

12 (Off the record.)

13 MS. LOWDEN: I wanted to thank you again
14 for coming and sharing your comments with us this
15 evening. And for those who came and also listened, we
16 do appreciate your comments and will be given them
17 into consideration as we work with the regulation.

18 With that, I'm going conclude the hearing
19 this evening. Although, one last thing.

20 Is Marcia here, and I do have the speaker
21 card for Marcia but she never came forward to speak.
22 I would like to provide one last opportunity.

23 With that, I will conclude the hearing
24 this evening. Thank you for taking the time out of
25 your busy schedules and participating. We really

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

appreciate it. Have a good evening.

(Whereupon, the proceedings recessed at
the hour of 8:34 p.m.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

State of California)
) ss
County of Orange)

I, Joyce Holbrook, Certified Shorthand Reporter, qualified in and for the State of California, do hereby certify:

That the foregoing transcript is a true and correct transcription of my original stenographic notes.

I further certify that I am neither attorney or counsel for, nor related to or employed by any of the parties to the action in which this proceeding was taken; and furthermore, that I am not a relative or employee of any attorney or counsel employed by the parties hereto or financially interested in the action.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 20__.

Joyce Holbrook, RPR, CSR #9041

A	adjusted 28:9	alternatives 6:9	article 20:4,6,9 20:10	Avenue 2:3 5:3
A-l-m-e-i-d-a 41:15	administer 27:11	amend 9:13	asked 14:8 15:12	avoided 35:4
A-l-m-e-i-d-i-a 41:11	Administrative 5:16 6:15,21 8:20,23,23 9:2 9:4,15 20:25 21:19 45:6 53:24 54:1	amended 10:9	asking 38:7 42:2	aware 4:10
able 6:11 16:8 16:13 25:22	Administrator 33:19	amount 22:17 22:18 29:10	assess 26:13	B
absolved 29:17	adopt 10:2	amounts 35:13	assist 5:5 21:11 22:1	B 23:24 24:7 33:24
absorbed 29:17	adopted 8:19	and- 2:15	assistance 27:13 27:20	back 4:17 15:23 21:13 27:3 30:23 41:12 42:3
abuse 18:24 41:5	adopting 54:2	and/or 6:5	assistant 2:11 4:21	base 22:24 33:25
accept 26:10 50:8	advance 15:2 19:14	Angeles 1:13 2:2 2:3 4:1 5:1,3 5:20 10:7 53:20	attendance 10:19,20,25 13:5	based 11:14 16:22 20:12,20 20:25 23:15 52:9
accommodate 32:5	adverse 9:25	annual 35:12	attorney 34:8,8 56:12,15	basic 52:3
accomplish 28:11	advised 52:6	answer 6:12 16:14 49:24	attention 33:22	basis 11:15
account 35:22	affairs 31:5	APA 19:16,24 21:1,3 33:18 45:5,14	attorney 34:8,8 56:12,15	bathrooms 26:22
accounting 29:16,18	affordable 1:9 2:1 5:12,18 6:6 8:18 13:9 20:13 28:6 46:22	apart 35:25	audacity 35:6	bedrooms 26:22
accurately 5:7 16:4,8	aforementioned 13:16	apologize 15:2 45:25	audible 15:22	beeps 17:7
acquire 32:24	agency 8:21,25 27:11 43:1	appeal 50:20,22 51:1,17,18,19 51:20,20,22,23	audience 20:1 21:12 37:1,5,9 37:14,16,21 38:1,5,12,16 38:19,24 39:3 39:5 40:6,9 42:7 44:4 47:11 48:21 49:8,20,22,25 50:13 51:12,13 51:15 52:20	beginning 5:14 39:12 40:3
acquired 10:5	agent 29:12	appeals 51:3 52:4,8	audit 27:8 28:22 30:10,10,13,14 30:16,17 35:8 35:17	behalf 25:21 27:6 40:25
acquiring 25:1	ages 47:13	appearance 51:21	auditor 34:20 35:22,25	believe 12:14 28:14 46:4 51:24,25 52:1
acquisition 20:16	ago 18:14	APPEARANC... 2:8	auditor's 34:18 35:20	bell 25:3
Act 5:16 6:15,21 8:20 9:2,5,23 10:10 21:1,19 33:19 45:6	ahead 4:7 23:8 30:1 32:11 40:11 43:17	appellate 52:12	audit 27:8 28:22 30:10,10,13,14 30:16,17 35:8 35:17	beneficiaries 33:2
action 8:1 10:1 10:15 12:7,15 56:13,17	AKA 27:5	appraisal 26:5,7 26:11	auditor 34:20 35:22,25	benefits 27:19
activities 20:11	alleviating 20:14	appraiser 26:10	auditor 34:20 35:22,25	best 14:10 16:3 17:5
actual 47:15	allow 6:4,13 10:4,10 16:3 20:23 22:10 25:20 47:25	appreciate 36:5 39:18 54:16 55:1	auditor's 34:18 35:20	better 17:10
addition 29:15	allowed 11:12,16 14:21 24:2	appropriate 53:18	audit 27:8 28:22 30:10,10,13,14 30:16,17 35:8 35:17	Bill 19:11 31:7 31:21 42:9,10
additional 20:18 30:9 33:22 48:17 50:10 53:4,12	Almeida 40:14 41:11,12,14,17 42:8	appropriations 27:9	audit 27:8 28:22 30:10,10,13,14 30:16,17 35:8 35:17	bit 17:10 32:4 47:13,20
Additionally 9:20	Altadena 19:8	approval 51:22 53:25 54:3	authority 9:13 24:7,8 51:22	born 18:14
address 13:5 14:22 30:6	alter 9:12	approved 8:22	authorized 35:10,12	box 11:23 49:7 52:19 54:10
addressing 28:20	alternative 33:14	area 48:9	available 10:13 10:16 15:4,20 20:7 24:6 27:21,21,22 31:12 48:13	boxes 54:8
adequately 27:9		areas 19:9 28:15 46:13 48:6		bring 15:19 36:1 50:5
adjust 17:12 22:22		arrested 41:9		bringing 47:1
		arrived 52:21		broke 35:14
				brought 11:21 44:21

