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4	FAIR EMPLOYMENT AND HOUSING COUNCIL
5	PUBLIC HEARING: PROPOSED HOUSING REGULATIONS REGARDING
6	HARASSMENT; LIABILITY FOR HARASSMENT; RETALIATION; AND
7	SELECT DISABILITY SECTIONS, INCLUDING ASSISTIVE ANIMALS
8	
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10	
11	CORRECTED FEBRUARY 10, 2017
12	REPORTER'S TRANSCRIPT OF PROCEEDINGS
13	LOS ANGELES, CALIFORNIA
14	JANUARY 10, 2017
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17	
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20	
21	ATKINSON-BAKER, INC.
22	COURT REPORTERS WWW.DEPO.COM
23	(800) 288-3376
24	REPORTED BY: JESSICA DAVIS, CSR 12646
25	FILE NO: AB00513

1 2		1 2	LOS ANGELES, CALIFORNIA; TUESDAY, JANUARY 10, 2017 ***
3		3	
4	FAIR EMPLOYMENT AND HOUSING COUNCIL	4	MR. MANDELBAUM: WE ARE ON THE RECORD. IT IS
5	PUBLIC HEARING: PROPOSED HOUSING REGULATIONS REGARDING	5	11:43 IN THE MORNING, TUESDAY, JANUARY 10TH. WE'RE HERE
6	HARASSMENT; LIABILITY FOR HARASSMENT; RETALIATION; AND	6	AT THE RONALD REGAN STATE BUILDING LOCATED AT 300 SOUTH
7	SELECT DISABILITY SECTIONS, INCLUDING ASSISTIVE ANIMALS	7	SPRING STREET IN LOS ANGELES. MY NAME IS CHAYA
8		8	MANDELBAUM. JOINING ME TODAY ARE MEMBERS OF THE COUNCIL.
9		9	COUNCILMEMBER DALE BRODSKY, COUNCILMEMBER ANDREW
10		10	SCHNEIDERMAN, COUNCILMEMBER DARA SCHUR, AND COUNCILMEMBER
11		11 12	TIM IGLESIAS, AS WELL AS EX OFFICIO MEMBER AND DIRECTOR
12 13		13	OF THE DEPARTMENT, KEVIN KISH. EVEN THOUGH WE HAVE MADE
14		14	INITIAL INTRODUCTIONS, LET ME WELCOME YOU TO THIS FORMAL HEARING. THE PURPOSE OF THE HEARING IS TO RECEIVE PUBLIC
15	PROCEEDINGS TAKEN AT RONALD REAGAN	15	COMMENT REGARDING THE ISSUANCE OF AMENDMENTS TO THE FAIR
16	BUILDING, 300 SOUTH SPRING STREET, LOS	16	EMPLOYMENT & HOUSING ACT REGULATIONS THAT FOR THE FIRST
17	ANGELES, COMMENCING AT 11:43 A.M., TUESDAY,	17	TIME ADDRESS HOUSING AND THE HOUSING PROVISIONS. THE
18	JANUARY 10, 2017, BEFORE JESSICA DAVIS, CSR	18	HOUSING REGULATIONS CONCERN HARASSMENT, LIABILITY FOR
19	12646.	19	HARASSMENT, RETALIATION, AND SELECT DISABILITY SECTIONS
20	12010.	20	INCLUDING ASSISTIVE ANIMALS. THIS RULE CLARIFIES AND
21		21	MAKES SPECIFIC THE HOUSING RIGHTS AND RESPONSIBILITIES
22		22	THE FEHA SET FORTH IN GOVERNMENT CODE 12900, ET SEQ. AS
23		23	IT RELATES TO HOUSING THE FEHA PROHIBITS HARASSMENT
24		24	BECAUSE OF RACE, COLOR, RELIGION, SEX, GENDER, GENDER
25		25	IDENTITY, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL
	Page 2		Page 4
1	A P P E A R A N C E S :	1	STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS,
1 2		1 2	STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION.
2	A P P E A R A N C E S : FAIR EMPLOYMENT AND HOUSING COUNCIL:		
	FAIR EMPLOYMENT AND HOUSING COUNCIL:	2	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION.
2	FAIR EMPLOYMENT AND HOUSING COUNCIL: CHAYA MANDELBAUM	2 3	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION. THE PROPOSED REGULATION SUCH RELATED TO APPEAR IN THE
2 3	FAIR EMPLOYMENT AND HOUSING COUNCIL:	2 3 4	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION. THE PROPOSED REGULATION SUCH RELATED TO APPEAR IN THE CALIFORNIA CODE OF REGULATIONS TITLE TWO SECTIONS 11098.1
2 3	FAIR EMPLOYMENT AND HOUSING COUNCIL: CHAYA MANDELBAUM DALE BRODSKY TIM IGLESIAS KEVIN KISH	2 3 4 5 6 7	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION. THE PROPOSED REGULATION SUCH RELATED TO APPEAR IN THE CALIFORNIA CODE OF REGULATIONS TITLE TWO SECTIONS 11098.1 THROUGH 11098.6 AND ALSO 11098.23 THROUGH -30. COPIES OF
2 3 4 5	FAIR EMPLOYMENT AND HOUSING COUNCIL: CHAYA MANDELBAUM DALE BRODSKY TIM IGLESIAS KEVIN KISH ANDREW SCHNEIDERMAN	2 3 4 5 6	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION. THE PROPOSED REGULATION SUCH RELATED TO APPEAR IN THE CALIFORNIA CODE OF REGULATIONS TITLE TWO SECTIONS 11098.1 THROUGH 11098.6 AND ALSO 11098.23 THROUGH -30. COPIES OF THE PROPOSED REGULATIONS RATHER THE PROPOSED
2 3 4 5 6	FAIR EMPLOYMENT AND HOUSING COUNCIL: CHAYA MANDELBAUM DALE BRODSKY TIM IGLESIAS KEVIN KISH	2 3 4 5 6 7 8 9	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION. THE PROPOSED REGULATION SUCH RELATED TO APPEAR IN THE CALIFORNIA CODE OF REGULATIONS TITLE TWO SECTIONS 11098.1 THROUGH 11098.6 AND ALSO 11098.23 THROUGH -30. COPIES OF THE PROPOSED REGULATIONS RATHER THE PROPOSED AMENDMENTS TO THE FEHA REGULATIONS ARE AVAILABLE RIGHT OUTSIDE THE ROOM AND ARE ALSO REFLECTIVE IN THE MEETING MATERIALS, ATTACHMENT D. THE NOTICE AND INITIAL
2 3 4 5	FAIR EMPLOYMENT AND HOUSING COUNCIL: CHAYA MANDELBAUM DALE BRODSKY TIM IGLESIAS KEVIN KISH ANDREW SCHNEIDERMAN	2 3 4 5 6 7 8 9 10	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION. THE PROPOSED REGULATION SUCH RELATED TO APPEAR IN THE CALIFORNIA CODE OF REGULATIONS TITLE TWO SECTIONS 11098.1 THROUGH 11098.6 AND ALSO 11098.23 THROUGH -30. COPIES OF THE PROPOSED REGULATIONS RATHER THE PROPOSED AMENDMENTS TO THE FEHA REGULATIONS ARE AVAILABLE RIGHT OUTSIDE THE ROOM AND ARE ALSO REFLECTIVE IN THE MEETING MATERIALS, ATTACHMENT D. THE NOTICE AND INITIAL STATEMENT OF REASONS ARE REFLECTED IN ATTACHMENTS B AND C
2 3 4 5 6 7	FAIR EMPLOYMENT AND HOUSING COUNCIL: CHAYA MANDELBAUM DALE BRODSKY TIM IGLESIAS KEVIN KISH ANDREW SCHNEIDERMAN	2 3 4 5 6 7 8 9 10	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION. THE PROPOSED REGULATION SUCH RELATED TO APPEAR IN THE CALIFORNIA CODE OF REGULATIONS TITLE TWO SECTIONS 11098.1 THROUGH 11098.6 AND ALSO 11098.23 THROUGH -30. COPIES OF THE PROPOSED REGULATIONS RATHER THE PROPOSED AMENDMENTS TO THE FEHA REGULATIONS ARE AVAILABLE RIGHT OUTSIDE THE ROOM AND ARE ALSO REFLECTIVE IN THE MEETING MATERIALS, ATTACHMENT D. THE NOTICE AND INITIAL STATEMENT OF REASONS ARE REFLECTED IN ATTACHMENTS B AND C RESPECTIVELY. THE TEXT OF THE COUNCIL'S PROPOSED
2 3 4 5 6 7 8 9 10	FAIR EMPLOYMENT AND HOUSING COUNCIL: CHAYA MANDELBAUM DALE BRODSKY TIM IGLESIAS KEVIN KISH ANDREW SCHNEIDERMAN	2 3 4 5 6 7 8 9 10 11 12	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION. THE PROPOSED REGULATION SUCH RELATED TO APPEAR IN THE CALIFORNIA CODE OF REGULATIONS TITLE TWO SECTIONS 11098.1 THROUGH 11098.6 AND ALSO 11098.23 THROUGH -30. COPIES OF THE PROPOSED REGULATIONS RATHER THE PROPOSED AMENDMENTS TO THE FEHA REGULATIONS ARE AVAILABLE RIGHT OUTSIDE THE ROOM AND ARE ALSO REFLECTIVE IN THE MEETING MATERIALS, ATTACHMENT D. THE NOTICE AND INITIAL STATEMENT OF REASONS ARE REFLECTED IN ATTACHMENTS B AND C RESPECTIVELY. THE TEXT OF THE COUNCIL'S PROPOSED REGULATIONS ARE ALSO AVAILABLE ON ITS WEB PAGE. THE
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2 3 4 5 6 7 8 9 10 11 12	FAIR EMPLOYMENT AND HOUSING COUNCIL: CHAYA MANDELBAUM DALE BRODSKY TIM IGLESIAS KEVIN KISH ANDREW SCHNEIDERMAN	2 3 4 5 6 7 8 9 10 11 12 13 14	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION. THE PROPOSED REGULATION SUCH RELATED TO APPEAR IN THE CALIFORNIA CODE OF REGULATIONS TITLE TWO SECTIONS 11098.1 THROUGH 11098.6 AND ALSO 11098.23 THROUGH -30. COPIES OF THE PROPOSED REGULATIONS RATHER THE PROPOSED AMENDMENTS TO THE FEHA REGULATIONS ARE AVAILABLE RIGHT OUTSIDE THE ROOM AND ARE ALSO REFLECTIVE IN THE MEETING MATERIALS, ATTACHMENT D. THE NOTICE AND INITIAL STATEMENT OF REASONS ARE REFLECTED IN ATTACHMENTS B AND C RESPECTIVELY. THE TEXT OF THE COUNCIL'S PROPOSED REGULATIONS ARE ALSO AVAILABLE ON ITS WEB PAGE. THE COUNCIL HOLDING THIS HEARING IS PUBLIC RULING PROCESS. WE NOTICED THE PUBLIC HEARING MORE THAN 45 DAYS AGO IN
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2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	FAIR EMPLOYMENT AND HOUSING COUNCIL: CHAYA MANDELBAUM DALE BRODSKY TIM IGLESIAS KEVIN KISH ANDREW SCHNEIDERMAN	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION. THE PROPOSED REGULATION SUCH RELATED TO APPEAR IN THE CALIFORNIA CODE OF REGULATIONS TITLE TWO SECTIONS 11098.1 THROUGH 11098.6 AND ALSO 11098.23 THROUGH -30. COPIES OF THE PROPOSED REGULATIONS RATHER THE PROPOSED AMENDMENTS TO THE FEHA REGULATIONS ARE AVAILABLE RIGHT OUTSIDE THE ROOM AND ARE ALSO REFLECTIVE IN THE MEETING MATERIALS, ATTACHMENT D. THE NOTICE AND INITIAL STATEMENT OF REASONS ARE REFLECTED IN ATTACHMENTS B AND C RESPECTIVELY. THE TEXT OF THE COUNCIL'S PROPOSED REGULATIONS ARE ALSO AVAILABLE ON ITS WEB PAGE. THE COUNCIL HOLDING THIS HEARING IS PUBLIC RULING PROCESS. WE NOTICED THE PUBLIC HEARING MORE THAN 45 DAYS AGO IN THE CALIFORNIA REGULATORY NOTICE REGISTER PUBLISHED NOVEMBER 11, 2016, AND ALSO VIA EMAIL, AND ADDITIONALLY ON THE COUNCIL'S WEB PAGE. PURSUANT TO THAT NOTICE WE ARE TAKING TESTIMONY ON THE PROPOSED REGULATIONS. WE WILL ACCEPT WRITTEN COMMENTS TO THE PROPOSED REGULATIONS UNTIL 5:00 P.M., JANUARY 10TH. YOU MAY EMAIL WRITTEN
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	FAIR EMPLOYMENT AND HOUSING COUNCIL: CHAYA MANDELBAUM DALE BRODSKY TIM IGLESIAS KEVIN KISH ANDREW SCHNEIDERMAN	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION. THE PROPOSED REGULATION SUCH RELATED TO APPEAR IN THE CALIFORNIA CODE OF REGULATIONS TITLE TWO SECTIONS 11098.1 THROUGH 11098.6 AND ALSO 11098.23 THROUGH -30. COPIES OF THE PROPOSED REGULATIONS RATHER THE PROPOSED AMENDMENTS TO THE FEHA REGULATIONS ARE AVAILABLE RIGHT OUTSIDE THE ROOM AND ARE ALSO REFLECTIVE IN THE MEETING MATERIALS, ATTACHMENT D. THE NOTICE AND INITIAL STATEMENT OF REASONS ARE REFLECTED IN ATTACHMENTS B AND C RESPECTIVELY. THE TEXT OF THE COUNCIL'S PROPOSED REGULATIONS ARE ALSO AVAILABLE ON ITS WEB PAGE. THE COUNCIL HOLDING THIS HEARING IS PUBLIC RULING PROCESS. WE NOTICED THE PUBLIC HEARING MORE THAN 45 DAYS AGO IN THE CALIFORNIA REGULATORY NOTICE REGISTER PUBLISHED NOVEMBER 11, 2016, AND ALSO VIA EMAIL, AND ADDITIONALLY ON THE COUNCIL'S WEB PAGE. PURSUANT TO THAT NOTICE WE ARE TAKING TESTIMONY ON THE PROPOSED REGULATIONS. WE WILL ACCEPT WRITTEN COMMENTS TO THE PROPOSED REGULATIONS UNTIL 5:00 P.M., JANUARY 10TH. YOU MAY EMAIL WRITTEN COMMENTS TO THE COUNCIL AT FEHCOUNCIL@DFEH.CA.GOV. IF
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	FAIR EMPLOYMENT AND HOUSING COUNCIL: CHAYA MANDELBAUM DALE BRODSKY TIM IGLESIAS KEVIN KISH ANDREW SCHNEIDERMAN	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION. THE PROPOSED REGULATION SUCH RELATED TO APPEAR IN THE CALIFORNIA CODE OF REGULATIONS TITLE TWO SECTIONS 11098.1 THROUGH 11098.6 AND ALSO 11098.23 THROUGH -30. COPIES OF THE PROPOSED REGULATIONS RATHER THE PROPOSED AMENDMENTS TO THE FEHA REGULATIONS ARE AVAILABLE RIGHT OUTSIDE THE ROOM AND ARE ALSO REFLECTIVE IN THE MEETING MATERIALS, ATTACHMENT D. THE NOTICE AND INITIAL STATEMENT OF REASONS ARE REFLECTED IN ATTACHMENTS B AND C RESPECTIVELY. THE TEXT OF THE COUNCIL'S PROPOSED REGULATIONS ARE ALSO AVAILABLE ON ITS WEB PAGE. THE COUNCIL HOLDING THIS HEARING IS PUBLIC RULING PROCESS. WE NOTICED THE PUBLIC HEARING MORE THAN 45 DAYS AGO IN THE CALIFORNIA REGULATORY NOTICE REGISTER PUBLISHED NOVEMBER 11, 2016, AND ALSO VIA EMAIL, AND ADDITIONALLY ON THE COUNCIL'S WEB PAGE. PURSUANT TO THAT NOTICE WE ARE TAKING TESTIMONY ON THE PROPOSED REGULATIONS. WE WILL ACCEPT WRITTEN COMMENTS TO THE PROPOSED REGULATIONS UNTIL 5:00 P.M., JANUARY 10TH. YOU MAY EMAIL WRITTEN COMMENTS TO THE COUNCIL AT FEHCOUNCIL@DFEH.CA.GOV. IF YOU PREFER, YOU MAY STILL MAIL THEM TO THE COUNCIL CARE