Brown 34:9	6:1 7:1 8:14,16	categorize 28:25	closer 26:17	54:16
brutal 18:18	8:25 10:1,4,10	category 27:24	Closing 3:6	Commission
buck 47:23	12:14 14:23	28:21 30:19	code 5:14 9:23	41:7
building 4:12	18:9,16,19,21	cause 25:17 52:2	10:3 26:19,23	commitment
bullying 18:24	18:25 19:6,6	caused 20:11	codes 26:16	33:20
burden 25:18	22:15 24:14,22	CCR 26:2	collective 18:8	committed 8:16
47:19	25:9,12 26:7	ceding 14:20	come 11:15 14:7	common 20:23
bureaucratic	26:10,16 27:6	Center 5:22	15:21 17:1,3	communities
29:13	27:8,10,21,21	53:21	21:13 38:7	20:17 45:13
business 33:10	28:5,9,10,11	cents 29:10	47:8 49:23	community
businesses 21:9	28:22 29:3,11	certainly 37:12	50:16 52:24	19:10 20:15
21:25 35:16	29:12,17 30:10	certified 7:17	coming 4:8	31:2,4,4,18
busy 54:25	30:14 32:23	56:5	44:19 45:4	37:23 40:18,19
buy 31:17 47:8	33:16 34:14,16	certify 56:7,11	48:6 53:2	45:11 47:9,24
buyer 26:2	34:19,21,25	cetera 48:7	54:14	comparable
27:25 47:19,22	35:3,5,8,9,11	challenges 35:20	commencement	26:17
buyers 46:21	35:12,13,14,23	chance 14:15	33:9	comparing
47:1,13,16	38:3,16 40:20	16:4 31:17	comment 7:10	26:21
48:4	41:8,13,24	48:1	11:1,4,13,19	complete 9:21
buzzer 14:25	42:11,18 43:22	channels 42:17	11:23,24 12:10	11:7,19 13:4
15:2,3,4	44:18,20,23	characteristics	12:13,18 13:6	48:19
	45:7,12,19	26:18	14:5,22 15:19	completed 11:3
C	46:5 50:21,25	charge 34:25	16:11 18:12	11:16,20 14:6
C 24:11 27:12	Caltrans' 9:12	charges 30:24	19:6 21:18	completely 29:2
C-a-n-o 40:14	12:19 13:3	35:14	22:6,8,12 34:1	complex 14:1
40:24	Cano 29:23	Chavez 28:14	37:7,11 48:13	21:6,21
calculated 26:3	40:14,17,17,24	50:1	48:18,20 49:6	complexity 21:8
26:4	40:24	chief 2:11 4:22	52:19,22,25	21:23
calculation	card 11:2,4,7,8	Chris 46:2	54:6,8,10	compliance 9:3
25:24	11:11,16 13:6	Christian 2:2	commenting 6:8	9:23
California 1:13	13:6 14:7	5:2	42:24	complied 54:2
2:4,10,13,17	15:16 39:21	Christopher	comments 3:5	comply 9:22
2:20 4:1 5:3,13	40:2 48:12	43:14,18,20	5:7,25 6:2,5,12	21:7,23 22:6
5:20 6:20 9:22	50:5,6,7,15	church 2:3 5:2	6:19,22 7:6,8	complying 48:3
10:3 12:20	52:23 53:6,7	31:4	7:13,13,14,21	concerned 9:24
13:9 20:11	54:6,21	circumstances	8:3 11:21 12:5	concerning 26:5
26:16 30:20	cards 16:22 17:3	23:23 29:5	12:7,12,22	42:25
33:24 34:2,18	48:14 50:10	cities 10:6 18:15	13:3,8,15	concerns 13:21
34:24 50:19	Carla 50:16	45:11	14:16 15:17	14:2 15:6
53:20 56:1,7	Carol 31:21	city 24:8	16:4,14 18:1	conclude 15:14
call 14:6 16:23	carries 7:1	civil 34:4 41:7	32:8 33:21	34:11 54:18,23
17:2 52:24	carry 7:13	claimants 31:13	36:4,5,6 37:19	concluded 34:21
53:6 54:7	case 29:10	clarity 21:8,24	39:2,16,19	conclusion 35:20
called 11:11,14	cases 28:24 29:4	clear 9:8 15:22	43:10 48:16,17	condition 25:2
14:8 43:23	29:7,14	clearcut 45:7	48:23,24 49:2	26:23 30:21,23
calling 16:22	categories 19:4	clearly 14:12	49:4,6 50:4,8	conditions 30:20
37:5	30:11	44:18,20	51:7 52:18	conducted 6:4
calls 34:16	categorization	clock 15:5 51:12	53:5,8,11,13	conference
Caltrans 1:8 2:1	35:21	close 16:1,2	53:16 54:10,14	43:23
4:23 5:13,17				

<p>conferred 9:14 conflict 9:9 confused 21:22 confusing 21:7 confusion 29:8 Consequentially 15:11 consider 33:17 48:10 consideration 31:5 54:17 considered 12:24 consistent 9:9 31:6,9 consists 33:12 constitute 41:5 52:12 constituted 34:22 Constitution 20:11 34:24 constitutionall... 34:7 consumers 52:11 contact 13:23 15:9 41:6 contain 13:2 contained 27:19 44:19 containing 12:11 context 18:10 continue 32:11 52:17 continuing 5:15 contradictory 9:10 contrary 24:20 convenience 10:21 Convention 5:22 53:21 cooperative 24:9 cooperatives 24:11 copies 10:15 12:10 37:13 44:9,21</p>	<p>copy 36:25 37:2 44:13 45:17,18 corporation 33:25 correct 23:6 56:9 correction 19:12 corridor 8:11 20:16 21:16 24:24 25:15 46:5 corridors 18:15 Cortez 17:17 21:15 cost 30:24 counsel 34:21 56:12,15 County 25:25 56:3 couple 4:8 46:13 46:19 48:14 court 5:4 7:17 16:3,7 46:16 covenant 23:13 24:15,16,16,19 25:17 41:23 47:5,6 covenants 24:19 25:3 created 27:12 34:2 credit 22:14 credited 22:16 22:17 crisis 41:3 crooks 35:18 cross 7:6 CSR 56:24 cue 11:11 current 28:20,25 currently 24:12 Cynthia 40:15 42:21,22</p> <hr/> <p style="text-align: center;">D</p> <hr/> <p>D 3:1 damage 20:15 date 6:22 8:4 51:4 day 42:1 56:19</p>	<p>days 8:6 21:18 22:13 33:16,23 51:4 deal 28:5 44:16 death 29:6 decades 35:23 decay 35:24 December 34:10 decision 40:12 45:10 decision-maki... 34:5 declared 9:21 declares 19:25 deduct 29:12 deducted 22:16 deeds 42:14 deemed 8:14 definition 22:20 delapidation 24:25 delegated 7:2 delivered 30:23 demanding 44:1 demographic 46:22 47:1 demonstrable 31:3 demonstrated 27:8 demonstrates 8:25 Department 2:10,17 4:22 33:1 52:3 Department's 51:2,25 designate 27:11 designated 28:6 designed 6:13 21:1 destruction 15:10 20:19 details 25:25 determination 9:16 determine 8:24 26:8,20 30:21 43:6 44:25</p>	<p>52:4 determined 43:3 determines 45:8 determining 26:11,15 44:2 45:3,12,13,15 develop 33:14 development 22:11 33:22 Diana 17:17 21:13 30:1 33:6,8 difficult 24:18 39:6 direct 40:19 directly 20:4 28:5 director's 42:14 disadvantage 21:11 22:2,9 disagree 29:2 disappeared 50:23 disapprove 9:17 discarded 50:25 discourage 48:6 discovered 29:16 discriminates 23:17 discriminatory 33:18 discuss 13:19 dispose 10:4 disrespect 18:24 disrupted 15:12 distinct 21:11 22:2,9 distract 51:16 distribution 34:3 division 4:22,23 10:2 document 9:21 30:15,16 33:21 documentation 25:25 documented 35:3,16</p>	<p>documents 13:13 doing 18:20 Don 29:21,24,25 30:1,2,5 32:3 door 10:17 11:5 49:7 doors 4:11,17,17 double 4:17 draft 33:21 43:22 driving 18:22 drop 11:6 42:1 54:9 dropping 52:18 due 27:15 29:5 29:13,17 30:24 duly 8:5 duplicate 9:11 dwelling 23:12 31:22,23 dwellings 27:10</p> <hr/> <p style="text-align: center;">E</p> <hr/> <p>E 3:1 e-mail 12:8 53:9 earlier 13:11 easier 37:10 Eastern 2:3 5:3 economic 8:3 Edward 34:9 effect 9:19,25 43:25 effected 10:13 effectively 29:1 effects 20:10 effectuate 9:7 EIR 42:3 either 7:11 31:22 El 18:16 27:5 41:17 48:7 elderly 41:4,5 elect 33:3 elevators 4:14 4:15 eligibility 22:24 23:12,14 eligible 31:21 eliminate 22:23</p>
--	--	--	--	---

23:11 eliminated 22:23 23:16 eliminating 29:1 embodies 19:11 emergency 4:16 employed 56:12 56:16 employee 56:15 employment 29:6 empty 24:6 enact 28:11 endeavor 6:17 enforce 14:19 engage 7:6 English 36:9,11 36:17,19,22 37:2 39:2,17 48:23,24 49:2 enlarge 9:13 ensure 13:4 16:7 34:3 ensuring 9:24 16:4 entered 10:18 11:20 entire 20:24 entity 24:8 environment 41:2 environmental 6:9 9:21,22 13:12 20:9,14 equitable 34:3 error 29:9 errors 29:16 escorted 38:23 Espanol 36:18 39:3 especially 27:14 42:13 ESQUIRE 2:18 essentially 46:24 established 21:4 24:1 51:24 52:5 establishment 24:9	et 48:7 evening 4:5,7 5:1,5 7:23 10:18,22 11:17 11:22 13:7 14:11,18 15:15 27:4 30:5 33:7 36:4 43:16 48:16 50:8,12 52:17 53:3,3 54:11,15,19,24 55:1 evening's 8:6 12:23 53:22 everybody 19:13 45:17,18 evicted 32:17 evidence 7:19,24 example 26:21 29:4,4 exceed 22:18 excess 9:21 27:18 excessive 52:10 excluded 10:23 exclusion 22:23 23:12,14 excuse 32:1 36:16 38:13 40:8,22 41:12 42:24 46:14,14 51:6 exhibits 7:19 existing 9:10,11 exit 4:16 exorbitant 35:13 expand 10:12 20:6 expense 30:25 expenses 52:10 52:11 experts 21:10 22:1,7 explain 25:24 51:18 explicit 47:21 expose 10:11 extended 12:1,3 22:13 25:21	extending 21:18 extension 10:6 12:10,13,18 33:23 34:19 extreme 47:13 52:2,8 extremely 24:17 <hr/> F <hr/> F-l-o-r-e-z 18:4 fabric 31:2 face 40:18 facilitate 24:9 facsimile 12:8 53:9 fact 20:20 34:1 failed 35:11,23 failing 35:22 failure 35:23 fair 14:18 26:3 34:25 36:1 41:25 52:7 fairness 19:10 faith 18:21 fall 19:3 46:20 falling 35:25 families 10:13 20:7 33:13 family 25:20,21 far 18:20 33:17 federal 9:11 27:20 feel 41:20,20,23 42:3,8,9 fell 29:5 file 53:24 54:1 filed 51:4 fill 39:20 40:1 50:4 52:22 53:5 54:6 filled 11:8 filling 50:13 final 7:15 13:2 16:12 22:4 53:17 finally 9:12 financial 52:2,8 financially 56:16 find 12:9 finished 18:10	finishing 25:14 first 5:19 9:6 11:14 12:1 17:14,15,16 24:5 31:15 44:8 45:16 46:21 first-serve 11:15 first-time 47:21 fiscal 8:3 five 23:22 fixed 31:6 flier 13:23 15:8 flippers 47:7 Florez 17:15,19 18:3,4 flourish 47:10 fly 42:15 focused 5:11 folks 28:13 follow 4:13 34:4 followed 44:18 following 18:5,8 19:5 21:4 footage 26:22 forced 18:11 foregoing 56:8 forensic 28:22 forgive 17:4 form 18:15 22:4 FORMANEK 2:18 format 39:11,14 formation 18:23 formed 18:16 former 20:22 25:14 30:7,18 30:22,22 31:3 31:5,16,20,24 32:12 33:12 50:22 forth 6:14 9:4 10:3 14:23 forum 5:24 13:19 15:8 forward 14:7,9 15:21 17:3 50:17 52:25 54:21	found 35:8 four 21:17 22:23 23:2,21 29:21 Fourth 9:10 freeze 34:15 frequently 21:5 21:21 front 16:25 full 40:23 44:24 function 7:2 fund 34:23 funds 27:12 35:22 further 20:8 25:2 34:17 56:11 furthermore 56:14 <hr/> G <hr/> G 34:9 G-a-i 25:11 Garcia 23:3 28:19,19 29:22 34:13,13 39:4 39:20 40:1 48:15 49:16,18 gathered 5:1 general 19:3 24:21 34:8,9 35:24 getting 31:25 gift 34:23 35:21 give 11:9 14:15 32:7 37:1 given 5:6 10:19 14:15 47:13 53:24 54:16 go 4:7 9:19 11:5 19:2 23:7 30:1 30:2 32:11 40:11,11,13,16 43:12,17,17 44:25 50:6 goes 35:17 going 8:16 14:10 16:23 19:21 21:17 28:15 30:1,6 34:14 36:10 38:5,21
--	---	--	---	---