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	FAIR EMPLOYMENT AND HOUSING COUNCIL: CHAYA MANDELBAUM DALE BRODSKY TIM IGLESIAS KEVIN KISH ANDREW SCHNEIDERMAN	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 3	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION. THE PROPOSED REGULATION SUCH RELATED TO APPEAR IN THE CALIFORNIA CODE OF REGULATIONS TITLE TWO SECTIONS 11098.1 THROUGH 11098.6 AND ALSO 11098.23 THROUGH -30. COPIES OF THE PROPOSED REGULATIONS RATHER THE PROPOSED AMENDMENTS TO THE FEHA REGULATIONS ARE AVAILABLE RIGHT OUTSIDE THE ROOM AND ARE ALSO REFLECTIVE IN THE MEETING MATERIALS, ATTACHMENT D. THE NOTICE AND INITIAL STATEMENT OF REASONS ARE REFLECTED IN ATTACHMENTS B AND C RESPECTIVELY. THE TEXT OF THE COUNCIL'S PROPOSED REGULATIONS ARE ALSO AVAILABLE ON ITS WEB PAGE. THE COUNCIL HOLDING THIS HEARING IS PUBLIC RULING PROCESS. WE NOTICED THE PUBLIC HEARING MORE THAN 45 DAYS AGO IN THE CALIFORNIA REGULATORY NOTICE REGISTER PUBLISHED NOVEMBER 11, 2016, AND ALSO VIA EMAIL, AND ADDITIONALLY ON THE COUNCIL'S WEB PAGE. PURSUANT TO THAT NOTICE WE ARE TAKING TESTIMONY ON THE PROPOSED REGULATIONS. WE WILL ACCEPT WRITTEN COMMENTS TO THE PROPOSED REGULATIONS UNTIL 5:00 P.M., JANUARY 10TH. YOU MAY EMAIL WRITTEN COMMENTS TO THE COUNCIL AT FEHCOUNCIL@DFEH.CA.GOV. IF YOU PREFER, YOU MAY STILL MAIL THEM TO THE COUNCIL CARE OF BRIAN SPERBER AT THE DEPARTMENT OF LOS ANGELES OFFICE
2 3 4 5 6 7 8 9 10 11 12 13 14 5 16 17 18 19 20 21 22 23 24	FAIR EMPLOYMENT AND HOUSING COUNCIL: CHAYA MANDELBAUM DALE BRODSKY TIM IGLESIAS KEVIN KISH ANDREW SCHNEIDERMAN	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION. THE PROPOSED REGULATION SUCH RELATED TO APPEAR IN THE CALIFORNIA CODE OF REGULATIONS TITLE TWO SECTIONS 11098.1 THROUGH 11098.6 AND ALSO 11098.23 THROUGH -30. COPIES OF THE PROPOSED REGULATIONS RATHER THE PROPOSED AMENDMENTS TO THE FEHA REGULATIONS ARE AVAILABLE RIGHT OUTSIDE THE ROOM AND ARE ALSO REFLECTIVE IN THE MEETING MATERIALS, ATTACHMENT D. THE NOTICE AND INITIAL STATEMENT OF REASONS ARE REFLECTED IN ATTACHMENTS B AND C RESPECTIVELY. THE TEXT OF THE COUNCIL'S PROPOSED REGULATIONS ARE ALSO AVAILABLE ON ITS WEB PAGE. THE COUNCIL HOLDING THIS HEARING IS PUBLIC RULING PROCESS. WE NOTICED THE PUBLIC HEARING MORE THAN 45 DAYS AGO IN THE CALIFORNIA REGULATORY NOTICE REGISTER PUBLISHED NOVEMBER 11, 2016, AND ALSO VIA EMAIL, AND ADDITIONALLY ON THE COUNCIL'S WEB PAGE. PURSUANT TO THAT NOTICE WE ARE TAKING TESTIMONY ON THE PROPOSED REGULATIONS. WE WILL ACCEPT WRITTEN COMMENTS TO THE PROPOSED REGULATIONS UNTIL 5:00 P.M., JANUARY 10TH. YOU MAY EMAIL WRITTEN COMMENTS TO THE COUNCIL AT FEHCOUNCIL@DFEH.CA.GOV. IF YOU PREFER, YOU MAY STILL MAIL THEM TO THE COUNCIL CARE OF BRIAN SPERBER AT THE DEPARTMENT OF LOS ANGELES OFFICE LOCATED 320 WEST FOURTH STREET, 10TH FLOOR, LOS ANGELES,
2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	FAIR EMPLOYMENT AND HOUSING COUNCIL: CHAYA MANDELBAUM DALE BRODSKY TIM IGLESIAS KEVIN KISH ANDREW SCHNEIDERMAN	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	SOURCE OF INCOME, DISABILITY, AND GENETIC INFORMATION. THE PROPOSED REGULATION SUCH RELATED TO APPEAR IN THE CALIFORNIA CODE OF REGULATIONS TITLE TWO SECTIONS 11098.1 THROUGH 11098.6 AND ALSO 11098.23 THROUGH -30. COPIES OF THE PROPOSED REGULATIONS RATHER THE PROPOSED AMENDMENTS TO THE FEHA REGULATIONS ARE AVAILABLE RIGHT OUTSIDE THE ROOM AND ARE ALSO REFLECTIVE IN THE MEETING MATERIALS, ATTACHMENT D. THE NOTICE AND INITIAL STATEMENT OF REASONS ARE REFLECTED IN ATTACHMENTS B AND C RESPECTIVELY. THE TEXT OF THE COUNCIL'S PROPOSED REGULATIONS ARE ALSO AVAILABLE ON ITS WEB PAGE. THE COUNCIL HOLDING THIS HEARING IS PUBLIC RULING PROCESS. WE NOTICED THE PUBLIC HEARING MORE THAN 45 DAYS AGO IN THE CALIFORNIA REGULATORY NOTICE REGISTER PUBLISHED NOVEMBER 11, 2016, AND ALSO VIA EMAIL, AND ADDITIONALLY ON THE COUNCIL'S WEB PAGE. PURSUANT TO THAT NOTICE WE ARE TAKING TESTIMONY ON THE PROPOSED REGULATIONS. WE WILL ACCEPT WRITTEN COMMENTS TO THE PROPOSED REGULATIONS UNTIL 5:00 P.M., JANUARY 10TH. YOU MAY EMAIL WRITTEN COMMENTS TO THE COUNCIL AT FEHCOUNCIL@DFEH.CA.GOV. IF YOU PREFER, YOU MAY STILL MAIL THEM TO THE COUNCIL CARE OF BRIAN SPERBER AT THE DEPARTMENT OF LOS ANGELES OFFICE

2 (Pages 2 to 5)

1	COMMENTS AND DO NOT PLAN TO SEPARATELY SUBMIT THEM,	1	INPUT AND REMARKS THAT HE WOULD HAVE MADE TO THE COUNCIL
2	PLEASE GIVE A COPY TO MR. SPERBER. IF YOU HAVE NOT	2	TODAY TO MR. SPERGER SO HOPEFULLY YOU CAN TAKE THOSE INTO
3	BROUGHT A WRITTEN COPY OF YOUR COMMENT, WE WOULD	3	CONSIDERATION. I'LL ALSO SHARE AN EXAMPLE IN A MINUTE
4	APPRECIATE IT IF YOU WOULD PROVIDE THEM BY 5:00 P.M.	4	ABOUT SOME OF THE CONCERNS THAT HE CAME HERE TO TESTIFY
5	TODAY. ANYONE WHO TESTIFIES OR SUBMITS WRITTEN COMMENTS	5	ABOUT. BEFORE I GET STARTED I I REALLY HAD COME TODAY
6	WILL RECEIVE A COPY OF THE CHANGES OR AMENDMENTS. ALSO,	6	INTENDING TO GO A DIFFERENT DIRECTION THAN WHAT I'M GOING
7	ANYONE WHO TESTIFIES OR SUBMITS WRITTEN COMMENTS WILL	7	TO END UP GOING BECAUSE I REALIZED IN A WAY I'M PREACHING
8	HAVE A 15-DAY PERIOD WITHIN WHICH TO MAKE WRITTEN	8	TO THE CHOIR, SO I DON'T NEED TO BELABOR EVERYTHING THAT
9	COMMENTS, IF ANY FURTHER CHANGES OF THE PROPOSED	9	I'M SURE YOU'VE ALREADY RECEIVED FROM BOTH COMMUNITY
10	AMENDMENTS ARE MADE DURING THIS RULEMAKING PROCESS. THE	10	ASSOCIATIONS AS WELL AS THE INDUSTRY TRADE GROUPS THAT
11	COUNCIL WILL CONSIDER EACH COMMENT MADE HERE TODAY AS	11	REPRESENT COMMON INTEREST DEVELOPMENTS THROUGHOUT THE
12	WELL AS ALL WRITTEN COMMENTS RECEIVED. COUNCIL WILL	12	STATE. WE ARE DIFFERENT. COMMUNITY ASSOCIATIONS ARE
13	RESPOND TO EACH COMMENT IN WRITING WHICH WILL BECOME PART	13	VERY DIFFERENT THAN OTHER KINDS OF HOUSING PROVIDERS WHO
14	OF THE COUNCIL'S RULEMAKING RECORD. THE HEARING IS BEING	14	WILL BE ADDRESSING YOU THIS MORNING AND WE WANT YOU TO
15	TRANSCRIBED BY A CERTIFIED COURT REPORTER AND TRANSCRIPT	15	UNDERSTAND THAT WE APPRECIATE THE TIME AND THE EFFORT
16	OF THE HEARING WILL ALSO BE A PART OF THE COUNCIL'S	16	THAT EVERYONE HAS PUT IN. PARTICULARLY I WANT TO COMMEND
17	OFFICIAL RULEMAKING RECORD. BECAUSE THE HEARING IS BEING	17	COUNCILMEMBER SCHUR. IT'S AN ABSOLUTELY ASTOUNDING
18	TRANSCRIBED IT IS CRITICAL THAT ANYONE SPEAKING DO SO	18	AMOUNT OF WORK THAT YOU HAVE PUT IN. YOUR ENCYCLOPEDIC
19	CLEARLY AND THAT WE ALL TRY OUR BEST TO MAKE SURE THAT	19	KNOWLEDGE OF THIS AREA IS SO IMPRESSIVE TO ME. AS I WAS
20	ONLY ONE PERSON IS SPEAKING AT A TIME. YOU WILL NOT BE	20	GOING THROUGH YOUR INPUT AND YOUR COMMENTS, I FRANKLY WAS
21	SWORN IN WHEN YOU COME TO TESTIFY; HOWEVER, WE ASK THAT	21	OVERWHELMED AND IT CAUSED ME TO GO BACK AND REREAD
22	YOU COME TO THE FRONT OF THE ROOM AND SPEAK INTO THE	22	VIRTUALLY EVERY ASPECT OF THE, BOTH, FEDERAL AND STATE
23	MICROPHONE SO THAT THE COURT REPORTER CAN TAKE DOWN YOUR	23	HOUSING LAW, SO KUDOS TO YOU, COUNCILMEMBER SCHUR. AND,
24	STATEMENTS. PLEASE BEGIN BY STATING AND SPELLING YOUR	24	AGAIN, I WANTED TO COMMENT ON COUNCILMEMBER IGLESIA'S
25	NAME AND STATING YOUR AFFILIATION. ALSO, IF YOU ARE	25	PRESENTATION. I HEARD IT EARLIER THIS YEAR AND IT'S AN
	Page 6		Page 8
1	COMMENTING ON A SPECIFIC REGULATION, PLEASE IDENTIFY THIS	1	INCREDIBLE PRESENTATION AND I KNOW HOW MUCH TIME AND
2	SECTION AND SUBSECTION OF THE REGULATION SO THAT WE MAY	2	EFFORT WENT INTO THAT. AS AN ATTORNEY REPRESENTING
3	REFER TO IT AS WE SPEAK. WE WILL HEAR TESTIMONY UNTIL	3	ASSOCIATIONS EXCLUSIVELY, WE ARE ASKED ON A DAILY BASIS
4	ALL THOSE WISHING TO TESTIFY HAVE HAD AN OPPORTUNITY TO	4	TO PROVIDE COUNSELING AND INPUT WITH REGARD TO ASSISTIVE
5	DO SO. ANYONE HAVE ANY QUESTIONS? SEEING NONE WE ARE	5	ANIMALS. IT HAS BECOME ONE OF THE BIGGEST CHALLENGES FOR
6	READY TO BEGIN, SO, WHOEVER WOULD LIKE TO PROVIDE ANY	6	COMMON INTEREST DEVELOPMENTS THAT WE HAVE HAD IN MANY,
7	REMARKS ON THE REGULATIONS, NOW IS YOUR TIME.	7	MANY YEARS. IT'S IT'S VERY DIFFICULT TO TRY TO DRAW A
8	MS. POWERS: GOOD MORNING, MEMBERS OF THE	8	QUICK DISTINCTION BETWEEN COMMON INTEREST DEVELOPMENTS
9	COUNCIL AND MR. KISH. THANK YOU VERY MUCH FOR HOLDING	9	AND OTHER TYPE OF HOUSING PROVIDERS, BUT ONE ASPECT I
10	THESE HEARINGS. MY NAME IS JANET POWERS, J-A-N-E-T,	10	HOPE YOU WILL KEEP IN MIND IN THIS PROCESS IS THAT THERE
11	P-O-W-E-R-S. I HAVE SUBMITTED A WRITTEN INPUT TO	11	IS A VERY DIFFERENT GOVERNMENT STRUCTURE FOR COMMUNITY
12	COUNCIL. I AM WITH THE LAW FIRM OF FIORE, RACOBS &	12	ASSOCIATIONS. THE HOMEOWNERS WHO LIVE IN THE PROJECT
13	POWERS IN IRVINE, CALIFORNIA. MY LAW FIRM REPRESENTS	13	ELECT VOLUNTEERS TO SERVE ON A BOARD OF DIRECTORS. MOST
14	THOUSANDS OF COMMON INTEREST DEVELOPMENT COMMUNITY	14	OF THESE ENTITIES ARE INCORPORATED AND HAVE TO FOLLOW ALL
15	ASSOCIATIONS THAT WE'LL AFFECTIONATELY REFER TO TODAY AS	15	THE RULES OF THAT ARE PROVIDED FOR IN THE CALIFORNIA
16	HOMEOWNERS ASSOCIATIONS OR COMMUNITY ASSOCIATIONS. I AM	16	CORPORATIONS CODE AS WELL AS FOLLOWING THE BIG PIECE OF
17	HERE ALSO TO PROVIDE INPUT ON BEHALF OF ROBERT REDICK	17	LEGISLATION IN CALIFORNIA, THE DAVIS-STIRLING COMMON
18	(PHONETIC) WHO WAS HERE EARLIER. HE IDENTIFIED HIMSELF	18	INTEREST DEVELOPMENT ACT. ALL COMMUNITY ASSOCIATIONS ARE
19	ON THE RECORD THIS MORNING AND HE HAD COME PREPARED TO	19	REGULATED BY THE DAVIS-STIRLING ACT. ONE NOTE I THINK
20	GIVE YOU HIS INPUT AS THE PRESIDENT OF THE VERY LARGE	20	AT THE BEGINNING HERE IS THAT I THINK THERE IS A LOT
1		21	OF MYTH AND LEGEND AND MISINFORMATION OUT THERE ABOUT
21	2,700 HOME COMMUNITY LOCATED IN THE INLAND EMPIRE. HE IS		
22	THE PRESIDENT AND HE IS ALSO A CERTIFIED COMMUNITY	22	COMMUNITY ASSOCIATIONS. ASSOCIATIONS ARE REQUIRED TO LET
22 23	THE PRESIDENT AND HE IS ALSO A CERTIFIED COMMUNITY ASSOCIATION MANAGER. REGRETTABLY HE HAD SOME PRIOR	23	EVERY OWNER HAVE ONE PET, A DOMESTIC ANIMAL. THIS IS
22 23 24	THE PRESIDENT AND HE IS ALSO A CERTIFIED COMMUNITY ASSOCIATION MANAGER. REGRETTABLY HE HAD SOME PRIOR COMMITMENT THAT DUE TO THE CHANGE OF THE TIME OF THE	23 24	EVERY OWNER HAVE ONE PET, A DOMESTIC ANIMAL. THIS IS PROVIDED FOR IN THE DAVIS-STIRLING ACT. SO WE ARE NOT
22 23	THE PRESIDENT AND HE IS ALSO A CERTIFIED COMMUNITY ASSOCIATION MANAGER. REGRETTABLY HE HAD SOME PRIOR	23 24	EVERY OWNER HAVE ONE PET, A DOMESTIC ANIMAL. THIS IS

3 (Pages 6 to 9)

		1	
1	HAVE A PET. WHAT WE ARE DEALING WITH AT COMMUNITY	1	RECEIVE THE REQUEST AND MANY TIMES THERE WILL BE