40:17,18,19 41:6 43:1,2 44:10 45:1,14 46:2 47:14 49:16 54:18 good 4:5 18:21 27:4 28:20,25 29:3,15 30:5,7 30:18,22 31:20 31:24 32:12 33:7 35:19 42:14 55:1 governing 35:15 grant 25:4 great 46:25 greater 22:22 grew 46:23 ground 40:4,4 grounds 51:19 51:22 52:12 group 17:22 guarantee 21:1 guidance 22:7 guilty 35:9 Guzman 2:23	13:12,19 14:2 14:11 15:14 19:14 53:10,14 53:22 54:18,23 hearings 5:18,22 12:23 15:1 53:19 held 5:17,19 53:19 Hello 41:12 43:12 help 14:12 17:12 33:15 hereto 56:16 hereunto 56:18 Hi 46:12 higher 48:6 highly 25:4 highway 20:11 hikes 42:13 hinder 25:1 hire 21:10 22:1 26:9 hired 22:7 historic 9:25 46:6 Holbrook 2:5 56:5,24 hold 16:2 34:6,7 home 20:22 26:9 26:12,21 28:4 31:10 42:6 46:21 47:7,21 48:5 homes 6:10 25:16 26:21,24 31:11,13 33:1 41:5 42:4 hometowns 46:25 hope 48:9 hoped 18:11 hour 55:5 house 30:23 31:16 43:9 47:22 housekeeping 4:9 houses 20:16	31:14 35:25 housing 10:13 20:7,13 22:18 24:7,7,8 27:11 27:21,22 28:6 28:8 Hugo 2:23 16:16 17:12 29:22 34:12,13 36:10 36:23,24 37:12 37:20 39:18,23 39:24 48:23 49:1,15,18 Huh-uh 42:14 human 29:9 humanitarian 41:3 hyphen 25:10	26:14 includes 8:1 39:14 including 12:15 13:1 29:6 51:2 income 10:14 20:8 24:17 25:22 26:1,1 27:23,24 28:3 31:6,6 increase 32:19 34:15 35:7 36:2 50:20,22 51:5 52:2 increased 52:9 increases 29:8 34:17 50:24 51:3,9,23 independent 26:10,11 indicated 13:11 individual 14:21 inefficiencies 29:14,18 infer 30:17 inflation 22:22 28:9 inform 51:17 information 8:7 8:9 10:17 11:5 11:9,23 12:9 12:11 13:23,24 15:9,9 16:8 35:16 48:19,20 50:6 52:19,23 54:9 inherited 23:19 initial 8:2 10:16 20:15,18 30:8 initially 43:24 initiated 50:24 injustice 18:19 input 5:5 6:10 6:13,18 13:17 13:18 14:15 16:12 53:15 inspection 26:13 inspections 35:12	institute 34:16 instructed 29:11 insufficient 22:8 intended 10:10 intends 20:5,9 intent 19:23 24:20 31:7,10 33:19 interest 8:14 23:20,25 31:8 interested 6:25 7:24 8:12 12:15 56:17 Internet 12:19 interpretation 9:12 Interpreter 2:23 49:10,13 interrupt 14:3 intimidation 41:2 introduction 18:7 19:12 involve 42:15,17 issue 18:22 54:3 issued 34:10 issues 13:17,18 19:3 30:6 46:19
H		I		J
habitability 26:17 Hablo 39:3 hall 5:23 hand 11:6 50:5 56:19 handled 37:10 happen 43:3 happening 47:7 happy 50:7 53:6 hardship 52:2,8 heads 35:19 hear 4:20 15:7 15:24 20:1 30:4 36:6 heard 14:12 15:1,17 hearing 1:10 2:2 5:8,11,24 6:3,7 6:16 7:1,4,5,7 7:9,12,17,18 7:20,22 8:6,7 11:22 12:6,24	hold 16:2 34:6,7 home 20:22 26:9 26:12,21 28:4 31:10 42:6 46:21 47:7,21 48:5 homes 6:10 25:16 26:21,24 31:11,13 33:1 41:5 42:4 hometowns 46:25 hope 48:9 hoped 18:11 hour 55:5 house 30:23 31:16 43:9 47:22 housekeeping 4:9 houses 20:16	I-b-s-e-n 25:9 Ibsen 23:3 25:8 25:9 identify 10:25 idiot 51:14 ill-advised 50:24 illegal 19:15 41:3 illness 29:6 immaterial 23:20 immediate 34:17 immediately 50:21 impact 8:3 20:14 22:5 impair 9:13 implementing 9:8 important 16:13 20:4 27:14 48:2 impossible 24:17 improperly 51:24 inability 27:9 52:9 inadequate 52:1 inaudible 46:22 included 11:11	independent 26:10,11 indicated 13:11 individual 14:21 inefficiencies 29:14,18 infer 30:17 inflation 22:22 28:9 inform 51:17 information 8:7 8:9 10:17 11:5 11:9,23 12:9 12:11 13:23,24 15:9,9 16:8 35:16 48:19,20 50:6 52:19,23 54:9 inherited 23:19 initial 8:2 10:16 20:15,18 30:8 initially 43:24 initiated 50:24 injustice 18:19 input 5:5 6:10 6:13,18 13:17 13:18 14:15 16:12 53:15 inspection 26:13 inspections 35:12	J-a-r-a-m-i-l-l-o 29:22 jail 35:18 JARAMILLO 48:25 Jennifer 2:11 4:19,21 Joe 29:22 40:14 40:16,17,22,24 41:10 John 43:15 45:22,23 46:10 Johnson 27:2,2 27:4,5 48:15 50:1 joined 53:18 Jones 29:22 30:1 30:4,5 32:2,7 32:12

<p>Joyce 2:5 56:5 56:24 judgment 44:13 44:21 45:9,18 July 5:19,21 12:1,2 43:24 44:1 45:5,19 53:20,22 Junior 34:9</p> <hr/> <p style="text-align: center;">K</p> <p>K-r-a-m-m-e-n 45:22 K-v-a-m-m-e-n 45:23 Karla 50:16,18 keep 14:10 39:13,13 42:3 51:15 kept 7:22 key 6:3,11 kids 47:10 know 31:13 32:14,25 37:16 39:22 42:1,18 43:1,7 46:7 51:13,14 known 10:9 Krammen 45:22 Kvammen 43:15 45:23,24 46:1</p> <hr/> <p style="text-align: center;">L</p> <p>LA 25:25 labeling 29:3 labor 35:14 lack 18:23 21:8 21:24 Land 4:23 language 13:25 21:5,6,20,22 46:13,20 law 8:23,23 9:10 9:11,15 19:24 19:24,24 20:12 21:1,3 24:21 33:2,11 42:9 42:10,11 53:24 54:1 laws 30:20 35:15</p>	<p>lawyer 33:15 lead 53:11 leave 10:22 13:6 15:12 54:11 left 4:12,15 legal 9:3 32:13 34:21 legible 13:4 legislation 30:25 legislative 7:1 legislature 7:2 20:5,8 lenders 25:3 let's 39:7 40:13 40:16 43:13,17 letter 49:22 liberty 35:5 Lieu 31:21 Lillian 43:15 46:11,14,17 48:11 limit 14:19 limiting 14:13 limits 27:18 Lisa 40:14 41:11 41:14 list 28:2 35:17 43:25 44:3,3,7 44:8,24 45:4 45:18 46:4 listen 51:8 listened 54:15 little 4:5 15:25 17:10 47:20 live 42:23 43:7,8 45:10,11 47:10 47:16,22 48:9 lived 42:5 living 8:10 loans 25:4 located 2:2 5:2 11:23 long 31:13 47:16 longer 15:19 look 44:5 looked 47:18 looks 43:14 Lopez 23:3 27:6 Los 1:13 2:2,3</p>	<p>4:1 5:1,3,20 10:6 53:20 loss 29:6 lost 23:21 27:17 lot 46:23 Louder 44:4 low 10:14 20:8 24:17 34:22 Lowden 2:11 4:5 4:19,21 16:21 17:20 19:19 21:14 23:1,5,7 25:6 26:25 28:16 29:20 32:1,3,9 33:5 34:12 36:3,12 36:16,19 37:7 37:11,18,24 38:4,7,13,21 39:1,11,22 40:1,3,8,11,22 41:10,16 42:20 43:11 44:6,10 45:21,25 46:10 46:14 48:11,22 49:1,12,15 50:3,15 51:6 52:15 53:2 54:13</p> <hr/> <p style="text-align: center;">M</p> <p>M-a-r-x-e-l-l-y 23:5,10 ma'am 49:21 mail 6:25 12:8 12:16 53:9 mailed 8:8,9,12 12:14 19:13 mailing 13:5 maintain 35:1 maintaining 24:22,23 maintenance 6:10 13:13 18:23 35:24 51:25 major 18:22 20:21 22:3 making 5:8 20:16</p>	<p>manage 27:9 management 19:1 27:7 34:19 35:9 51:2 manner 10:11 44:22 51:20 Marcia 23:2 40:15 43:13,16 43:16 48:12,12 50:10,10 54:20 54:21 marginal 29:10 Marie 23:2 25:7 25:9 marked 16:25 market 26:3 34:22,25 36:1 41:25 46:7 52:7 Marsha 23:9 Marxelly 23:4,4 23:6,7,9,9 materialize 24:12 matters 13:21 maximum 27:18 27:18 MDU 24:4,10,11 MDUs 24:12 mean 9:18 meaning 20:10 meaningful 20:24 21:2 22:10 34:4 means 47:21 media 42:16,17 median 26:1 27:23,24 28:3 meet 9:17 47:2 meeting 5:23 member 21:12 25:22 37:1,5,9 37:14,16,21 38:12,16,19 39:5 40:6,9 42:7 44:4 49:8 49:20,22,25 51:13,15</p>	<p>members 20:1 25:20 membership 22:5 mentioned 7:4 7:16 31:9 microphone 11:12 15:22,25 16:2 17:8,9,11 17:12 29:25 44:11 Miller 50:16,18 50:18 51:16 minimum 26:4 33:10,10,16 minute 41:21 minutes 14:13 14:16 15:1 32:4 40:5 54:5 miraculously 35:4 misrepresented 44:14 mitigate 20:9 mitigating 20:14 moderate 10:14 20:8 modify 53:17 Molly 23:3 27:1 27:2,5 Monday 11:25 monitor 35:14 months 18:18 35:7 moratorium 34:17 mortgage 24:18 mortgages 25:1 25:4 move 31:16 41:19 moved 32:17 MS57 2:19 multi 23:12 42:25 Multidwelling 24:3 mysteriously 50:23</p>
--	--	---	---	---

<p>N</p> <p>N 2:12,19 3:1 name 13:5 14:6 14:8 16:6,7 17:2,5,21,21 18:3 19:19 21:15 23:9 25:8,9 27:2,5 28:19 33:8 34:13 40:23,23 42:22 43:20,20 46:15,16 50:18 52:24 53:6 54:7 Nations 41:7 nature 34:7 near 25:16 nearly 18:14 24:17 necessary 9:7 17:13 28:10 35:11 need 33:2,16 36:25 38:2 41:9 45:2 47:9 needs 33:21 44:24 neglect 18:24 negligent 24:22 24:23 neighborhoods 26:24 neighbors 30:5 33:7 neither 56:11 never 54:21 new 52:13 night 18:12 nonprofit 34:6 43:4 nonprofits 43:2 North 2:3 5:2 notation 34:1 note 10:23 notes 56:10 notice 8:1,7,9 12:10,13,17,20 18:17 19:15 27:16 51:5</p>	<p>53:13 noticed 8:5,8 notices 6:24 8:11 8:13 31:25 notification 12:17 notified 12:16 number 17:23 23:17,19,20,21 23:22 26:5 28:1 nutshell 18:25</p> <hr/> <p style="text-align: center;">O</p> <hr/> <p>obtain 36:4 occupancy 30:25 47:20 occupied 46:6 occupy 24:5 occur 41:4 offended 15:3 offensive 15:2 offer 22:14 offered 22:17 24:5 offering 15:11 Office 8:22,23 9:15 34:8 53:24,25 oh 41:20 OHPD 22:19 OHPP 22:21,22 28:8,10 okay 17:25 18:3 30:10 32:12 37:4 39:21,23 40:17 41:18 44:12 49:12,15 51:16 old 31:16 once 11:8 14:21 52:24 53:7,15 53:25 ones 31:15 ongoing 18:19 oOo- 4:3 open 7:23 45:2 Opening 3:4 opinion 34:8 opportunity 6:4</p>	<p>10:19 11:18 15:18 18:20 47:1,25 54:22 option 24:13 26:9 32:20 34:9,9 optional 15:4 oral 5:7 6:5 7:8 7:11,13 11:1,4 52:21,25 53:5 53:8 54:5 orally 6:23 Orange 56:3 order 5:6 7:23 14:14 22:10 27:25 39:13 49:18 orderly 14:11 39:13 organization 16:9 17:22 19:21 21:17 23:10 28:7 37:15 43:5 original 22:18 28:8 56:9 originally 10:5 11:25 32:23 outbid 46:24 Outreach 41:18 outside 10:17 11:5 13:14,18 48:19,20 49:7 54:8 overall 18:25 22:9 overlooked 46:22 ownership 22:25 23:15,25 24:2 owns 46:5</p> <hr/> <p style="text-align: center;">P</p> <hr/> <p>p.m 1:15,15 2:4 2:5 6:16,17 11:25 12:1,3 55:5 page 3:3 30:11 pages 35:16 paid 22:15 28:8</p>	<p>28:10 32:23 panel 7:5 13:15 papers 42:2 paragraph 49:11,13,14 parcels 34:20 Pardon 27:3 part 6:19 7:12 7:20 12:24 25:14 27:14 36:21 47:24 51:9 53:23 participants 15:23 participate 32:15 33:3 participating 10:24 54:25 participation 6:2 20:24 21:2 22:11 34:4 parties 6:25 7:24 8:12,13 56:13 56:16 Pasadena 5:21 10:7,7 19:8,9 27:5 42:23 48:7,7 50:19 53:21 pass 4:6,14 30:24 path 4:13 Patrick 23:3 28:17,19 pay 27:17 29:8 29:13 52:9 penalty 48:3,5 people 34:2 41:4 43:3,7,8 44:5 45:10,13 46:23 47:9 48:6,8 53:4 percent 18:18 27:23 28:3 31:14 48:4 perform 35:12 performing 28:22 period 11:24</p>	<p>12:11,14,18 18:13 19:14 20:23 21:18 22:12 27:17 33:9 47:15 periods 22:8 person 32:17 personal 51:21 personalize 49:21 persons 10:13 15:18 20:7 21:7,22 31:1 perspective 18:7 18:10 pertains 18:5 phonetic 18:12 pick 11:19 13:22 15:8 50:7 place 6:22 11:22 47:8 49:6 plan 42:2 44:8 47:22 please 5:9 10:21 10:23 11:4,8 11:22 13:4,22 14:7 15:8 16:6 17:2,4,21 27:3 32:4 37:18 38:13,22 39:24 40:16,23 46:11 46:15 48:19 49:16,20 50:4 50:16 51:10 52:22 53:5 54:6,9 plus 48:4 point 7:25 23:24 50:9 points 48:10 police 37:6 policies 35:15 policy 52:6 poor 25:2 35:9 population 32:13 possible 6:18 8:17 posted 12:19</p>
--	--	---	---	--