2	ASSOCIATION LEVEL RIGHT NOW THAT IS OUR GREATEST	2	MULTIPLE, RELIABLE VERIFICATIONS OF A DISABILITY THAT
3	FRUSTRATION IS OUR COMMON ENEMY, THE FAKER. LET'S TALK	3	REQUIRE MORE THAN ONE ANIMAL, WHICH IS FINE EXCEPT THAT
4	ABOUT THE SO-CALLED ELEPHANT IN THE ROOM HERE. I JUST	4	THE SIZE OF SOME OF THE CONDOMINIUM UNITS OR DIFFERENT
5	WANT TO GET OUT THERE THAT ASSOCIATIONS ARE READY,	5	HOUSING OPPORTUNITIES THAT ARE IN ASSOCIATIONS ARE VERY
6	WILLING, AND ABLE TO GO THROUGH THE PROCESS OF VERIFYING	6	SMALL. I MEAN, WE MAY HAVE UNITS THAT ARE 100-SQUARE
7	A DISABILITY, GIVE AN ASSOCIATION RELIABLE VERIFICATION	7	FEET IN THE SECOND STORY IN A WALK-UP TYPE OF SITUATION
8	THAT A PERSON IS DISABLED. WE DON'T WANT DETAILS. WE	8	WITHOUT AN ELEVATOR. SO WE FACE DIFFERENT CHALLENGES AND
9		9	
	DON'T NEED A DIAGNOSIS. WE JUST NEED VERIFICATION OF A		WE WANT TO WORK WITH THE DFEH AND THE COUNCIL TO COME UP
10	DISABILITY. THE NEXT THING THE ASSOCIATION NEEDS IS A	10	WITH THE BEST POSSIBLE REGULATION TO ASSIST THE
11	NEXUS BETWEEN THAT DISABILITY AND THE ASSISTIVE ANIMAL	11	ASSOCIATION. THE MORE EXAMPLES AND THE MORE SPECIFICITY
12	THAT IS BEING REQUESTED. IS THERE SOME RELATIONSHIP	12	THAT WILL PARTICULARLY TAKE INTO CONSIDERATION COMMON
13	BETWEEN THE DISABILITY AND THE ANIMAL? END OF STORY.	13	INTEREST DEVELOPMENTS, THE BETTER FOR US. WE ARE THEN
14	END OF DISCUSSION FOR THE ASSOCIATION. KELLY RICHARDSON	14	ABLE TO POINT OUR VOLUNTEER DIRECTORS AND THEIR COMMUNITY
15	WILL BE TALKING IN A MINUTE. I CAN ASSURE YOU THAT AS	15	MANAGERS TO SOMETHING IN THE SET OF REGULATIONS THAT
16	LEGAL COUNSEL TO ALL OF THE ASSOCIATIONS THAT I	16	HELPS THEM ACTUALLY WORK THROUGH THE PROCESS. YOU HAVE
17	REPRESENT, THAT'S THE END OF THE DIALOGUE. WE ARE GOING	17	BEEN SENT INFORMATION, I KNOW, ABOUT THE DEMOGRAPHICS OF
18	TO GRANT THE REASONABLE ACCOMMODATION. THE PERSON WHO IS	18	ASSOCIATIONS; BUT AT LEAST 25 PERCENT OF ASSOCIATIONS
19	DISABLED WILL RECEIVE THEIR ASSISTIVE ANIMAL. THAT IS	19	STATEWIDE ARE SELF-MANAGED, MEANING THEY HAVE NO HIRED
20	SOLELY THE BEGINNING OF THE DISCUSSION, HOWEVER, BECAUSE	20	PROFESSIONAL PERSON TO GIVE THEM HELP WITH THE DAY-TO-DAY
21	WHAT IS HAPPENING IS THE RAMPANT ABUSE. AND THAT IS THE	21	OPERATIONS OF THEIR COMMUNITY AND THEY ARE RUN TRULY BY
22	PROBLEM. WE HAVE PEOPLE WHO NOT ONLY WANT ONE ASSISTIVE	22	VOLUNTEER HOMEOWNERS. YOU PURCHASE A UNIT OR A HOME IN
23	ANIMAL. WE ARE NOT TALKING ABOUT DOMESTIC DOGS AND CATS	23	THE PROJECT AND LUCKY YOU YOU ARE ELECTED BY YOUR
24	AND BIRDS AND FISH OR ANYTHING LIKE THAT. WE ARE SEEING	24	NEIGHBORS TO BE ON THE BOARD OF DIRECTORS. THERE IS NO
25	A PROLIFERATION OF REQUESTS FOR EXOTICS. THE MOST COMMON	25	BOARD OF DIRECTOR SCHOOL. THERE IS NO SOME HOMEOWNERS
	Page 10		Page 12
1	THESE DAYS WE ARE GETTING IS FOR ASSISTIVE POULTRY	1	
	THESE DATS WE ARE GETTING IS FOR ASSISTIVE FOULTRT	1 ±	TAKE ADVANTAGE OF THE EDUCATION OFFERED BY SUCH INDUSTRY
2	TURKEY, DUCKS, CHICKENS. AND IN QUANTITIES. IT ISN'T	2	TRACE ADVANTAGE OF THE EDUCATION OFFERED BY SUCH INDUSTRY TRADE GROUPS AT COMMUNITY ASSOCIATIONS INSTITUTE WHERE
2 3			
	TURKEY, DUCKS, CHICKENS. AND IN QUANTITIES. IT ISN'T	2	TRADE GROUPS AT COMMUNITY ASSOCIATIONS INSTITUTE WHERE
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1 THAT WE'VE COME ALONG WAY. WE HAVE COME A LONG WAY 2 SINCE ASSOCIATIONS HAD NO IDEA WINT ASSISTINCE ANIMALS, IS 3 SINCE ASSOCIATIONS HAD NO IDEA WINT ASSISTINCE ANIMALS, IS 4 DEVELOPED ON TO THEN TOON ON UNT WOW HAT THE LONG WAY IS 4 MAYEORE, VOLUNTEES, TO UNDERSTAND. THEY DON'T WATH'S 4 MAYEORE, VOLUNTEES, SO SOME DEDICATIONS WOLLD BE WITH' 4 MAYEORE, VOLUNTEES, WE RECENT HAD AND OPOCITUMETY AT A LAW 4 MAYEORE, VOLUNTEES, WE RECENT HAD AND OPOCITUMETY AT A LAW 4 MAYEORE, VOLUNTEES, WE RECENT HAD AND OPOCITUMETY AT A LAW 4 MAYEORE, VOLUNTEES, WE RECENT HAD AND OPOCITUMETY AT A LAW 5 MINAR OUT IN PARA DESCRIPTION BARCTONA NOT THE 4 MAYEORE, VOLUNTEES, WE RECENT HAD AND OPOCITUMETY AT A LAW 4 MAYEORE, VOLUNTEES, WE RECENT HAD AND OPOCITUMETY AT A LAW 5 MONTENCIAL AND OUT STANLE THERE SERVICE ON THE 4 MAYEORE, VOLUNTEES, WE RECENT HAD AND OPOCITUMETY AT A LAW 5 MONTENCIAL AND OUT STANLE THEN THE SERVICE ON THE 4 MAYEORE, VOLUNTEES, WE RECENT HAD AND OPOCITUMETY AT A LAW 5 MONTENCIAL AND OUT STANLE THEN THEN AND OPOCITUMETY AT A LAW 5 MONTENT ORDER AND AND OPOCITUMETY AT A LAW 5 MONTENT ORDER AND AND OPOCITUMETY AT A LAW 6 MAYEORE, WORK AND AND OPOCITUMETY AT A LAW 6 MAYEORE, WORK AND THE THE MENNE AND THE AND AND OPOCITUMETY AND AND HAND AND THE AND AND THE AND				
2         SINCE ASSOCIATIONS NUM ON DICEA WIRT ASSISTANCE ANDMA IS         2         SOMETINGS FIEL LICE, AT LEAST IN THE ORD, HEAVERS FIAT           3         ITHINK MOST OF THEM TODAY DO, BUT NOW WERE DOWN TO THE         WEYE RECEIVED, SOME ASSESS OF - OF ELMINATING THE           4         HITTY GITTY OF THYNG TO GET OUR ANDS MAND WHAT IS         ELMEND TO FRAUCTIONS. TOR INSTANCE, THE LICENSURE           5         REALT A VERY DIFFICULT PROBLEM TOR PARTICULARY         ELMEND TO FRAUCTIONS. TOR INSTANCE, THE LICENSURE           6         COT AND WEAN AND TOLE LICENSURE         COT ANTING AND TOLE LICENSURE           1         UTO OF RESOLUCES THAT ALE DOUTS NOW THE THESE ARE RELEVEN TO THE FOR THESE AND TOLE MAND THE LICENSURE         PRATIERS AND TOLES AND THE AND THE RESOLUCIES THAT ALE DOUTS AND OTHER TYPES OF ALE AND VEAN THE TO THE TOLES AND THE THE THE TOT THE           10         DISTINCTIONS AND OTHER TYPES OF ALE AND VEAR AND OTHER TYPES OF ALE AND VEAR AND THE THE TO THE         ASSISTIVE AND AND AND ENDING THAT TO ELEVENT ON THE THE FORMALLY WELL           11         REAGEN TO HOW COMMUNAT ASSOCIATIONS FUNCTION AND THE         11         REAGEN THE AND THE THE AND THAT THE ELEVENT AND THE STINKE AND AND AND PROVIDENT TO A DEVENT TO THE THE FORMALLY AND THE AND THE AND AND THE AND THE THE FORMALLY AND THE THE FORMALLY AND THE AND AND THE THE FORMALLY AND THE AND AND AND THE AND	1	THAT WE'VE COME A LONG WAY. WE HAVE COME A LONG WAY	1	BEEN RAISED TO US BEFORE AND WE'RE COGNIZANT OF THEM.
1         1         THUK MOST OF THEM TODAY DO, BUT NOW WERE DOWN TO THE MITTY GETUR OF TRAVIS OF OUR ARDS ADDIVINES         1         WEVE RECEIPS, SOME ASPECTS OF OF ELUIGATION THE TRAVIS A VERY DIFFICULT PROBLEM FOR PARTICULARLY           1         UNTY GETUR ADDIVING TO THAN THE OF ARTICULARLY         ELEMENT OF OF HAND IN THE SERVE BENOND THE REVERPORT           2         UND RESULT ADDIVING THE THES ARE.         AND WE WART TO HEP YOU, TOO. AS AN INCUSTRY WE PROVIDE         WHAT SLIED CHARD MARKEN SUBJECT ATTENTION TO           2         DEDICATE COUNCIL AND YOUR STRAMES AND WE HAVE A         MARKEN ADDIVING TO ARAD AND REGULATIONS AND LEAD VERSIS           2         DEDICATE COUNCIL AND YOUR STRAME AND WE HAVE A         MARKEN ADDIVING TO AND AND REGULATION TO HER TYPES OF 20 DISTINCTIONEL AND YOUR STRAME AND WERE SWITH           2         DISTINCTIONE AND HER TYPES OF DURING         12         SESTIVE ANMALS AND SERVICE AND AND REPORTING TO AND AND SERVICE AND AND SERVICE AND AND THE TYPES OF 20 DISTINCTIONE REPORTS IN THE OPEN ADDIVING THE SUBJECT THAT INAUT. THEN           2         SEMILIAR OLT IN AND DESERT TO HAVE GREGORD AND AND, ONE OF 20 DISTINCTIONE REPORTS IN THE ADDIVING TO TAK TO FARY THE IS COMPOSITIES THAT THE THE HAVE AND SERVICE AND AND THE RESOLUTION THE OPEN ADDIVING THE ADDIVING TO AND ADDIVING THE SUBJECT AND THE RESOLUTION THE RESOLUTION AND THE RESOLUTION ADDIVING THE SUBJECT AND THE ADDIVING THE RESOLUTION ADDIVING THE RESOLUTION ADDIVING THE RESOLUTION ADDIVING ADDIVING ADDIVING ADDIVING ADDIVING ADDIVING ADDIVING ADDIVI	2	SINCE ASSOCIATIONS HAD NO IDEA WHAT ASSISTANCE ANIMAL IS.	2	SOMETIMES I FEEL LIKE, AT LEAST IN THE ORAL REMARKS THAT
A INTLY GRITTY OF TRUNC TO GET OUR ARMS AROUND WHAT IS     EVENANT VO FRAUD IN THIS ISSUE IS BROWN DIFFE UNRUEWOP     LAPPEOPLE, VOLUNTEERS, TO UNDERSTAND, THEY DON'T WANT TO     COSS LINES. THEY JUST DON'T RANOW WHAT THE LINES ARE.     LAPPEOPLE, VOLUNTEERS, TO UNDERSTAND, THEY DON'T WANT TO     COSS LINES. THEY JUST DON'T RANOW WHAT THE LINES ARE.     LOT OR RESOLUCES THAT ARE DISCOMMENTION REGULATIONS MOULD BE MUCH     LOT OR RESOLUCES THAT ARE DISCOMENTION ARD WE HAVE A     LOT OR RESOLUCES THAT ARE DISCOMENTION ARD WE HAVE A     LOT OR RESOLUCES THAT ARE DISCOMENTION ARD REAL HYPEN TO     LOT OR RESOLUCES THAT ARE DISCOMENTION ARD REAL HYPEN TO     LOT OR RESOLUCES THAT ARE DISCOMENTION ARD REAL HYPEN TO     LOT OR RESOLUCES THAT ARE DISCOMENTION ARD THE HAVE ARE     LOT OR RESOLUCES THAT ARE DISCOMENTION ARD REAL HYPEN TO     LOT OR RESOLUCES THAT ARE DISCOMENTION ARD THE HAVE ARE     LOT OR RESOLUCES THAT ARE DISCOMENTION ARD THE HAVE ARE     LOT OR RESOLUCES THAT ARE DISCOMENTION ARD THE     LAPPECLATE     LOT OR RESOLUCES THAT ARE DISCOMENTION ARD THE     LOT OR RESOLUCES THAT ARE DISCOMENTION ARD THE     LOT ARE DISCOMENTION ARD THE DISCOMENTION     LOT ARE DISCOMENTION ARD THE ARD THE DISCOMENTION     LOT ARE DISCOMENTION ARD THE ARD THE     LOT ARE DISCOMENTION	3	I THINK MOST OF THEM TODAY DO. BUT NOW WE'RE DOWN TO THE	3	
s         6 CUL RIGHT REGULATIONS - FOR INSTANCE, LKR LICENSURE           6 LAYPEDR, VOLUNTEERS, TO UNDERSTAND. THE LINES ARE.         6 OF ANIMALS AND THINGS. SO SOME DEDICATED ATTENTION TO           7 MORE VANT TO HELP YOL, TOO. AS AN INDUSTRY VE PROVIDE         6 OF ANIMALS AND THINGS. SO SOME DEDICATED ATTENTION TO           8 MON W WANT TO HELP YOL, TOO. AS AN INDUSTRY VE PROVIDE         9 APPRECIATE           9 DICTION COLL, MAY OUR STAF AND ANYONE ELSE WITH         10 OT RESOURCES THAT ARE DISPOSABLE AND WE ARE LAPPY TO           10 EDICATE COLL, MAY OUR STAF AND ANYONE ELSE WITH         12 RESONABL ACCOMMONATIONS AND REALLY SOFE           11 REALL SOCULT. MAY OUR STAF AND ANYONE ELSE WITH         12 RESONABL ACCOMMONATIONS AND REALLY JUST DEAL WITH THE           12 REALL SOCULT. MAY OUR STAF AND ANYONE SERVICE WITH ANY AND ADDITIE         13 RESONABL ACCOMMONATIONS AND REALLY JUST DEAL WITH THE           13 REVENUES. WE RECENTLY HAD AN OPPORTINUTY AT A LW         14 REALL YOR COUNCL, CONC OUT TO TAK TO LEVERNONE OT THE           14 OVER SHORE OLIVIES AND ERRORMENT AT HERE SOLATION TO ANY THE REGULATORY STRUCTURE HERE IN CLIFORNAL           15 OVER SHORE OLIVIES AND ERRORMENT AND THE SOLATION BOARD, HE COULD ABSOUTELY RELATE TO THE           16 OUNCT STOKE OLIVIES AND AND THE REGULATION STRUCTURE HERE IN CLIFORNAL           17 ON TO NUY THE REGULATION STRUCTURE MAIN TO HIS SONDO           18 RAIL Y COLOR AND HERE A FUBLIC OFFICIAL. LUNCH           19 AUBLICK: THERE AND VIEL WERE A SOLIT OF THIS SONDO           20 AUBLI	4		4	-