<p>posting 45:5 potential 8:14 46:21 practices 19:1 51:2 preference 31:12 prematurely 18:11 Presbyterian 2:2 5:2 present 2:22 18:11 presentation 6:22 presented 7:19 presenting 7:3 presents 47:17 preservation 31:1 preserve 10:12 20:6 prevent 15:10 previous 5:22 7:11 previously 7:5 7:16 12:16 31:9,22 32:21 price 22:16,19 22:20,21 26:3 26:8 28:8 32:23 priced 46:24 primary 31:10 prior 8:6 12:22 15:1 priority 27:25 43:6,6 private 28:6 problem 46:1 problems 17:4 26:14,14 47:6 47:17 procedural 9:1 Procedure 21:1 33:19 procedures 5:16 6:14,15,21 8:20 9:2,4 10:4 21:19 44:18</p>	<p>45:6 51:18 proceeding 10:24 56:14 proceedings 55:4 process 6:3,9,12 8:15,17 16:13 20:25 22:4 26:6 29:1 32:15 34:5 44:2,17 45:2,7 46:7 50:20,22 processing 26:7 profit 33:25 48:8 profound 22:5 program 1:9 2:1 5:12,19 6:6 8:19 13:10 27:20 46:23 47:25 48:8 prohibited 34:23 project 6:8,8 13:12 34:20 pronouncing 17:5 properly 35:13 52:5 properties 8:18 9:20,25 10:5 10:11 23:18 24:24 25:2,21 26:18 32:18,22 34:20,22 35:10 43:24,25 44:7 44:17,20,23,25 45:1,3,8,10,15 46:5,8 property 6:9 18:23,24,25 20:3 22:24 23:15,19,20,22 23:25 24:2,14 25:23 26:4,15 26:19,20,21 27:7,16 28:4,7 31:8 32:19,24 35:1,9,24 43:4 51:2 52:1 proposal 9:18</p>	<p>19:7 20:20 proposals 14:23 20:12 33:25 propose 22:12 proposed 3:5 5:12,18,25 6:5 6:8,23 8:1,1,11 8:15,18,21 9:3 9:6,16 10:15 12:7,15 13:9 13:14,22 16:10 17:23 18:1,6 33:15 36:5,7 41:25 46:13,20 51:7,10,11 proposing 10:1 prosecuted 35:5 prosecution 35:4 prospective 27:25 protection 19:10 prove 43:2 provide 6:5 7:10 11:1 13:4 14:5 16:11 36:24 39:15,18 48:16 52:17,21 54:22 provided 7:8 11:18 39:17 47:2 48:15 provides 13:23 37:11 providing 15:9 20:13 provisions 6:20 20:3 48:4 public 1:10 2:1 5:11,17,24 6:2 6:3,4,7,14,17 6:18 7:11,12 8:7 9:23 11:12 12:6,23,23 13:11 20:5 21:2,9,25 22:1 22:9 24:8 27:11 28:6 34:23 35:21 39:17 46:6 48:13 53:10</p>	<p>public's 53:15 publish 44:24 published 6:24 12:20 44:22 45:19 purchase 20:18 22:16,19,20,21 22:24 23:14 24:10 25:20,22 28:4,7,8 31:13 31:21 32:21,23 purchased 23:18 purchasing 24:13 purpose 9:7 20:5 27:22 purposes 30:12 30:14 pursuant 20:3 pushing 42:3 put 14:23 42:4 53:12 puts 21:9,24 22:8</p> <hr/> <p style="text-align: center;">Q</p> <hr/> <p>qualified 25:23 26:2 56:6 Quality 9:22 quasi 6:25 question 35:19 questions 6:12 16:15 26:5 36:24 43:5 quickly 8:17 quit 39:5</p> <hr/> <p style="text-align: center;">R</p> <hr/> <p>R-i-s-i-g-a-r-i 25:10 R-u-s-s-e-l-l 46:18 raise 11:6 35:6 46:19 47:10 50:5 raised 18:17 rate 24:5 51:3,23 52:1,6,13 rates 51:24 52:4 Ravine 28:14</p>	<p>50:1 read 34:15 36:10 37:2 48:23,24 49:2,10 reading 17:3 23:11 51:15 real 22:24 23:15 23:19,25 24:2 31:8 really 19:15 39:1 39:12 54:25 reason 7:15 32:18 53:17 reasonable 23:24 26:3 35:11 reasons 8:2 10:16 13:2 21:4 30:8,9 33:1 44:14 receive 5:24 7:23 12:5 13:1,8 27:16,18 52:24 53:13 received 7:14,21 8:4 12:22 13:3 16:23 22:14 48:14 53:9,15 recessed 55:4 recognizes 21:20 record 6:19 7:12 7:20,22,25 8:24 12:25 16:8 17:20 32:6 36:22 37:8,12,20 39:2 49:5 53:1 54:12 recorded 7:17 16:5 recording 5:5 reducing 52:12 reference 5:13 9:14 refrain 5:9 refusal 24:5 refuses 33:16 reg 46:13,20 regard 25:13</p>
---	--	--	--	--

<p>regarding 44:22 50:20 regardless 25:22 register 12:20 44:24 registered 17:15 registry 31:19 32:16 regular 53:9 regulation 5:12 5:19 6:6,23 8:19 9:6,16,19 10:2 13:9 14:4 16:10 19:7 21:23 22:4,4,6 22:11 28:11 32:2 36:5,7,8 41:22,24 51:8 51:10,11 53:12 53:18 54:17 regulations 3:5 5:14,25 8:2,5 8:21 9:3 10:3 10:10 13:14,22 15:7 17:23 18:1,6 21:5,8,9 21:20,24 22:12 33:15 40:21 41:1,2 42:12 42:13 43:22 44:1,15,16,19 44:22 45:15 54:3 regulatory 6:3 9:18 10:1,15 12:7,20 13:25 rehabilitation 27:12 reinstate 50:21 reinstated 29:15 reiterate 46:2 relate 14:2 related 13:17,22 15:6 19:6 32:18 51:7 56:12 relative 56:15 released 43:22 43:25</p>	<p>relevant 7:14,24 12:7 13:3 reliable 30:12 relied 30:10 relocated 27:20 Relocation 27:13,20 rely 30:14,15 remain 15:18 52:16 53:3 remaining 14:17 Remember 17:9 remind 14:3 36:3 reminder 16:12 remitted 35:21 removed 28:15 32:25 rent 22:14,15 27:17 29:5,8,8 29:12 30:24 32:19 34:15,17 36:1,2 42:4,13 50:20,22,24 51:9 52:7,9 rental 24:23 34:21 35:1 51:3,5,23,24 52:1,4,6,13 renters 20:21 rents 6:10 18:17 35:6 repair 6:10 35:13 repairing 27:10 repairs 13:13 29:12 35:10 report 34:18 reported 26:14 reporter 5:4,6 7:18 16:3,8 46:16 56:6 reports 26:13 represent 16:9 17:22 19:7 23:10 25:12 representative 11:9 representing</p>	<p>37:15 repugnant 35:6 request 33:17 requested 8:12 12:17 require 8:18 required 5:15 11:2 27:17 33:10,10 requirements 9:1 47:3 requiring 52:6 resell 47:8 reserved 16:25 reside 31:10 resided 31:22 32:21 residence 31:11 residency 31:11 residential 8:8 8:10 10:5,11 20:3 residing 24:4,12 resolved 38:14 resource 9:23 resources 21:10 22:1 34:3 respecting 14:12 respond 6:11 7:14 16:14 49:23 53:16 response 18:16 responses 13:3 responsible 33:14 rest 4:11,14 restricted 25:3 restricting 24:19 restrictions 24:20 25:17 resulting 24:25 35:24 results 28:24 retirement 23:18 25:17 return 14:24 review 8:24 9:2 30:19 53:25 reviewed 8:22</p>	<p>53:10 54:1 reviewing 52:4 revision 53:11 revisited 47:14 right 4:12,13,18 4:23 18:21 19:18 20:23,25 30:2 32:14 38:6 41:14,15 43:17,19 50:14 51:1,17,21 rights 41:7 45:12,13 ringing 25:3 Risigari-Gai 25:10 Robert 19:24 Roberti 10:9 19:10,24 20:12 24:21 31:7 42:9,10 Roberto 17:15 17:15,18 18:3 ROGER 2:18 role 52:3 rolled 35:19 room 10:18 11:20 15:13,19 15:24 38:23 rooms 4:11,14 Route 8:11 10:6 34:19 RPR 56:24 rule 22:22 28:9 40:4 rulemaking 6:19 6:20 7:2,16,20 7:25 8:13,15 8:24,25 12:24 53:23 rules 6:14 40:4,6 Russell 43:15 46:11,12,17 47:12</p>	<p>Sal 21:14,15 sale 20:2,22 26:8 27:15 29:1 32:22 sales 1:9 2:1 5:12,18 6:6 8:18 13:10 32:15,19 46:22 Sandoval 17:17 19:17,20,20 20:2 satisfied 9:1 Saul 17:17 says 30:9,11 35:25 SB41 27:12 schedule 30:24 45:2 scheduled 6:16 11:25 schedules 54:25 school 49:19 Schools 31:4 scope 9:13 13:14 13:18 seat 14:24 37:18 38:14,22 seats 16:24 17:1 second 5:21 9:8 18:22 30:8 secondly 19:13 section 5:14,15 9:23 10:8 14:4 16:10 17:23 19:21 21:3 25:19 26:2 36:7 42:24 47:5 48:2 sections 18:6 23:11 25:13 41:21 see 38:19 41:7 43:13 seek 15:21 seemingly 16:2 seen 33:17 select 44:23 selected 45:16 selecting 44:17</p>
<p>S</p>				
<p>S-u-t-t-o-n 43:21 Sacramento 2:13,20 4:24</p>				