4         CAMPORTE, VOLUMEERS, TO UNDERSTAND, THEY DON'T WANT TO         6         6         AURA VERVICES, TATA AREA TO AND VERVICES THAT ARE ONLY TO TO         7         WHAT SUICE OF WHAT TAY LINES, ARE         7         WHAT SUICE OF WHAT TAY UNDERSTAND, THEY DON'T WANT TO         7         WHAT SUICE OF WHAT TAY UNDERSTAND, THEY DON'T WANT TO         7         WHAT SUICE OF WHAT TAY UNDERSTAND, THEY DON'T WANT TO         7         WHAT SUICE OF WHAT TAY UNDERSTAND, THEY DON'T WANT TO         7         WHAT SUICE OF WHAT TAY UNDERSTAND, THEY DON'T WANT TO AREA         7         WHAT SUICE OF WHAT MAY DE A BIGGER PROBLEM IS APPROPRIATE           9         LOTO OF RESONGEST INT ARE DISPOSABLE AND WARE ARE HAPP TO         10         WE ARE ALL TRYING TO DRAW A DISTINUTION HERE ETWEEN           12         RECENTERS NON OTHER TYPES OF HOUSING         11         WE ARE ALL TRYING TO BRAW AD STRUCT AND THE         14         WEY SMULL SUCE THAT WE ARE REVENTING TO AN DEREMIN TO AND THE           13         SENTING ON OCOMMUNITY ASSOCIATIONS FUNCTIONAL TO THE RESEARCH TO TO INCOMENTS TO UNDERSTAND THE         14         WEY SMULL SUCE THAT WE ARE REVENTING TO UNDERSTAND THE           14         RESOLVED AND OLD ASSOLITENT RELATE TO THE         15         TONT OF OLS SENTING AREA AND THE SECOND TO UNDERSTAND THE           14         RESOLVED AND DO COMMUNICATION AND HE WAS KIND ENGLISH WARE AND OTHER SENTING THAN USE AND THE THERE AND YEE WERE AS OTHER WARE AND OTHERE AND YEE WERE AS OTHER WARE AND TO THE SECOND TO UNDERSTAND THE         16         DIALOGUL	5		5	
2         COSS LINES. THEY JUST DON'T KNOW WHAT THE LINES ARE.         7         WHAT SLICE OF WHAT MAY BE A BUGGET WORK MOULD BE MUCH           3         AND WE WART TO HELP YOU, TOO. AS AN INDUSTRY WE PROVIDE         3         FOR THESE ANTIDISCRUMINATION REGULATIONS WOULD BE MUCH           10         LOD OR RESOURCES THAT ARE DISPOSABLE AND WE ARE HAPP YTO         MARE SALE         10         MARE SALE           11         EDUCATION. WE PROVIDE A LOT OF BACKGROUND AND WE HAVE.         MARE SALE         MARE SALE         MARE SALE           12         EDUCATION. WE PROVIDE ALOT OF BACKGROUND AND WE HAVE.         MARE SALE         MARE SALE         MARE SALE           12         EDUCATION. WE PROVIDE ALOT OF BACKGROUND AND WE HAVE.         MARE SALE         MARE SALE         MARE SALE           12         EDUCATION STAT THE OF MORE SALE         MARE SALE         MARE SALE         MARE SALE           13         OSTIMETON SALE         MARE SALE         MARE SALE         MARE SALE         MARE SALE           14         WARE SALE         MARE SALE         MARE SALE         MARE SALE         MARE SALE           14         WARE SALE         MARE SALE         MARE SALE         MARE SALE         MARE SALE           15         DEMOLESALE         MARE SALE         MARE SALE         MARE SALE         MARE SALE	6		6	
8AND WE WANT TO HELP YOU, TOO. AS AN INDUSTRY WE PROVIDE 99FOR THESE ANTIDISCRIMINATION REGULATIONS WOULD BE MUCH 99EDUCATE COUNCE. AND YOUR STAFF AND ANYORE RESET WITH 120NES, POWERS: I APPRECIATE THAT INPUT. I THINK 1112ERCARD TO HOW COMMUNICATING SUBGROBARLE AND WE ARE HAPY TO 1210WE ARE ALL TRYING TO DRAW A DISTINCTION HERE BETWEEN 1213EDUCATE COUNCE. AND YOUR STAFF AND ANYORE ELSE WITH 1211WE ARE ALL TRYING TO DRAW A DISTINCTION HERE BETWEEN 1214RONDERS. WE RECENTLY HAD AND OPPORTUNITY AT A LAW 1414WE RECENTLY HAD AN OPPORTUNITY AT A LAW 151514SENIARA COUT IN PAIM DESCRIT TO HAVE GERGERY MANN, ONE OF 1715111115SENIARA COUT IN PAIM DESCRIT TO HAVE GERGERY MANN, ONE OF 1715111116YOUR SENIOR COUNCIL, COME OUT TO TAK TO EVERYORE ON THE 141511111117TOPIC OF ASSISTANCE ANIMALS, HE WAS AND ENCOUNCH OF 141511111118RECEIVED BECAUSE, BEING A FRAME RESIDENT OF HIS CONDO1818111119ASSOCIATION BOARD, HE COULD AND ALLE TO THE 20202020202020RELLY COUD COMMUNICATION AND HE WAS KIND ENOUCH TO STAF 	7		7	
<ul> <li>EDUCATION. WE PROVIDE A LOT OF BACKGROUND AND WE HAVE AND 'NE ADE HAVP' TO DECOMPLICATE ON THE TAT ARE DISPOSABLE AND WE ARE HAPP' TO EDUCATE CONCILCAIN OVER STAFF AND ANYORE LESK WITH DECOMPLICATION FUNCTION STAFF AND ANYORE LESK WITH DECOMPLICATION SETTIVE US AND OTHER TYPES OF DISTINCTIONS ENTIME US AND OTHER TYPES OF HOUSING DISTINCTIONS COUNCIL, COMP OUT TO TAK TO EVENTIONE ON THE DISTINCTIONS THAT THE ARE RELEVANING STATUS DISTINCTION ROUNCIL, COMPLICATE TO HAVE GREGORY MAN, ONE OF DISTINCTION FORMER PRESIDENCE OF UT TO KAY TO EVENTIONE ON THE DISTINCTION HOUSE COUNCIL COMPLICATE UNDERSTAND THE DISTINCTION HOW THE RECAILS ENTITY AND AND OPPORTUNITY AT A LAW</li> <li>SHITAT TIS INFORTANT FOR EVENTION TO UNDERSTAND THE DISTINCTION HOW THE RECAILS ENTITY AND AND EVENTION TO THE RECEASE DISTINCT OF HISE AND UCC VERSA. SO THERE WAS ALTO F DISTINCTION HOW THE REPENDENCE OF OF USING DISTINCTION HOW THE REPENDENCE ON TO TO STAT DISTINCTION HOW THE REPENDENCE ON TO TO TAKE DISTINCTION HOW THE REPENDENCE ON TO TO TAKE DISTINCTION HOW THE REPENDENCE TO THE ADDITION THAT THE REPENDENCE DISTINCTION HOW THE REPENDENCE TO THE REPENDENCE DISTINCTION HOW THE REPENDENCE TO THE REPENDENCE OF UNDERSTAND TO DISTINCTION HOW THE DEPARTMENT - THE LEGAL DEPARTMENT WORKS AT DISTINCTION HERE APUBLIC OFFICIAL. LUNCH DISTINCTION HERE THE REST AND DISTINCTION HERE APUBLIC OFFICIAL. LUNCH DISTINCTION HERE APUBLIC OFFICIAL. LUNCH DISTINCTION HERE APUBLIC OFFICIAL. LUNCH DISTINCTION HERE APUBLIC APUBLIC APUBLIC APUBLICATION THAT THE RELIVANI DISTINCTION TO DISTINCTION HERE APUBLIC APUBLIC APUBLIC APUBLICATION THAT THE APUBLICATE THAT WILL BERNE APUBLIC APUBLICATION THAT THE REST AND DISTINCTION HERE APUBLIC APUBL</li></ul>			8	
10       LOT OF RESOURCES THAT ARE DISPOSABLE AND WE ARE HAPPY TO       10       MS. POWERS: I APPRECIATE THAT INPUT. I THINK         11       BELCATE COUNCIL AND YOUR STAFF AND ANTORE LISE WITH       11       WE ARE ALL TRYING TO DRAW A DESITHETION OTHER TYPES OF         12       DECADE TO HOW COMMUNITY ASSOCIATIONS PRIVEND AND OTHER TYPES OF       12       SERVICE AND AND AND POPORTITY TY AT LAW         13       DISTINCTIONS BETWEEN US AND OTHER TYPES OF HOUSING       13       REASCOMABLE ACCOMMODATIONS AND REALLY JUST DEAL WITH THE         14       VERY SWILLSIGE THAT WE ARE REPORTING TO INFORMATION THAND DESERTION THAT TO RE DESYNCHE OUNDERSTAND THE       14       VERY SWILLSIGE THAT WE ARE REPORTING TO WITH AGAD         15       TOPIC OF ASSISTANCE ANINALS. HE WAS FARTICLURARY WELL       17       TO NOT ON LY THE RECOMPTION THANGAN DESCRIPTION THANGAN DESCRIPTION TO THE TO RESTRUCT THE HERE IN CALIFORNIA,         16       REALLY GOOD COMMUNICATION AND HE WAS KIND ENOUGH TO STAY       10       DEPARTMENTS POINT AND THE SERVERS -         17       TOH OW THE DEPARTMENT - THE LEGAL DEPARTMENT WORKS TO       13       SPEAR TO THIL WE ARE AND HE COMMUNICATION THAT AD HELLY SAVE LIST OF HELLY SAVE LIST OF THE AGON THAN THANGAN THAN		-		
11EDUCATE COUNCL AND YOUR STAFF AND ANYONE ELSE WITH 121111WE ARE ALL TRYING TO DRAW A DISTINCTION HERE SPECEN 1212REGRAD TO HOW COMMUNITY ASSOCIATIONS FUNCTION AND THE 1312ASSISTIVE ANIMALS AND SERVICEN US AND OTHER TYPES OF 141214REPOUTDERS, WE RECENTLY HAD AN OPPORTUNITY AT A LWW1314VERY SMALL SLICE THAT WE ARE ENVIENING TO ANJ. TO THINK 1415SEMINAR OLUTIN PLAN DESCRIPTION HAVE REAME TO THE 1514VERY SMALL SLICE THAT WE ARE ENVIENING TO ANJ. TO THINK 1415SEMINAR OLUTIN PLAN DESCRIPTION TO TALK TO EVERYONE ON THE 1616LIMITATIONS THAT THE OFEN WORKS UNDER, BOTH WITH REGARD 1716TO TO TO ILN PLAN DESCRIPTION TO TALK TO EVERYONE ON THE 1616LIMITATIONS THAT THE OFEN WORKS UNDER, BOTH WITH REGARD 1717TO NOT ONLY THE REGULATORY STRUCTURE HERE IN CALIFORMA, 1818BUT WE ALL HAVE TO ALSO BE LOOKING AT THE FEDERAL 1918RECEIVED BOLTS REAR AND AND THE WAS KIND DENOUTH OF STAY 101010BETAINT HE REAR AND INFORMANCE 1014LAWYERS FOR TWO HOURS AND REALLY GAVE US ALOT OF INSIGHT 131814SEMINAR OL MAY TOR AND THE WAS AND TO FUNSIGHT 1415THAT WILL SERVE AS WELL GOING FORWARD, WE NEED A 1014VERE TO THE REAR AND YER WINK TO THE INSIGHT 1516THE OFEH, AND I THINK ITS THIS KIND OF COMMUNICATION 141414WERE TO THE REAR AND YER WINK TO THE INSIGHT 1516THE OFEH, AND I THINK ITS THIS KIND OF COMMUNICATION 1414VERE YEAR AND HELE AND YER WINK YEN YER WINK TO THE TORY AND 14				
12       REGARD TO HOW COMMUNITY ASSOCIATIONS FUNCTION AND THE       12       ASSISTIVE ANIMALS AND SERVICE ANIMALS AND OTHER TYPES OF         13       DISTINCTIONS BETWEEN US AND OTHER TYPES OF HOUSING       13       REAGONABLE ACCOMMODATIONS AND REALLY JUST DEAL WITH THE         14       PROVIDERS, WE RECENTLY HAD AN OPPORTUNTY AT A LAW       14       VEYS YAULL SILE THAT WE ARE REVIEWING TODAY. I. DO THINK         15       YEMINAR OUT IN PAIN DESERT TO HAVE GREGORY MANN, ONE OF       15       THAT TT SI IMPORTANT FOR EVENYONE TO UNDERSTAND THE         16       YEMINAR OUT IN PAIN DESERT TO HAVE GREGORY MANN, ONE OF       16       LIMITATIONS THAT THE DEFH WORKS UNDER, BOTH WITH REGARD         17       TOPIC OF ASSISTANCE ANIMALS. HE WAS PARTICULARLY WELL       15       THAT TT SI IMPORTANT FOR EVENDE TO UNDERSTAND THE         18       BUST WE ALL HAVE TO ASD BE LOCING REPEAL       16       LIMITATIONS THAT THE DEFH WORKS UNDER, DOTING AT THE FEDERAL         19       ASSISTIVE ANIMALS AND DERCONTROL RELATE TO THE       16       16       17         21       FREE AND HE COMMUNICATED WITH ABOUT 15       21       28       28       28       29         22       FOR LIMAC. WE DID NOT BREE AUDLIC OFTICAL. LINCH       12       FERENCE AUD HE COMMUNICATED       21       FERENCE AUD HE COMMUNICATED       23       YEARS. IT HINK WET SI AND OT AND NOT THE TO ELSOL         23       VEYRES FOR				
13       DISTINCTIONS BETWEEN US AND OTHER TYPES OF HOUSING       13       REASONABLE ACCOMMODATIONS AND REALLY JUST DEAL WITH THE         14       VERY SMALL SLICE THAT WE ARE REVIEWING TODAY. I DO THINK       14       VERY SMALL SLICE THAT WE ARE REVIEWING TODAY. I DO THINK         15       SPRIMAR OUT IN PAIN DESCRIPTION HANG, NOR OF       15       THAT TIS IMPORTANT FOR EVERYONE TO MUSE SUNDER, BOTH WITH REGARD         16       VOIR SENIOR COLUCIL, COME OUT TO TAIK TO EVERYONE ON THE       16       IUNTATIONS THAT THE DEFL MORES UNDER, BOTH WITH REGARD         17       TOPIC OF ASSISTANCE ANIMALS. IE WAS PARTICULARY WELL       17       TO NOT ONLY THE REPULATORY STRUCTURE HEEE IN CALIFORNIA,         18       RECEIVED BECAUSE, BEING A FORMER PRESIDENT OF HIS CONDO       18       BUT WE ALL HAVE TO ALSO BE LOOKING AT THE FEDERAL         19       ADDITIONE THERE AND LIVE VERSA. SO THERE WAS ALL OF OF       10       GOVERNMENT'S POILTO OF VIEW MAS THE ADULT CAN         21       FOR LUNCH. WE DID NOT BRIBE A PUBLIC OFFICIAL. LUNCH       20       PERATO THE FACT THAY WILL WE AS PRACTICING GUWYRES -         23       VORD FREE, HE SAT AND HE COMMUNICATION       15       12       PERATO THE FACT THAY WILL WE AS PRACTICING DUWYRES -         24       LAWYERS FOR TWO HOURS AND REALLY GAVE US A LOT OF INSIGHT       14       WERKES, THAY WELL STEMINT THE DEFL MOUNT ON THE THE NET MAND WENT IS YOUR         25       JUBLOGE       WAST REAL MER AD				
14       PROVIDERS. WE RECENTLY HAD AN OPPORTUNITY AT A LAW       14       VERY SMALL SLICE THAT WE ARE REVEWING TODAY. I DO THINK         15       SEMINAR OUT IN PAUN DESERT TO HAVE GREGORY MANN, ONE O'       15       THAT IT IS IMPORTIANT FOR VERY ONE, ROTH THE         16       YOUR, SENDE COUNCIL, CONNEC AUTO TA TAK. TO EVERYONE ON THE       16       INITIATIONS THAT THE OFH WORKS UNDER, ROTH WITH REGARD         17       TOPIC OF ASSISTANCE ANIMALS. HE WAS PARTICULARLY WELL       18       INITIATIONS THAT THE OFHW ORKS UNDER, ROTH WITH REGARD         18       RECEIVED BECAUSE, BEING A FORMER PRESIDENT OF HIS CONDO       16       INITIATIONS THAT THE OFHW ORKS UNDER, ROTH WITH REGARD         12       RALLY GOOD COMMUNICATION AND HE WAS ALOT OF       10       10       INITIATIONS THAT FORMENT POINT OF VIEW ON THIS THROUGH HUD AND THE         14       WAS REE. HE SAT AND HE COMMUNICATED WITH ABOUT IS       20       VERANT THE ARCT THAT WILL SER AR SPRCTICING LAWYERS         14       LAWYERS FOR TWO HOURS AND REALLY CAUGUES AS LOT OF INSIGHT       14       VERY SMALL SLICE THAT WE ARE REVEAUND HUM THIS TYMONE         15       INTO HOW THE DEPARTMENT THE LEGAL DEPARTMENT WORKS AT       21       PAGE 14       14         14       VERY SMALL SLICE THAT WILL SERVE AS WELL GOING FORWARD. WE NEED A       10       11       11         14       THAT WILL SERVE AS WELL GOING FORWARD. WE NEED DO UNDERSTAND       14				
15       SEMINAR OUT IN PALM DESERT TO HAVE GREGORY MANN, ONE OF       15       THAT TT IS IMPORTANT FOR EVERYONE TO UNDERSTAND THE         16       YOUR SENDR COUNCL, COME OUT TO TALK TO EVERYONE ON THE       16       LUMITATIONS THAT THE DEFW WORKS UNDER, BOTH WITH REGARD         17       TOPIC OF SESTANCE ALMARS. IF WAS PARTICULARLY WELL       17       TO TO TO ON'T HE REGULATORY STRUCTURE HERE IN CALIFORMAL         18       RECEIVED BECAUSE, BEING A FORMER RESIDENT OF HIS CONDO       18       BUT WE ALL HAVE TO ALSO BE LOOKING AT THE FEDERAL         19       ASSOCIATION BOARD, HE COULD ASSOLUTELY RELATE TO THE       19       GOVERNMENT'S POINT OF VIEW ON THIS THROUGH HUD AND THE         20       AUDIENCE VERSA. SO THERE WAS ALLO TO FINSIGHT       19       SPRAK TO THE FACT THAT WHILE WE AS PRACTICING LIAW PRO COVER 30         21       JAVERSE FOR TWO HOURS AND REALLY GAVE US ALLO OF INSIGHT       21       SPRAK TO THE AVERTICING THAS AND THE         23       JOB THINK WE GET IT. NOW, THE TRICKLING DOWN TO       24       EVERYONE OF WHAT YOUR GIVEN AUTHORITY IS AND WHAT IS YOUR         24       LAWYERS FOR TWO HOURS AND REALLY GAVE US ALLO OF INSIGHT       YEARS. I THINK WE GET IT. NOW, THE TRICKLING DOWN TO         24       LAWYERS FOR TWO HOURS AND REALLY GAVE US AND THAT WITH THE DEFORE JEAD ALLY GAVE US AND THAT WITH THE REALY AND I CENTRATING AND ALLY GAVE US AND ALLY GAVE US AND THAT WITH THE REALY AND I CENTRATING AND ALLY GAVE US AND ALLY AND EDUCATE THEM AS TO WHAT IS AND WAT IS YOUNG ALLY GAVE AND AL				
16       YOUR SENIOR COUNCIL, COME OUT TO TALK TO EVERYONE ON THE       16       LIMITATIONS THAT THE DEFLW WORKS UNDER, BOTH WITH REGARD         17       TOPIC OF ASSISTANCE ANIMALS. HE WAS PARTICULARLY WELL       17       TO NOT ONLY THE RESULTANCY STRUCTURE HERE IN CALIFORMA,         18       RECEVED BECAUSE, BEIRS OF COMENT OF HIS CONDON       18       BUT WE ALL HAVE TO ALSO DE LOXICUTURE HERE IN CALIFORMA,         19       ASSOCIATION BOARD, HE COULD ABSOLUTELY RELATE TO THE       19       GOVERNMENT'S POINT OF VIEW ON THIS THROUGH HUD AND THE         20       DEPARTMENT OF JUSTICE. ITHINK KELLY AND I CENTAINLY CAN       28       SPEAK TO THE FACT THAT WHILE WE AS PRACTICINC LAWYERS         21       RALLY GOD COMMUNICATION AND EMUK AS KIND ENDICID OF INSIGHT       20       DEPARTMENT OF JUSTICE. ITHINK KELLY AND I CENTAINLY CAN         25       INTO HOW THE DEPARTMENT THE LEGAL DEPARTMENT WORKS AT       23       YEARS. ITHINK WE GET IT. NOW, THE TRICKLING DOWN TO         26       LIMICES REV WOO HUD SAID REALLY GAVE US ALT OF INSIGHT       24       WART THE DEFLW AND I THINK ITS THIS KIND OF COMMUNICATION         21       THAT WILL SERVE AS WELL GOING FORWARD. WE NEED A       1       MIGHT TAKE SOME WORK. THAT IS NOT AN INTUITIVE THING BY         2       THAT WILL SERVE AS WELL GOING FORWARD. WE NEED A       1       1       MIGHT TAKE SOME WORK. THAT IS NOT AN INTUITIVE THING BY         2       THAT WILL SERVE AS WELL GOING FORWARD				
<ul> <li>TOPIC OF ASSISTANCE ANIMALS. HE WAS PARTICULARLY WELL</li> <li>RECIVED BECAUSE, BEING A FORMER PRESIDENT OF HIS COMDU</li> <li>ASSOCATION BOARD, HE COULD ASSOLUTEY RELATE TO THE</li> <li>AUDIENCE THERE AND VICE VERSA. SO THERE WAS ALOT OF</li> <li>REALLY GOOD COMMUNICATION AND HE WAS KIND ENOUGH TO STAY</li> <li>FOR LUNCH. WE DID NOT BRIEF A PUBLIC OFFICIAL. LUNCH</li> <li>SPEAK TO THE FACT THAT WHILE WE AS PRACTICUNG LAWFERS -</li> <li>PORLUNCH. WE DID NOT BRIEF A PUBLIC OFFICIAL. LUNCH</li> <li>WAS FREE. HE SAT AND HE COMMUNICATED WITH ABOUT 1S</li> <li>LINAWYEBS FOR TWO HOURS AND REALLY GAVE US A LOT OF INSIGHT</li> <li>THE OFEH. AND I THINK IT'S THIS KIND OF COMMUNICATED</li> <li>THAT WILL SERVE AS WELL GOING FORWARD. WE NEED A</li> <li>THAT WILL SERVE AS WELL GOING FORWARD. WE NEED A</li> <li>THAT WILL SERVE AS WELL GOING FORWARD. WE NEED A</li> <li>UNDERSTAND THE AVERAGE, REASONABLY PRUDENT BOARD MEMBER</li> <li>THAT WILL SERVE AS WELL GOING FORWARD. WE NEED A</li> <li>UNDERSTAND THE AVERAGE, REASONABLY PRUDENT BOARD MEMBER</li> <li>UNDERSTAND THE AVERAGE, REASONABLY PRUDENT BOARD MEMBER</li> <li>STITING ON A BOARD'S PREPECTIVE AS WELL I THINK BO ATH HE RECONDUCT THEM AS TO WHAT YOU CAN AND</li> <li>WORKING THE AVERAGE, REASONABLY PRUDENT BOARD MEMBER</li> <li>STITING ON A BOARD'S PREPECTIVE AS WELL I THINK BO ATH HERE TO TELLYOU</li> <li>THAT COMMUNITY ASSOLATIONS AND T'M HERE TO TELLYOU</li> <li>THAT COMMUNITY ASSOLATIONS AND T'M HERE TO TELLYOU</li> <li>THAT WENGE DEALING PRIVABLY INVERDIBLET THINKS</li> <li>WORKING THE RABLY INVERDIBLET THINKS</li> <li>WORKING THE AVENDALE, THEM TO THINK THAT TO A DONT TA ATH TO PARTICULAR REASON, LET'S NOT GO THERE ESTAND THE RULE THASK AND WE</li> <li>WART THE PROPOSED REGULATIONS AND T'M HERE TO TELLYOU</li> <li>AREALY THONORING THE REALTY AND WE SHOULOND TO THAT.</li> <li>THAT WENDE DE DARD MEMBERS WHON UND BUT IF WE DO NOT RECOGNIZE</li></ul>				
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<ul> <li>ASSOCIATION BOARD, HE COULD ASSOLITELY RELATE TO THE</li> <li>AUDIENCE THERE AND VICE VERSA. SO THERE WAS A LOT OF</li> <li>REALLY GOOD COMMUNICATION AND HE WAS KIND ENOUGH TO STAY</li> <li>REALLY GOND COMMUNICATED WITH ABOUT 15</li> <li>WAS FREE. HE SAT AND HE COMMUNICATED WITH ABOUT 15</li> <li>LINCH. WE DID NOT BRIBE A PUBLIC OFFICIAL. LUNCH</li> <li>WAS FREE. HE SAT AND HE COMMUNICATED WITH ABOUT 15</li> <li>LAWYERS FOR TWO HOURS AND REALLY GAVE US A LOT OF INSIGHT</li> <li>INTO HOW THE DEPARTMENT - THE LEGAL DEPARTMENT WORKS AT</li> <li>Page 14</li> <li>Page 14</li> <li>Page 16</li> <li>THE DFEH. AND I THINK IT'S THIS KIND OF COMMUNICATION</li> <li>THAT WILLS SERVE AS WELL GOING FORWARD. WE NEED A</li> <li>JOLACGUE, WE WART A DIALOGUE, WE NEED TO HONDERSTAND</li> <li>YOUR PERSPECTIVE. AND WE HOPE YOU WILL COME TO</li> <li>UNDERSTAND THE AVERAGE, REASONABLY PRUDENT BOARD MEMBER</li> <li>STITING ON A BOARD'S PERSPECTIVE AS WELL. I THINK BY</li> <li>WORKING TOGETHER WE CAN ACHIEVE REALLY INCREDIBLE THINGS</li> <li>WITH THE PROPOSED REGULATIONS ARE UP FOR THE TASK AND WE</li> <li>THAT COMMUNITY ASSOCIATIONS ARE UP FOR THE TASK AND WE</li> <li>THAT WEND FOR THE AVERULY WILL-INTENDED</li> <li>MORTING WORKING THE RALITY AND WE SHOULDNT DO THAT.</li> <li>THAT WEND FOR THE RALITY AND WE SHOULDNT DO THAT.</li> <li>THAT WEND FOR THE RALITY AND WE SHOULDNT DO THAT.</li> <li>THAT WEND FOR THE RALITY MARY WUEH.</li> <li>THAT WEND FOR THE RALITY BE NOWERS. ONE</li> <li>GREAT REGULATIONS THA RUL BE VERY HAPPY TO WORK WITH</li> <li>THAT SHORING THE REALTY AND WE SHOULDNT DO THAT.</li> <li>THAT WEND FOR A COLLABORATIVE RELATIONSHIP AND THATS</li> <li>WITH THO POR FOR TOO. ON OP ORRERIDING THOUGHT THAT MAY BE</li> <li>GREAT REGULATIONS THA RUL WICH.</li> <li>THAT WEND READ COLLINGS AND UT MAY BE</li> <li>GREAT REGULATIONS THA RUL USERS ONE</li> <li>GREAT REGULATIONS THE REALTH S</li></ul>				
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24       LAWYERS FOR TWO HOURS AND REALLY GAVE US A LOT OF INSIGHT       24       EVERYONE OF WHAT YOUR GIVEN AUTHORITY IS AND WHAT IS YOUR         25       JOB TO NOT ONLY WRITE, BUT THEN ENFORCE, I THINK THAT       Page 16         1       THE DFEH. AND I THINK IT'S THIS KIND OF COMMUNICATION       1       MIGHT TAKE SOME WORK. THAT IS NOT AN INTUITIVE THING BY         2       THAT WILL SERVE AS WELL GOING FORWARD. WE NEED A       3       JOIR INDUSTRY AND EDUCATE THEM AS TO WHAT YOU CAN AND         4       YOUR PERSPECTIVE. AND WE HOPE YOU WILL COME TO       3       OUR INDUSTRY AND EDUCATE THEM AS TO WHAT YOU CAN AND         4       YOUR PERSPECTIVE. AND WE HOPE YOU WILL COME TO       3       OUR INDUSTRY AND EDUCATE THEM AS TO WHAT YOU CAN AND         4       SITTING ON A BOARD'S PERSPECTIVE AS WELL. I THINK RY       6       TELL OUR CLENTS - OR AT LEAST I DO - DONT ADOPT A         7       WORKING TOGETHER WE CAN ACHIEVE REALLY INCREDIBLE THINGS       8       NOTHING WORSE. IF YOU DON'T HONDERSTAND THE RULE THAT YOU         10       WANT TO PARTNER WITH YOU. BUT IF WE DO NOT RECOGNIZE       1       NARE ADOPTING OR IF IT ISN'T BEING ADOPTED FOR A         11       THAT WERE DEALING PRIMARILY WITH VERY WELL-INTENTIONED       12       PARE ADOPTING OR IF IT ISN'T BEING ADOPTED FOR A         12       BOARD MEMBERS WHO NEED GUIDATTO THAT KAN WE       14       TAK EBACK YOUR CONCERN THAT YOU AND THA EROL THAT YOU <t< td=""><td></td><td></td><th></th><td></td></t<>				
25       INTO HOW THE DEPARTMENT - THE LEGAL DEPARTMENT WORKS AT       25       JOB TO NOT ONLY WRITE, BUT THEN ENFORCE, I THINK THAT         Page 14       Page 16         1       THE DFEH. AND I THINK IT'S THIS KIND OF COMMUNICATION       1       MIGHT TAKE SOME WORK. THAT IS NOT AN INTUITIVE THING BY         2       THAT WILL SERVE AS WELL GOING FORWARD. WE NEED A       3       0////////////////////////////////////				
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Page 15 Page 17	25	PURVIEW AND WHAT ISN'T. I'VE HEARD THESE ISSUES HAVE	25	RICHARDSON. I'M SORRY, I FORGOT. I AM KELLY RICHARDSON,
		Page 15		Page 17

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1	ATTORNEY PRACTICING IN SOUTHERN CALIFORNIA. AS	1	FAR WE HAVE TO SCRAPE FOR GUIDANCE TO TELL OUR CLIENTS