<p>sell 30:25 41:25 43:24 44:8 Selling 8:17 Senior 41:18 seniors 23:18 27:14 42:4 sent 6:24 49:22 September 12:3 Sereno 18:16 27:5 41:17 48:7 served 20:4 services 39:15 set 6:14,22 9:4 31:19 32:16 56:18 sets 10:3 sharing 54:14 sheet 10:19,20 10:25 11:19,20 13:5 sheets 48:18,20 short 46:20 Shorthand 56:5 show 18:21 42:17 shows 14:17 sign 10:19,20,21 10:25 similar 26:18,21 26:22,23 Simply 45:4 simultaneously 49:9 Sir 44:6,10 sit 49:17 site 12:19 45:5 situated 15:23 situation 28:13 28:15 33:11 six 18:18 35:7 slow 32:3 slumlord 18:25 35:3 slumlords 42:18 small 21:9,24 35:15 society 34:5 sold 43:4 44:17</p>	<p>44:23 45:1,3,8 45:16 solely 5:11 Somebody 41:8 sorry 8:9 13:18 17:17 23:5 24:23 34:1,6 48:18 sound 14:25 sounds 15:4 South 10:7 19:8 42:23 48:7 50:19 span 32:20 Spanish 2:23 16:19 36:11,14 38:10 39:4,9 48:25 speak 11:16 14:3 14:18,21 15:22 15:24 17:11,16 17:24 19:21 27:6 37:3,4 38:2,17,18 39:6 40:18 44:11 48:21 51:11 54:21 speaker 11:2,3,7 11:16 13:6 14:7,13 15:16 16:22,23 17:3 21:12 25:14 38:1,5,24 39:3 39:21 40:2,5 40:13 43:13 47:11 48:17,21 50:4,6,7,13,15 51:12 52:23 53:6,7 54:6,20 speakers 11:14 14:15,20 16:22 16:24 17:14 23:2 29:21 speaking 5:10 14:3 19:23 40:25 41:21 speaks 31:1 39:4 special 23:23 specific 5:18</p>	<p>12:11 14:2 36:7 specifically 5:25 6:13 26:24 spell 17:21 40:23 46:15 spelled 25:10 43:21 spelling 16:7 spirit 19:9,23 20:13 square 26:22 SR 34:22 ss 56:2 stack 44:3 stage 32:15 stakeholder 22:3 32:14 stakeholders 20:21 standards 9:4,17 26:4 54:2 standing 28:21 28:25 29:3,15 30:7,18,22 31:20,24 32:13 start 4:6 19:17 started 4:7 state 5:20 8:11 8:21 9:11 10:6 16:9 17:21 30:24 33:24 34:2,5,6,18,19 34:20 35:2,8 35:15,17 40:23 44:24 46:15 53:20 56:1,6 state-owned 33:1 stated 21:4 27:24 statement 3:4,6 7:11,15 8:2,3 10:16 13:2 18:5,8 30:8,9 36:24 44:14 53:17 statements 7:8 states 19:25</p>	<p>34:10 stating 16:6 status 46:6,8 statute 9:7,14 statutory 27:19 stenographic 56:9 step 14:8 stick 42:8,10 stipends 27:19 stipulated 38:1 38:17,24 stipulation 26:1 40:9,10 stop 18:20 41:18 51:12 Street 2:12,19 subject 26:19 subjects 21:17 submission 7:7 submit 11:21 12:6,12 submitted 7:6 14:7 subsequently 12:2,17 suffer 20:18 Suffice 19:5 sufficient 30:13 sufficiently 30:12 51:18 suggest 30:20 47:15 sum 22:15 summarize 53:16 summarized 53:10 supply 10:12 20:7 sure 4:9 11:10 14:14 20:17 32:5 54:1 surplus 10:5 20:2 24:14 31:23 survey 36:2 Surveys 4:24 Sutton 43:15,18</p>	<p>43:18,19,20 44:7,12 45:21 46:3 sworn 7:4 systemic 35:23</p> <hr/> <p style="text-align: center;">T</p> <hr/> <p>table 10:17 11:5 11:9,23 12:9 13:23 15:9 40:20 48:19,20 50:6 52:19,23 54:9 take 6:17 7:7 13:15 22:5 35:22 44:8 45:17,18 47:25 taken 56:14 talk 16:1 21:17 37:24 38:8 41:13 46:12 47:4 talked 40:4 talking 5:9 14:13 Taxable 44:14 technical 30:16 tell 15:25 16:10 tenant 24:18 25:23 26:9 29:11 30:19,22 41:17 50:22 tenant's 30:23 tenant/landlord 30:19 tenants 8:8,10 18:9,15,17 19:8 20:22,22 22:17 24:1,4 24:12,17 25:1 25:5,12,15,21 27:4,15,23 28:3,20,23,25 29:3,5,7,14,15 30:7,18 31:3,5 31:20,24 32:12 32:25 33:2,12 33:13 34:14 40:25 42:2,13 51:1,17,19,23</p>
---	--	---	---	--