2	MS. POWERS, I REPRESENT HUNDREDS I PROBABLY	2	HOW TO DO IT RIGHT. WE WANT THE CITIZENS THAT NEED THESE
3	REPRESENTED THOUSANDS BUT I REPRESENT HUNDREDS	3	ACCOMMODATIONS TO ALSO KNOW WHAT IS AND IS NOT EXPECTED
4	PRESENTLY COMMON INTEREST DEVELOPMENTS RANGING FROM TWO	4	FROM THEM. AND THAT VERY MUCH IS AN ISSUE HERE. I WOULD
5	AND THREE HOMES IN SIZE UP TO OVER 4,000 HOMES IN SIZE.	5	SUBMIT THAT IN TERMS OF JUST GENERAL PREPATORY MARKS,
6	CALIFORNIA IS VERY DIVERSE IN THE COMMON INTEREST HOUSING	6	FOLLOWING THE FEDERAL REGULATIONS, FOLLOWING THE
7	COMMUNITY. OCCASIONALLY IN MY NEWSPAPER COLUMN I TRY TO	7	INTERPRETIVE JOINT GUIDELINES IS NOT SUFFICIENT.
8	HIGHLIGHT FAIR HOUSING ISSUES, YOU MAY HAVE SEEN FROM	8	CALIFORNIA LAW IS EXTREMELY ROBUST IN REAL ESTATE AREA.
9	TIME TO TIME, IN SOUTHERN CALIFORNIA. AND I AM ALSO A	9	WE HAVE MUCH GREATER SPECIFICITY IN OUR LAWS IN REAL
10	PROUD MEMBER OF THE CALIFORNIA ASSOCIATION OF REALTORS	10	ESTATE AND PARTICULARLY IN COMMON INTEREST DEVELOPMENT
11	AND I ATTEND THE HOUSING COMMITTEE. I AM NOT THIS YEAR A	11	LAW. AND THAT MEANS THAT THERE ARE SOME MISTAKES. THERE
12	VOTING MEMBER OF THE HOUSING COMMITTEES, BUT I ATTEND	12	ARE SOME THINGS THAT HUD HAS SAID IN THE OCTOBER 14
13	THOSE RELIGIOUSLY THREE TIMES A YEAR AND APPRECIATE THEIR	13	REGULATION THAT SIMPLY DO NOT APPLY TO OUR STATE LAW AND
14	VERY HARD WORK IN THIS AREA. I THINK AS A PREPATORY	14	ARE GOING TO CREATE PROBLEMS IF WE SIMPLY AND I DON'T
15	MATTER ONE OF THE THINGS WE NEED TO KEEP IN MIND WHEN	15	MEAN TO SAY BLINDLY BUT IF WE SIMPLY FOLLOW THE LEAD
16	TALKING ABOUT THESE REGULATIONS IS WE ARE NOT SIMPLY	16	OF HUD IN OUR STATE. CALIFORNIA LAW IS VERY DIFFERENT.
17	TALKING ABOUT ENFORCEMENT ACTIONS BY THE DEPARTMENT. WE	17	SO WHAT I'D LIKE TO DO IS START WITH THE 11098.4 AS WE
18	ARE TALKING ABOUT ENFORCEMENT ACTIONS BY THE FEDERAL	18	TALK ABOUT THE SEXUAL HARASSMENT ISSUES APPLIED TO
19	GOVERNMENT, BY THE STATE GOVERNMENT, BY LOCAL HOUSING	19	HOUSING PROVIDERS. SOME OF YOU COUNCILMEMBERS MAY RECALL
20	COUNSELS, AND THROUGHOUT THE STATE AND BY PRIVATE	20	MY URGING YOU IN RESPONSE TO THE VERY FIRST DRAFT OF
21	CITIZENS WHO HIRE ATTORNEYS WHO SUE FOR ATTORNEY'S FEES	21	THESE REGULATIONS YEARS AGO THAT WE HAVE TO EXERCISE
22	IN ENFORCEMENT ACTIONS. THAT DOES CHANGE THE COMPLEXION	22	EXTREME CAUTION IN APPLYING AN EMPLOYMENT RATIONALE TO
23	OF THIS A LITTLE BIT. WE ARE NOT SIMPLY TALKING ABOUT	23	HOUSING SCENARIO SEXUAL HARASSMENT ISSUES. FOR EXAMPLE,
24 25	WHAT CASES DIRECTOR KISH AND HIS STAFF MAY TAKE ON, BUT	24	WE ALL KNOW THAT AN EMPLOYER HAS AN OBLIGATION TO PROTECT
25		25	THE EMPLOYEES FROM POSSIBLE ENVIRONMENT ON ADVANCES AND
	Page 18		Page 20
1	PRIVATE LITIGATION IF WE DO NOT TRY TO ELIMINATE AS MANY	1	ALSO FROM INAPPROPRIATE CONDUCT FROM THIRD PARTIES. I
2	UNINTENDED CONSEQUENCES AS POSSIBLE. BELIEVE YOU ME AS A	2	REMEMBER A NUMBER OF YEARS AGO WHEN MY RECEPTIONIST
3	REAL ESTATE ATTORNEY AND I AM SO MUCH YOUNGER THAN MY	3	COMPLAINED, HAVING TO TELL UPS TO ASSIGN SOMEBODY ELSE TO
4	COLLEAGUE, MS. POWERS. I HAVE BEEN PRACTICING OVER 30	4	THE ACCOUNT. WHY? WAS I CONFIDENT THAT THE UPS PERSON
5	YEARS ALSO, BUT, YOU KNOW, WHEN I WAS ADMITTED THEY DID	5	WAS INAPPROPRIATE? NOT AT ALL. BUT I HAD A COMPLAINT.
6	TAKE ELEMENTARY SCHOOL STUDENTS SO THAT'S WHY I AM STILL	6	I HAD NO EVIDENCE TO THE CONTRARY AND I HAD TO RESPOND
7	SO YOUNG. BUT IN MY YEARS OF HANDLING THESE MATTERS,	7	APPROPRIATELY. AND I FELT UNFORTUNATE FOR THAT DRIVER.
8	FAIR HOUSING MATTERS, THANK GOD MOST OF THE ISSUES I HAVE	8	HE WAS OFF OUR ACCOUNT. BUT IN HOUSING IT'S COMPLETELY
9	BEEN ABLE TO RESOLVE BEFORE THEY HIT THE COURTS. BUT	9	DIFFERENT. IF I AM THE MANAGER OF A 500-APARTMENT
10	MANY OF THE ISSUES DO HIT THE COURTS BECAUSE OF A VARIETY	10	BUILDING AND I HAVE SOMEBODY ON THE SECOND FLOOR COMPLAIN
11	OF MISUNDERSTANDINGS, MISCONCEPTIONS, AND INAPPROPRIATE	11	TO ME ABOUT SOMETHING THAT SOMEBODY ON THE FOURTH FLOOR
12	EXPECTATIONS. SOMETIMES ON BOTH SIDES OF THE TABLE. I	12	SAID TO THEM AT THE POOL LAST WEEK, THAT ISN'T A BREACH
13	ABSOLUTELY CONCUR WITH MY COLLEAGUE, MS. POWERS, THAT OUR	13	OF THE LEASE. WHAT CAN I AS A LANDLORD DO? I CAN'T MAKE
14	CLIENTS WANT TO DO IT RIGHT. THEY SIMPLY WANT TO KNOW	14	THAT TENANT GO AWAY. I AM VERY LIMITED. UNLIKE THE
15	WHERE ARE THE LINES DRAWN. AND YOU MAY RECALL A COUPLE	15	EMPLOYER CONTEXT, I AM EXTREMELY LIMITED TO WHAT I CAN DO
16	OF YEARS AGO WHEN I TESTIFIED, I THINK, IN OAKLAND BEFORE	16	TO REMEDY THAT MISCONDUCT. THAT IS ONE OF THE FIRST
17	YOU, THAT WAS ONE OF THE FIRST THINGS I SAID. IN THE	17	REALLY BRIGHT LINE, UNDERPINNING, FOUNDATIONAL ISSUES
18	REAL ESTATE LAW COMMUNITY WE ARE DYING FOR GUIDANCE. I	18	THAT, I THINK, WE HAVE TO BE ALERT TO PUTTING A SQUARE
19	NOTE WITH INTEREST AND I'LL COMMENT ON IT LATER AS	19	PEG IN A ROUND HOLE. AND I RESPECTFULLY SUBMIT THAT IS
20	WELL THAT EVEN IN THESE DRAFT REGULATIONS I CAN SEE	20	EXACTLY WHAT FOLLOWING THE HUD REGULATION WOULD DO IN
21	BIG CHUNKS THAT WERE TAKEN ALMOST VERBATIM FROM THE	21	CALIFORNIA. NOW, DO WE IGNORE IT? NO. BUT I THINK
22	OCTOBER 15 HUD REGULATION. SIMILARLY THERE IS LANGUAGE	22	THERE ARE SOME THINGS WE CAN DO TO ADD FURTHER CLARITY
23	IN THE DISABILITY ACCOMMODATION THAT COMES LIFTED FROM	23	AND DEFINITION TO WHAT HUD STARTED THAT CAN CLOSE THE
24	THE JOINT DEPARTMENT OF JUSTICE HUD INTERPRETIVE GUIDE	24	DOORS ON SOME OF THE PROBLEMS. FOR EXAMPLE, IN
25	WHICH OF COURSE IS NOT ITSELF A REGULATION. THAT IS HOW	25	SECTION PROPOSED SECTION 11098.4, SUBPART A, SUBPART
1	Page 19		Page 21

6 (Pages 18 to 21)

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1	ONE, SUBPART CAPITAL LETTER C, AS IN CHARLIE, THE CURRENT	1	AS 5,000 HOMES OR EVEN LARGER IN MASTER PLAN COMMUNITIES
2	DRAFT REFERENCES AS ONE OF THE PROHIBITED CONDUCT	2	WITH MASTER ASSOCIATIONS. SO, AGAIN, I DON'T MEAN TO
3	FAILING TO FULFILL A DUTY TO TAKE PROMPT ACTION TO	3	NIT-PICK, BUT I THINK IF WE ARE GOING TO DO THE
4	CORRECT AND A DISCRIMINATORY HOUSING PRACTICE BY A THIRD	4	REGULATION WE NEED TO MAKE SURE IT MATCHES CURRENT
5	PARTY WHERE THE PERSON KNEW OR SHOULD HAVE KNOWN OF A	5	CALIFORNIA LAW. THE WORST THING WE CAN THINK OF IS
6	DISCRIMINATORY CONDUCT. THERE IS SOMETHING VERY	6	SOMEBODY IN A COMMUNITY APARTMENT, WHICH IS ONE OF THE
7	IMPORTANT MISSING THERE. AND THIS IS SOMETHING THAT	7	FOUR VARIETIES, ARGUING THAT "THE REGULATION DOESN'T
8	SPECIFICALLY IS INCLUDED IN THE HUD REGULATION. AND I	8	APPLY TO ME BECAUSE I WASN'T LISTED HERE." THAT WOULD BE
9	WAS TROUBLED TO SEE IT WAS OMITTED FROM THE DRAFT	9	OBVIOUSLY VERY UNFORTUNATE. SO THERE ARE FOUR VARIETIES
10	REGULATION. AND THAT IS THE LANGUAGE FROM HUD REG	10	OF COMMON INTEREST DEVELOPMENTS. THOSE FOUR VARIETIES
11	SUBPART 100.7, PAREN, LITTLE A, PAREN, ONE, PAREN, SMALL	11	SHOULD BE MENTIONED HERE, NOT SIMPLY THE TERM "HOMEOWNERS
12	ROMAN NUMERAL III. AND THE LANGUAGE IN THE HUD REG ADDS	12	ASSOCIATION." ONE OF THE OTHER INTERESTING
13	IF THE PROVIDER KNEW OR SHOULD HAVE KNOWN OF THE	13	MS. SCHUR: SO IT'S CONDOMINIUMS, COOPERATIVES,
14	DISCRIMINATORY CONDUCT, HAS THE POWER TO CORRECT IT AND	14	PLANNED DEVELOPMENTS, AND COMMUNITY APARTMENTS?
15	FAILED TO DO SO. NOW, THAT'S EXTRAORDINARILY CRITICAL IN	15	MR. RICHARDSON: CORRECT.
16	THE HOUSING CONTEXT. BECAUSE WHETHER I'M THE MANAGER OF	16	MS. SCHUR: WHAT IS THE CITE?
17	THE 500-APARTMENT BUILDING OR WHETHER I AM THE BOARD OF	17	MR. RICHARDSON: STARTS ABOUT CIVIL CODE SECTION
18	DIRECTOR OR THE PROPERTY MANAGER, ASSOCIATION MANAGER, OF		4100.
19	A 500-CONDOMINIUM COMPLEX, I MAY NOT HAVE THE ABILITY AND	19	MS. SCHUR: THANK YOU.
20	THE POWER TO DO ANYTHING ABOUT SOMEBODY'S MISBEHAVIOR IN	20	MR. RICHARDSON: IN FULL DISCLOSURE, THE CIVIL
21	THAT COMMUNITY. BELIEVE YOU ME, IN MY HOA LAW PRACTICE	21	CODE AND I THINK BUSINESS AND PROFESSIONS IF YOU
22	MANY TIMES I WISH THAT MY CLIENTS HAD THE ABILITY TO DO	22	GOOGLE OR IF YOU DO A SEARCH OF THE LIST OF WEBSITE FOR
23	SOMETHING MORE TO A MEMBER OF A COMMUNITY THAN SIMPLY SAY	23	THE PHRASE "HOMEOWNER ASSOCIATION," YOU WILL ACTUALLY
24	"PLEASE STOP THAT." BUT THAT'S EXACTLY THE PROBLEM WE	24	FIND IT REFERENCED OUTSIDE THE DAVIS-STIRLING ACT A
25	HAVE HERE. WE DON'T HAVE THE ABILITY TO SAY TO THE OWNER	25	COUPLE OF TIMES. BUT THOSE ARE TYPOGRAPHICAL ERRORS AND
	Page 22		Page 24
1	OF CONDO 102 "WE THINK YOU SAID SOMETHING INAPPROPRIATE	1	ONE OF THESE DAYS I'M GOING TO GET AROUND WRITING THE
1	OF CONDO 102, "WE THINK YOU SAID SOMETHING INAPPROPRIATE	1	ONE OF THESE DAYS I'M GOING TO GET AROUND WRITING THE
2	TO CONDO 106. YOU MUST LEAVE THE ASSOCIATION." WE CAN'T	2	HOUSING COMMITTEE AND SAY "WE NEED TO FIX THAT." THE
2 3	TO CONDO 106. YOU MUST LEAVE THE ASSOCIATION." WE CAN'T DO THAT. SO I WOULD I WOULD BEG THE COUNCIL TO	2 3	HOUSING COMMITTEE AND SAY "WE NEED TO FIX THAT." THE NEXT ISSUE IS THE CONCEPT OF VICARIOUS LIABILITY. THE
2 3 4	TO CONDO 106. YOU MUST LEAVE THE ASSOCIATION." WE CAN'T DO THAT. SO I WOULD I WOULD BEG THE COUNCIL TO CONSIDER FOLLOWING THE HUD REG AND MAKE SURE IT'S NOT	2 3 4	HOUSING COMMITTEE AND SAY "WE NEED TO FIX THAT." THE NEXT ISSUE IS THE CONCEPT OF VICARIOUS LIABILITY. THE NEXT ISSUE IS IN SUBPART B, STILL IN 11098.4. AND THAT
2 3 4 5	TO CONDO 106. YOU MUST LEAVE THE ASSOCIATION." WE CAN'T DO THAT. SO I WOULD I WOULD BEG THE COUNCIL TO CONSIDER FOLLOWING THE HUD REG AND MAKE SURE IT'S NOT JUST THAT THE HOUSING PROVIDER HAS KNOWLEDGE OF THE	2 3 4 5	HOUSING COMMITTEE AND SAY "WE NEED TO FIX THAT." THE NEXT ISSUE IS THE CONCEPT OF VICARIOUS LIABILITY. THE NEXT ISSUE IS IN SUBPART B, STILL IN 11098.4. AND THAT IS THE SECTION OF THE DRAFT WHICH DISCUSSES VICARIOUS
2 3 4 5 6	TO CONDO 106. YOU MUST LEAVE THE ASSOCIATION." WE CAN'T DO THAT. SO I WOULD I WOULD BEG THE COUNCIL TO CONSIDER FOLLOWING THE HUD REG AND MAKE SURE IT'S NOT JUST THAT THE HOUSING PROVIDER HAS KNOWLEDGE OF THE CONDUCT, BUT ALSO HAS THE POWER TO CORRECT IT AND FAILED	2 3 4 5 6	HOUSING COMMITTEE AND SAY "WE NEED TO FIX THAT." THE NEXT ISSUE IS THE CONCEPT OF VICARIOUS LIABILITY. THE NEXT ISSUE IS IN SUBPART B, STILL IN 11098.4. AND THAT IS THE SECTION OF THE DRAFT WHICH DISCUSSES VICARIOUS LIABILITY. AND WHAT IS THIS IS ANOTHER AREA WHERE
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<sup>7 (</sup>Pages 22 to 25)

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1       LOUD AND HOMEOWNER B AND SAYS HOMEOWNER A IS PLAYING THE       1       AGENTS OR EMPLOYEES OF THE BOARD THAT HAS THE LEGAL         2       MUSIC TOO LOUD AND NOBODY IN THE COMMUNITY HAS ANY       2       OBLIGATION TO MANAGE AND OPERATE THE PROPERTY. SO I AM         3       INDEPENDENT EVIDENCE EXCEPT THOSE TWO HOMEOWNERS, THOSE       3       NOT UNDERSTANDING THE LEAP YOU ARE MAKING BECAUSE I AGREE         4       TWO RESIDENTS, CANT STAND EACH OTHER, WHAT EXACTLY DOES       4       WITH YOU TENANT-VERSUS-TENANT CONDUCT IS A COMPLETELY         5       THE BOARD OF DIRECTORS DO? UNDER CURRENT LAW WHAT I TELL       5       DIFFERENT CREATURE. SO HELP ME UNDERSTAND HOW YOU ARE         6       THE ROARD OF DIRECTORS IS "IF WE CAN'T TELL WHAT IS GOING       7       M.R.RICHARDSON: SURE. HOUSING URBAN         8       IS WRONG AND WHO IS RIGHT." SO UNLESS IT'S AFFECTING       8       DEVELOPMENT HAS TIED IT IN THEIR OFFICIAL COMMENTS. I         10       CORROBORATIVE INFORMATION, WHAT EXACTLY DO WE DO? IF WE       10       EFFECTIVE DATE. I AM SORRY I DON'T HAVE IT MEMORIZED.         11       WERE TO ADOPT IT TODAY IF I AM A MANAGER OR A MEMBER       11       READIRG THROUGH THE OFFICIAL COMMENTARY OF HUD, THEY         12       OF THE VOLUNTEER BOARD OF COMMON INTEREST DEVELOPMENT AND       12       ADDRESSED THE CONCEN OF COMMENTARY OF HUD, THEY         13       HOMEOWNER A SAYS I WAS AT THE POOL AND RESIDENT B LOCOXED       13		1
3         SEENS TO BE DRAMATICALLY UNULST. AGAIN, IT WORKS IN THE           4         EMPROMENT CONTEXT FOR SOME OTHER ROLLY REASON. IT DOLST           6         UNUTRIEN TO CONSEQUENCES REGARDING SEXUAL HARASINET           7         THIN HOUSING CONSEQUENCES REGARDING SEXUAL HARASINET           7         TAURING ROUCEST, SARTULLAUX COMMINITREEST           7         TAURING ROUTEST, AFAITULAUX COMMINITREEST           7         TAURING ROUTEST, SARTURANT, IN THE           7         TAURING ROUTEST, SARTURANT, IN THE           7         AND TURKIN KOUNDERS AFER AND THANKED TO SAVE DE OT HER           7         COMULT THANK TURKING TORN WATE DEVELOPMENT THANKED TO SAVE DE OT HER           7         COMULD THENNET SUBJEST AMARTING TORY WE DOLT WAINT THE REGIONIS, MAKING MURRER ACTING           7         ARECIDE REASE ARE WE TRYS TO MAKE THAN TO THE AREA           7         ROTE TI ATA AND AND THANCE THAN T THE STARTURY WITH THE REGIONIS TO MAKING THE ATT THE REGULATION WOULD           7         REGULAR SAVE WE TRYS THAN TO MAKE THAN THE REGULAR TO MAKE THE THE REGULATION WOULD SET TO MAKE ACTING           7         REGULAR SAVE WE TRYS THAN TO MAKE THAN THE REGULAR TO MAKE ACTING           7         REGULAR SAVE WE TRYS THAN THANGE REASED SAVE WE THAN THANGE REASED SAVE DE THE REASED SAVE AND THAN THE REGULAR TO MAKE ACTING           7         REASED SAVE SAVE THE SAVE THAN THE REASED SAVE SAVE AND THE REGULAR TO MAKE ACTING	1 THEM PERSONALLY LIABLE FOR SOMETHING THAT HAPPENED IN THE	1 AND WE MAY ACTUALLY WANT TO TAKE A SIGNIFICANT STEP
4         EVENTY         FURTHER CLARTY, ROW, ONE OF THE SOLEY SEC OWE FARE TO DEST           5         NOT WORK IN THE HOUSING CONTEXT. THE — THE PROBLEM OF         5         INCLUDE THE VOLUNTEER DIRECTORS? IS THAT — ARE THOSE           6         INCLUDE THE VOLUNTEER DIRECTORS? IS THAT — ARE THOSE         5         INCLUDE THE VOLUNTEER DIRECTORS? IS THAT — ARE THOSE           7         MINING AROUT TEMANTY VERSUS ERGARDING SEXULT IN MORE DIFFECULT WHEN WER ARE         7         MANAGER WID HAR AROUADLY CONTROL INTEREST           1         DEVELOPMENT, SECONES EVEN MORE DIFFECULT WHEN WER ARE         7         MANAGER WID HAR AROUADLY CONTROL INTEREST           1         MOT WORD, GIVES ONE OF WY EMPLOYEES INPROPRIATE         10         COMMONN INTERSET OF EVENT WITH RESIDENTS, MANNES INAPROPRIATE           2         COMUNCING LITHER ARE WARS TO HONDE THAT. LOW THE CLARTY         11         INAPROPRIATELY WITH RESIDENTS, MANNES INAPROPRIATE           3         COMUNCING LITHER ARIE WIST DIRACTIVA MITHE         12         REMARKING AROUT FRANKING MARDIT TRE, IS TO ANOTHER           4         COMUNCING LITHER ARIE WIST NORMALLY DIFFICUT         14         RIGHT NOW IT WOULD SEENT TO HET THE ROLATION           5         THIK THAT CRARTES AN EXTRARGINARILY DIFFICUT         15         INCLUDE THE VOLUTIER DIRACTING SA MART OT THE HOUSING           6         THIK THAT CRARTES AN EXTRARGINARILY DIFFICUT         14         RIGHT NOW IT WOULD SEENT THE RECL	2 COMMUNITY OF WHICH THEY ARE NOT PERSONALLY AWARE. THAT	2 BACKWARD AND START EXPLORING THESE ISSUES AND SEE WHERE
1EVENTYEVENTYInternational and the second	<sup>3</sup> SEEMS TO BE DRAMATICALLY UNJUST. AGAIN, IT WORKS IN THE	<sup>3</sup> WE MIGHT ADD FURTHER CLARITY WITHOUT RENEGING, BUT ADD
InstructionInclude The Volumeter Discretory Struct – Act ThoseUNITHENDED CONSEQUENCES REGADING SEXUAL MARSSMENT1UNITHENDED CONSEQUENCES REGADING SEXUAL MARSSMENT1THENDED CONSEQUENCES REGADING SEXUAL MARSSMENT1TAILING AGUES TEAMT. INV. AGUARANT MENEST1TAILING AGUES TEAMT. INV. AGUARANT IN1THE HEORENT CONTEXT THA VENDOR, A NEEHBORING TEMANT IN1COMMUNIT TEAMT TRUSK, CONSEQUENT WAT THE1MARSSMENT CONTEXT THA VENDOR, A NEEHBORING TEMANT IN1MARSSMENT CONTEXT THA VENDOR, A NEEHBORING TEMANT IN1MARSSMENT CONTEXT THA VENDOR, A NEEHBORING TEMANT IN1MARSSMENT CONTEXT THAN VENDOR, A NEEHBORING TEMANT IN1MARSSMENT CONTEXT WITH REPROVES AND DEVERTITING I CAN.1MARSSMENT THE A VENDOR, A NEEHBORING TEMANT IN1MARSSMENT AND VENDOR THE THAT THAT THE CARANT1MARSSMENT THE INCREASE REFERENT THAT IN THE BOARD1MARSSMENT THE THE THAT THE BOARD1MARSSMENT AND DISTITUT THAT BE RECORDERS TO THE ACTIVATIONMARSSMENT AND DISTITUT THAT BE RECORDERS TO THE ACTIVATION TO AND STRUCT THAT A COMMENTARYMARSSMENT DISTITUTION THAT THE BOARD OF DIFFURCT THAT THE CORDERS THE ANT AND THE RECORDERS AND AND SUBJERT WITH A RECORD AS MOMMARSSMENT DISTITUTION THE RECORD AS MOM </td <td></td> <td></td>		
4         UNDERTINGED CONSEQUENCES REGARDING SEXUAL HARASSHENT         6         THE PEOPLE WE ARE TARGETING 7 OR ARE WE TARGETING A           7         WITHIN HOUSING PROJECTS, PARTICULARY COMMON INTERSET         7         MANAGE WHO HAS ARQUADY CONTROL IN SOME DEFICIUT           7         ALKING AROUT TEMANT VERUS TENANT. NOW, AGAIN, IN THE         9         A REGULAR PASS? ARE WE TRYING TO SOME DEGREE OF THE           11         MY BUILDING, GIVES ONE OF MY DENDET INAT, I CAN TAKE         10         COMMON INTERSET DEVELOPMENT MANAGER ACTING           12         COMULT, THERE ARE WAYS TO HANDLE THAT, I CAN TAKE         12         REMARKS OR SUGGESTIONS OR INVITATIONS WELL CERTAINLY           13         COMULT, THERE ARE WAYS TO HANDLE THAT, I CAN TAKE         13         NOBODY WOULD DEFEND THAT, BUT WITHOUT URTHER CLARITY           14         WITH TO CENTER MPROPERATE         11         INAPPROPERATE         11           14         WOUND, GIVES OWN ADDUT TE, D, I FLOQ.         14         16         FROVIDER.           15         THE WOUNT AND SUBJECTION, THAT THE BORD         10         FROVIDER.         11         REGULARSON, YES.           16         THE WOUNT AND SUBJECTION, THAT THE BORD         10         FROVIDER.         11         REGULARSON, YES.           16         THE WOUNT AND SUBJECTION, THAT THE BORD         10         SUBMERCON, YES.         11		
1       WITHEN HOUSING PROJECTS, PARTICULARLY COMMON INTEREST       2         1       2       MANAGER WHO HAS ARQUARLY CONTROL OF SOME DEGREE OF THE         1       2       COMMUNITY WHO IS NAVES INTERVIST ON AWAT THE         10       EMPLOYMENT CONTROL THAN Y REVENT STANT, INVA ARAU, IN THE       10       COMMON INTEREST DEVELOPMENT MUNITY THE RESIDENTS, MALING INTERPROPRIATE         12       COMMON INTEREST DEVELOPMENT MARTIN       10       COMMON INTEREST DEVELOPMENT MARTIN       11         12       COMMON THERN Y REVENT WHAT LYA THAN TO SAVE DO AND THAT.       11       INAPROPRIATE       11       INAPROPRIATE         12       COMING THERN A REVENT WHAT EXACTLY AM I       11       INAPROPRIATE       11       INAPROPRIATE       11       INAPROPROPRIATE         13       RIGON TO DO IF THERE IS A TENNT WHO IS RUE TO ANOTHER       15       INCLUDE THE VIE MARTIN WHAT NOT KNOW ABOUT 15, B FI DO.       16       INCLUDE THE VOIL THINK WHAT NOT KNOW ABOUT 15, B FI DO.       16       INCLUDE THE VIE MARTIN WHAT NOT KNOW ABOUT 15, B FI DO.       16       INCLUDE REVENT OF THE ROLOSAGE REVENT OF THE BOARD AS MOM       10       INCLUDE THE VOIL THINK WHAT NOT KNOW ABOUT 15, B FI DO.       16       INCLUDE NEW THE INCREASED REVEND OF THE BOARD AS MOM         14       REVENT THE WO TENNT SWE AND REVEND OF THE BOARD AS MOM       10       INCLUDE THE NOVE THE REVEND AND INCREST THE MARTINE INCREASED REVEND IN THE INCREASED REVE		
8Developments, Becomes Even More DIFFICULT WHEN WE ARE TAUKIG ARGUTTEMENT VERSUS TEMAT. NOW, AGAIN, IN THE COMMUNITY WHO IS HAVING INTERSET DEVELOPMENT MANAGER ACTING A REGULAR BASIS? ARE WE TRYING DAY WE DON'T WANT THE COMMUNITY THE REGULAR BASIS? ARE WE TRYING DAY WE DON'T WANT THE COMMUNITY THE REGULAR BASIS? ARE WE TRYING DAY WE DON'T WANT THE COMMUNITY THE READ REVISED TAUKING A MOUTE DESIDENT ON YOURD DAY WELL CERTAINLY COMMUNITY THE ARE WE WAS TO HAVING SON SIG REVISITION WOULD DEFEND THAT. BUT WITHOUT FURTHER CARITY COMMUNER THE READ DIRECTOR, WHAT EVACULY AND COMMUNER ON DO FERSITIES ON THE TAUT THE REGULATION WOULD DEFEND THAT. BUT WITHOUT FURTHER CARITY COMMUNENT AND CHART I. THIN WO IS NUMAT EDASCING SON INTERST DAY WELL, CERTAINLY COMMUNENT AND OD TO THERE DA AREACTOR, WHAT EVACULY AND COMMUNENT ALL OF THE HOUST DIRECTOR, SP PART OF THE HOUSING COMMUNENT ALL OF THE TWO TOWARD DIRECTOR, SP PART OF THE HOUSING COMMUNENT ALL OF THE TWO TRANSF WICH AND		
3       TALKING ABOUT TENANT VERSUS TENANT. NOW, AGAIN, IN THE       9       A REGULAR BASIS? ARE WE TRYING TO SAY WE DON'T WANT THE         10       IMMUNUMENT CONTECT F A VENCOR, A NEIGHBORING TENANT IN       10       COMMON INTERST DEVELOPMENT HE SIDENTS, MARKING MARKER ACTING         11       IMMUNUMENT CONTECT F A VENCOR, A NEIGHBORING TENANT IN       11       IMMPORIATELY WITH HESIDENTS, MARKING MARKER ACTING         12       COMMON INTERST DEVELOPMENT HESIDENTS, MARKING MARKER ACTING       11       IMMPORIATELY WITH HESIDENTS, MARKING MARKER ACTING         13       ACTION TO PRICET MY ENROYER AND IO EVERYTHING ICIA.       11       IMMPORIATELY WITH HESIDENTS, MARKING MARKER ACTING         14       BUTTET TAK TERANGADINARUP DEVERTION TO THAT THE BORD       11       INALIDE THE VOLUMENTER       11       INALIDE THE ALIM MARKER ACTING         15       BORTECT MY ENROPHICALLY ON THAT THE DORD       11       INALIDE THE VID TENNIST THAT THE NEIGHBOR. AND DETICLITON       13       ROGUMER       11       INALIDE THE VID TENNIST STRATE         12       ORINGEN ON DISCHIEVE MERCARDADINALLY ON THAT THE DORD       10       MARKARDADINIST STRATE       10       10       10         12       AND DA NOBOODY IN THE CORNON       11       10       10       11       11       11       11       11       11       11       11       11       11       11       11		
10       EMPLOYMENT CONTEXT IF A VENDOR, A NEIGHBORING TEWANT IN       10       COMMON INTEREST DEVELOPMENT MANAGER ACTING         11       IM BUILDING, GUYES ONE OF MY EMROYES INAPPROPRIATE       11       INAPROPRIATELY WITH RESIDENS OR INVITATIONS, WILL, CERTAININ         12       COMMON INTEREST DEVELOPMENT MANAGER ACTING       12       REMARKS OR SUGGESTIONS OR INVITATIONS, MAILING INVERTIGE CARTY         13       ACTION TO PROTECT MY EMPLOYEE AND ID OF VERYTHING ICAN.       13       NOBODY WOULD DEFEND THAT, SUMMIT FREID ARTY         14       BUTT IF I AN A VOLINTEERD DIRECTOR, WHAT EXACTLY ANT I       14       RIGHTANTY THAT CREATES AN ESTRADOBINARY OFFICULT         15       IONIZUMENT CONTENTS AN ESTRADOBINARY OFFICULT       16       PROJUDER.         15       COMUNDENT - A, IT WAY NOT KON ADULT TF, B IF LOD,       7       MS. SCHUR: TAN LOCKING AT THE VICARIOUS         14       ANANT THAT CREATES AN ESTRADOBINARY OFFICULT       16       OFFICE OF QUESTIONS.       17         14       ADDA AND JUGE AND JURY AND EXECUTION, THAT THE BOARD AS MON       20       MS. SCHUR: TAN LOCKING AT THE VICARIOUS         14       ADDA AND JUGE AND JURY AND EXECUTION, THAT THE BOARD AS MON       21       ILABILITY STATUTE AS THS PROPORED AS EMPLOYEES, SO         14       ADDA AND JUGE AND JURY AND EXECUTION, THAT THE BOARD AS MON       21       ILABILITY STATUTE AS THS PROPORED AS EMON         20 <td< td=""><td></td><td></td></td<>		
11IMPROPRIATE11IMPROPRIATE1212CONDUCT, THERE ARE WAYS TO HANDLE THAT. I CAN TAKE12REMARKS OR SUGGESTIONS OR INVITATIONS? WELL, CERTAINLY13ACTION FORCIECT MY, EMPLOYEE AND I DO EVERYTHING I CAN.13ROBODY WOLLD DEFEND THAT. BLUT WITHOUT FURTHER CARTY14UIT IF AM A VOLUTTERERD DIRECTOR, WHAT EXACTLY AN I14RIGHT NOW IT WOULD SEEM TO ME THAT THE REGULATION WOULD15GOING TO DO I THERE IS A TENTAW TWO IS UND TO ANOTHER15RICUUDE THE VOLUTE THAT THAT CREATES AN EXTRAORDINARILY DIFFICULT16ENTIMENT HUT TO TINTING WICH CAN TO BELIEVE?17MS. SCHUE: I AN LOCKING AT HE VICARIOUS16ENTIMENT HUT TO TINTING WICH CAN THE BOARD AS MON16ROBODY WOULD DEFEND THAT. BLUE HUT AND THE BOARD AS MON17THE MAS DAY DIFFICULT THING WE STRUGGLE WITHIN PRACTICE19MR. RCHARDSON: YES.18ENTIMENT HUT TO TINTING THE ROBORD AS MON20MS. SCHUE: I AND LOCKING AT HE VICARIOUS20THEE DAY DI SUPLY WITH THE RUESHORS. AND WHEN THE21IAND ADA AND JUDGE AND JURY AND EXECUTION, THAT THE BOARD21MND ADA AND JUDGE AND JURY AND EXECUTION, THAT THE BOARD21ILABILITY STATUTE AS ITS PROPOSED - THE PROPERTY. SO THAT23INCLUIDING MO DISUPUS WITH THE RUESHORS. AND WHEN THE21INT TAUS ABOUT THE PRESONS AGENTS OR EMPLOYEES, SO THE ADARD THAT YERS. TENNAT CONDUCT. IT CONCERTS24BOARD OF DIRECTORS IS PRESENTED WITH A COMPLIANT FROM21ADARD AND SAYS HOMEOWINER A IS PLAYING THE25HUDE AND MONSOUPY IN THE COMMUNITY MAS ANY23INT UNDERSTAND CONDUCT. IT CONCERTS <td></td> <td></td>		