<p>52:5 tenants' 52:9 Teresa 29:22 36:9,16,18 37:19,24 38:4 38:7,15 39:1 39:16,22 40:12 48:22 term 9:8 32:13 terrific 30:3 32:10 testimony 7:3 Testing 17:25 43:12 text 53:17 thank 4:8 23:1,7 25:6,8 26:25 28:16,18 29:19 29:20 32:9 33:4,5 36:21 38:14 39:25 41:10,16 42:19 42:20 43:10,11 43:19,19 44:12 45:20,21 46:9 46:10,16 48:10 48:11 49:15 52:14,15 53:2 54:11,13,24 therefor 33:22 thing 18:21 47:4 54:19 things 4:9 38:20 39:13 think 46:20,21 46:25 47:5,9 47:12,14,15,17 47:20 48:5 thinks 42:11 Third 9:8 Thirty 24:15 thoroughly 52:6 three 16:24,24 18:15 20:17 22:20,25 23:15 23:20,21,25 threshold 23:24 thrown 41:4 Thursday 1:12</p>	<p>2:4 4:2,25 12:2 ties 31:4 time 4:6 6:18,22 14:17,19,20 16:21 17:6,7 32:19 33:11 38:22 39:6 47:15 52:18 53:13 54:24 timely 51:20 timer 14:16 17:6 Tiscarano 17:17 Tiscareno 33:7,8 Title 5:13 10:2 26:2 today 19:5 42:16 47:13 tone 15:23 tonight 11:4 30:7 51:9 tonight's 5:8,24 topic 34:15 topics 13:13,16 36:6 touch 17:11 touchy 16:1 17:10 town 5:23 transcribe 5:7 transcript 7:18 53:19 56:8 transcription 56:9 translate 36:11 36:23 37:13,20 37:22,22 38:3 39:23 40:10 49:11,14 Translation 16:19 translator 39:14 49:3 transparent 45:7 Transportation 2:10,17 4:22 trauma 20:18 true 56:8 try 16:17 48:8</p>	<p>Tuesday 12:3 tunnel 41:25 turn 17:1 52:23 turned 15:16 two 5:17,22 12:23 14:13,15 14:25 18:14 19:3,12 22:14 23:19 30:6 32:4 40:5 two-minute 11:12 14:19 17:6 19:17</p> <hr/> <p style="text-align: center;">U</p> <hr/> <p>UCT 18:14,16 18:22 19:2,21 20:12,20 21:16 22:3,8 23:10 27:7 30:6 33:11 34:16 35:20 36:2 41:17 UCTS 34:25 Ultimately 35:14 unable 29:7,13 unclear 14:1 21:5 unconstitutio... 33:20 underpaid 29:9 understand 13:25 32:4 51:19 undue 25:17 unfair 21:21 28:13 unfairly 23:16 28:24 unfixed 26:14 Unfortunately 15:3 unit 24:6 42:25 United 18:8 19:6 25:12 34:14 41:7 units 23:12 24:3 24:5 University 5:20 53:20</p>	<p>unjust 28:23 42:12 unnecessarily 21:6 unnecessary 21:21 unoccupied 24:13 31:23 unprofessional 28:23 unused 18:20 unusual 52:10 updates 13:1 upgrade 10:12 20:6 31:17 uphold 19:9 upside 23:22 urgent 29:12 use 26:8 usher 11:6 ushers 11:10 50:5 utilized 26:17</p> <hr/> <p style="text-align: center;">V</p> <hr/> <p>vacant 18:23 31:13,14 32:22 46:6 vacate 27:15,16 value 23:20 26:3 26:8,11,15,20 34:22 35:1 42:1 values 26:19 various 41:21 venue 6:7 versus 43:7 vicinity 46:24 47:7 Victoria 17:16 19:20 views 15:11 violated 44:20 violates 45:5 violating 40:7 violation 33:18 45:9 voluntary 52:11</p> <hr/> <p style="text-align: center;">W</p> <hr/> <p>W-o-j-c-i-k 40:15 43:14 W-r-i-g-h-t 42:23 wait 17:1 41:18 41:18,21 walk 4:18 want 15:7 16:17 30:2 32:5 36:6 37:2,3,21,22 37:24 38:17 41:13,24 45:17 47:8,9 48:9 49:1 wanted 46:19 47:4 54:13 wants 38:12 49:8,10,11,14 warranted 33:23 wasting 39:6 wavering 18:9 way 4:23 18:19 29:2 we'll 4:16 53:3 we're 36:4 37:22 we've 53:8 Web 12:19 45:5 weight 7:13 welcome 13:17 13:18 16:25 wherefore 20:5 WHEREOF 56:18 wish 10:20 11:1 11:4 13:1 14:4 15:10 16:11 17:24 52:21 wishes 14:18 19:7 WITNESS 21:15 46:17 56:18 Witnesses 7:3 work 54:17 working-class 33:12 works 17:10 workshop 5:23 Wright 40:15</p>
---	---	---	---

42:22,22 writing 6:24 7:15 51:3,21 written 6:5 7:8 7:10,12,21 11:19,21,24 12:6,10,13,18 12:22 32:7 52:17 53:8,13 54:9 wrote 17:4	1489 48:3 14th 12:1 15 5:19 31:15 51:4 53:20 15-day 53:12 150 27:23,24 28:3 16 27:12 50:20 17 5:21 30:11 31:14 42:24 53:22 18 3:5 19 20:10	19:14 33:9 <hr/> 5 <hr/> 5 24:3 27:25 28:1,2 30:11 30:13 32:20 5:00 11:25 12:1 12:3 50 24:21 500,000 24:2 5024 9:24 52 3:6 53 43:25 44:7,20 45:4 54235 5:14 10:8 19:22 54238.6 5:15 54328.6 10:9 56 43:23 58 33:22	9041 56:24 95812 2:13,20
<hr/> X <hr/> X 3:1	<hr/> 2 <hr/> 2 10:2 20 56:19 2004 12:1 50:24 2007 44:13,20 45:18 2009 34:10 2012 34:18 2014 1:12 2:4 4:2,25 5:20,21 12:2,4,21 25:25 53:21,22 21 1:12 2:4 4:2 4:25 5:13 10:2 2241 2:3 5:2 25 26:2 54:5 2nd 12:3	<hr/> 6 <hr/> 6 24:15 25:13 48:4 6:30 1:15 2:4 4:6 4:6 6:16 6910 26:2	
<hr/> Y <hr/> year 24:15 29:16 years 18:14 22:25 23:16,21 24:1,21 25:16 31:15 32:20 42:5 47:12 48:4 yield 17:7	<hr/> 3 <hr/> 3 35:17 3.A 31:9 30 34:10 42:5 47:12,15 30-year 23:13 24:16 30th 43:23 31 12:2 35 42:5 3rd 43:24 44:1 45:5,19	<hr/> 7 <hr/> 7 25:20 30:11,13 7-A01 34:10 710 8:11 10:6 18:15 20:16 21:16 24:24 28:21 34:19,22 46:5 72 22:22 28:9	
<hr/> Z <hr/> ZIP 26:19,23	<hr/> 4 <hr/> 4 3:4 28:1,1 40 42:5 45 8:6 42:5 45-day 11:24	<hr/> 8 <hr/> 8 12:21 25:24 8:30 1:15 2:5 6:17 7:23 15:14,17 50:8 50:11 52:16 53:3 8:34 55:5	
<hr/> 0 <hr/> 1 <hr/> 1 25:13 35:16 51:1 10 18:18 29:10 31:15 10-percent 35:6 100 44:5,21 100-day 18:12 1020 2:19 1120 2:12 11340 21:3 11340-11342.4 21:19 11342.4 21:3 120 21:18 22:13 33:16 120-day 27:16 1477 42:24 1478 47:5 1482 47:19		<hr/> 9 <hr/> 9 26:5 90032 5:3	