12       CONDUCT, THERE ARE WAYS TO HANDLE THAT. I CAN TAKE       12       REMARKS OR SUGGESTIONS OR INVITATIONS? WELL, CERTAINLY         13       CONDUCT, THERE ARE WAYS TO HANDLE THAT. I CAN TAKE       13       NOBODY WOULD SEEM TO ME THAT. BUT WITHOUT FURTHER CLARITY         14       BUT IF I AN OULDITEED DIRECTOR, WHAT EXACTLY AN I       14       REGISTOR TO DO IF THERE IS A TEMART WHO IS RUDE TO ANOTHER       15         15       CONUNDENT - A, I MAY NOT NOW ABOUT IT, B, IF I DO,       15       INCLUDE THE VOLUTEED DIRECTORS AS PART OF THE HOUSING         16       TEMARTY THAT CREATES AN EXTRAORDINARILY DIFFICULT       16       PROVIDER.       16         18       DO FTH MENGKE SE STRUCTURE UTTI, B, IF I DO,       17       MS. SOHUR: SO LET ME ASK YOU A QUESTION -         18       DO FTHE MENGKE SE STRUCTURE UTTIN THE RECEDITORS       MS. SOHUR: SO LET ME ASK YOU A QUESTION -         14       AND DAD AD JUGE AND JUNC AND DRECUTION, INAT THE BOARD AS MOM       20       MS. SOHUR: SO LET ME ASK YOU A QUESTION -         24       BOARD OF DIRECTORS IN THE RECHOND, NIMT THE BOARD AS MOM       21       LIBUILITY STATUTE AS ITS PROPOSED - THE PROPOSED DRAFT         24       BOARD OF DIRECTORS NATH WHONGEN RE AS PLAYING THE       24       I MOST SUBJECTIVE, WHAT AS ANY       25         25       THE BOARD OF DIRECTORS IN THE COMMUNITH HAS ANY       30       AGENTS OR EMPLOYEES OF THE BOARD MONEON VINCE RE AND SAS' HOMEOWIN		
13       ACTION TO PROTECT MY EMPLOYEE AND I DO EVERYTHING I CAN.       13       NOBODY WOULD DEFEND THAT. BUT WITHOUT FURTHER CLARITY         14       BUTIF I AM A VOLUNTEERD DIRECTOR, WHAT EXACTLY AM I       14       RIGHT NOW IT WOULD SEEN TO NOT THE RECORD AS AS PART OF THE HOUSING         15       GOING TO DI FTHRER IS A TEMANT WOI IS DUBT TO ANOTHER       15       INCLUDE THE YOUTERN DIRECTORS AS PART OF THE HOUSING         16       TEAMATT THAT CREATES AN EXTRAGORDINABLY DIFFICULT       16       PROVIDER.         17       CONUNDRUM A, I MAY NOT KNOW ABOUT ITS, B, IF I DO,       17       MS. SCHUR: SO LET ME ASK YOU A QUESTION         18       BETWEEN THE TWO TENANTS WHO AM I GOING DE BLEVE? ONE       10       COUPLE OF QUESTIONS.       12         19       OTHER NOST DIFFICULT THINGS WE STRUGGLE WITHIN PRACTICE       18       MS. SCHUR: SO LET ME ASK YOU A QUESTION         20       NOLADA DUIGE AND JUNG AND EXECUTION, THAT THE BOARD       21       LUBBLITY STATUTE AS ITS REPORDED A THE VERATOR         21       NOLADA DUIGE AND JUNG AND EXECUTION, THAT THE BOARD       21       LUBBLITY STATUTE AS STOR PROPOSED THE PROPORTS, SO ENTOR         22       INCLONG MY DISPRIC WITH THE WEREIGRON, AND WHEN THE       23       MNO TINDECOMINER AND WHO STORE WHENRER YOU ARE AND WITH YAS AND         23       INCLONG MY DUISPRE WITH THE WEREIGRON, AND WHENT THE       23       MNO WIND STORE WHENRER YOU AND HOMEWORES, SO I AND<		
14       BUT IF I AM A VOLUNTEERE D DIRECTOR, WHAT EXACTLY AM I       14       RIGHT NOW IT WOULD SEEM TO ME THAT THE REGULATION WOULD         15       SOUNG TO DO IF THERE IS A TENANT WHO IS RUDE TO ANOTHER       15       INCLUDE THE VOLUNTEER DIRECTORS AS PART OF THE HOUSING         16       TEMANT THAT CREATES A NETARORDINABLI DIFFICULT       16       PROVIDER.         17       COUNDERUMA, I MAY NOT KNOW ABOUT TF, B, IF IDO,       17       MS. SOURT: SO LET WE ASK YOU A QUESTION         18       BETWEEN THE TWO TEMANTS WHO AM I GOING TO BELIEVE? ONE       19       MR. RICHARDSON: YES.         12       AND DAD AD JUDGE AND JUNG AND JUNG AND INTAT THE BOARD AS MOM       21       MAR. RICHARDSON: YES.         21       AND DUGGE AND JUNG AND AND DECEVITON. THAT THE BOARD       21       LIABILITY STATUTE AS IT'S RIPOROSED       HE ROPORED THE VICARIUMS         23       IND DE DIRECTORS ARE SUPPOSED TO HANDLE ALL MY PROBLENS,       22       AND IT TALKS ABOUT THE PERSON'S AGENTS OR EMPLOYEES, SO         23       IND DE DIRECTORS ARE SUPPOSED TO METHAT       24       IND TALKS ABOUT THE PERSON'S AGENTS OR EMPLOYEES, SO         24       IND TALKS ABOUT THE PERSON'S AGENTS OR EMPLOYEES, SO       23       TH NOT SURGE WHORE YOU ARE ENTITIENT TO THE THE TO THE TO THE TO THE TO THE THAT         25       IND TALKS ABOUT THE PERSON'S AGENTS OR EMPLOYEES, SO       23       THIN OT SURGE WHORE YOU ARE AST TO METHAT		
15       GOING TO DO IF THERE IS A TENANT WHO IS RUDE TO ANOTHER       15       INCLUDE THE VOLUNTEER DIRECTORS AS PART OF THE HOUSING         16       TENANT THAT CREATES AN EXTRAORDINARILY DIFFICULT       16       PROVIDER.         17       CONUNDERM - A, I MAY NOK NOW ABOUT IT, B, JF I DO,       17       MS. SCHUR: SO LET ME ASK YOU A QUESTION -         18       DEFWEEN THE TWO TENNTS WHO AM I GOING TO BELEVE? ONE       18       COUPLE OF QUESTIONS.         19       OF THE MOST DIFFICULT THINGS WE STRUGGLE WITHIN PRACTICE       19       MR. RICHARDSON: YES.         20       OF DIRECTORS ARE SUPPOSED TO HANDLE ALL MY PROBLEMS,       22       AND IT TALKS ABOUT THE PROPOSED - THE PROPOSED DE ATH THE PROPOSED DIRECTORS IS PRESENTED WITH A COMPLAINT FROM       24       BOARD OF DIRECTORS IS PRESENTED WITH A COMPLAINT FROM       23       IM NOT SURE WHERE YOU ARE EXTENDING IT TO         24       BOARD OF DIRECTORS IS PRESENTED WITH A COMPLAINT FROM       24       THIS COVERS TENANT-VERSUS-TENANT CONDUCT. IT COESN'T SEEN TO ME THAT         25       INCLUDE AND NOBEODY IN THE COMMUNITY HAS ANY       25       THIS COVERS TENANT-VERSUS-TENANT CONDUCT. IT COESN'T SEEN TO ME MEMOWIRER A IS PLAYING THEL         26       TWO RESIDENT EVIDENCE CREPT THOSE TWO HOMEOWNERS, THOSE       1       AGENTS OR EMPLOYEES OF THE BOARD HAW AND RESIDENT SEENTED WITH AND THE MAY         37       INDURING AND MONO SING TO BLAND HAW AND YAY ON UNLIVE HAWY       11       ILS AND		
16       TENANT? THAT CREATES AN EXTRAORDINARULY DIFFICULT       15       PROVIDER.         17       CONUNDRUM - A, I MAY NOT KNOW ABOUT IT; B, IF 10 D,       17       MS. SCHUR: SO LET ME ASK YOU A QUESTION         18       BETWEEN THE TWO TENANTS WHO AM I GOING TO BELLEVE? ONE       18       COUPLE OF QUESTIONS.       19         19       OF THE MOST DIFFICULT THINGS WE STRUGGLE WITHIN PRACTICE       19       MR. RICHARDSON: YES.       11         21       AND DAD AND JUGGE AND JURY AND EXECUTION, THAT THE BOADD       21       LIABILITY STATUTE A IT'S PROPOSED - THE PROPOSED DAFT         23       INCLUDING MT DISENTE WITH THE INCERSENT OUT THA COMPLAINT FROM       24       HONT SURE WHERE YOU ABE EXTENDING IT TO         24       BOADD OF DIRECTORS IS PRESENTED WITH A COMPLAINT FROM       23       THANT JOESSISTEMANT ARE EXTENDING TH TO         25       HOMEOWNER A WHO SAYS HOMEOWNER B IS SLAMMING THE DOOR TOO       25       THIS COVERS TENANT-VERSUS-TENANT CONDUCT. IT COVERS         26       Page 2.6       Page 2.8       Page 2.8         1       LOUD AND HOMEOWNER B AND SAYS HOMEOWNER A IS PLAYING THE       1       AGENTS OR EMPLOYEES OF THE BOARD THAT HAS THE LEGAL         2       NUME RESIDENT FUE PROPECKEY TONS       THE GOARD OF DIRECTORS IS PROPEOKTY. SO I AM       30         3       INDEPENDENCEXCEPT THOSE THE UNIVERY AND MANGRES RESULES TO AFFECTIVE       4		
17       CONUNDRUM - A, I MAY NOT KNOW ABOUT IT; B, IF I DO,       17       MS. SCHUR: SO LET ME ASK YOU A QUESTION -         18       DETHE MOXING WE STRUGUE WITHIN PRACTICE       18       COUPLE OF QUESTIONS.         19       DETHE MOXING WE STRUGUE WITHIN PRACTICE       19       MR. RICHARDSON: YES.         20       THESE DAYS IS THE INCREASED REVIEW OF THE BOARD AS MOM       20       MS. SCHUR: I AM LOOKING AT THE VICARIOUS         21       AND DAD AND JUGE AND JURY AND EXCUTION, THAT THE BOARD       21       LIABILITY STATUTE AS ITS PROPOSED - THE PROPOSED D ANFT         20       OF DIRECTORS ARE SUPPOSED TO HANDLE ALL WY PROBLEWS,       24       AND TT TALKS ABOUT THE PERSON'S AGENTS OR EMPLOYEES, SO         21       INCLUDING MY DISPUTE WITH THE NEIGHBOR. AND WHEN THE       23       IYM NOT SURE WHERE YOU ARE EXTENDING IT TO         24       BOARD OF DIRECTORS IS PRESENTED WITH A COMPLAINT FROM       23       IYM NOT SURE WHERE YOU ARE EXTENDING IT TO         25       HOMEOWNER A BI S SLAMIMING THE DOORTOO       26       Page 2.6       Page 2.8         11       LOUD AND HOMEOWNER B AND SAYS HOMEOWNER A IS PLAYING THE       1       AGENTS OR EMPLOYEES OF THE BOARD THAT HAS THE LEGAL         20       NUS LIDBERT SCHORT STRUE HOWENT WHET WHE MAY THE LIDBERT SCHORT WITH YOU THAWNATT ITELL       5       DIFFERENT CREATURE. SO HELP WOY MARE MAING BECAUSE I AGREE         11       WOLD AND NO		
18       BETWEEN THE TWO TENANTS WHO AN I GOING TO BELIEVE? ONE       19       COUPLE OF QUESTIONS.         19       OF THE MOST DIFFICULT THINGS WE STRUGGLE WITHIN PRACTICE       19       MR. RICHARDSON: YES.         20       THESE DASTS IS THE INCREMENTE BOARD DAS MOMON       20       MS. SCHUR: I AM LOOKING AT THE VICARIOUS         21       AND DAD AND JUDGE AND JURY AND EXECUTION, THAT THE BOARD       21       LIABILITY STATUTE AS IT'S PROPOSED THE PROPOSED DE THE MANDE ALL MY PROBLEMS,         22       AND ADA AND JUDGE AND JURY AND EXECUTION, THAT THE BOARD       22       AND TI TALKS ABOUT THE PROPOSED AND WHEN THE COMPLAINT FROM         23       INCUDING WY DISPUTE WITH THE NEGRIBOR. AND WHEN THE       21       INNOT VIDERCORS IS PRESENTED WITH A COMPLAINT FROM         24       ENARD OF DIRECTORS IS PRESENTED WITH A COMPLAINT FROM       25       THIS COVERS TENANT-VERSUS-TENANT CONDUCT. IT COVERS         25       THE BOARD OF DIRECTORS IS STROSE TWO HOMEOWNER B IS SLAMMING THE DOOR TO       26       THIS COVERS TENANT-VERSUS-TENANT CONDUCT. IT COVERS         26       MUSCI TOO LOUD AND NOBODY IN THE COMMUNITY HAS ANY       20       OBLIGATION TO MANAGE AND OPERATE THE PROPERTY. SO I AM         3       INDEPROENT EVIDENCE EXCEPT THOSE TWO HOMEOWNERS, THOSE       1       AGENTS OR EMPLOYEES OF THE BOARD THAT HAS THE LEGAL         4       WIT OR STATULE CORS IS "F WE CANT TELL WHAT IS GOING       7       NOT UNDERSTAINDING THE		
19       OF THE MOST DIFFICULT THINGS WE STRUGGLE WITHIN PRACTICE       19       MR. RCHARDSON: YES.         20       THESE DAYS IS THE INCREASED REVIEW OF THE BOARD AS MOM       20       MS. SCHUR: IAN LOOKING AT THE VICARIOUS         21       AND AD AND JUDGE AND JURY NO EXECUTION, THAT THE BOARD       21       LIABILITY STATUTE AS IT'S REPOSED - THE PROPOSED DRAFT         22       OF DIRECTORS IS PRESENTED WITH A COMPLAINT FROM       21       LIABILITY STATUTE AS IT'S REPOSED       THE OADDAT         24       BOARD OF DIRECTORS IS PRESENTED WITH A COMPLAINT FROM       24       TENANT-VERSUS-TENANT CONDUCT. IT DOESNT SEEM TO ME THAT         25       HOREOWNER A WHO SAYS HOMEOWNER A IS PLAYING THE       21       LAGENTS OR EMPLOYEES OF THE BOARD THAT HAS THE LEGAL         2       MUSIC TOO LOUD AND NOBODY IN THE COMMUNITY HAS ANY       1       AGENTS OR EMPLOYEES OF THE BOARD THAT HAS THE LEGAL         3       INDEPENDENT EVEDENTS, CANT STAND EACH OTHES, WHAT EXACTLY DOES       1       AGENTS OR EMPLOYEES OF THE BOARD THAT HAS THE LEGAL         4       TWO RESIDENTS, CANT STAND EACH OTHES, WHAT EXACTLY DOES       1       AGENTS OR EMPLOYEES OF THE BOARD THAT HAS THE LEGAL         5       THE BOARD OF DIRECTORS IS 'T WE CANT TELL WHAT IS GOING       1       AGENTS OR EMPLOYEES OF THE ROARD THAT HAS THE LEGAL         6       TYING THENT TOCKS IS 'T WE CANT TELL WHAT IS GOING       1       1       AGENTS ORE HUNDT, KAS		
20       THESE DAYS IS THE INCREASED REVIEW OF THE BOARD AS MOM       20       MS, SCHUR: I, AM LOOKING AT THE VICARIOUS         21       AND DAD AND JUDGE AND JURY AND EXECUTION, THAT THE BOARD       21       LIABILITY STATUTE AS ITS PROPOSED - THE PROPOSED DRAFT         22       OF DIRECTORS ARE SUPPOSED TO HANDLE ALL MY PROBLEMS,       22       AND IT TAKS ABOUT THE PERSON'S AGENTS OR EMPLOYEES, SO         23       INCLUDING MY DISPUTE WITH THE NEIGHBOR. AND WHEN THE       23       TH NOT SURE WHERE YOU ARE EXTENDING IT TO         24       BOARD OF DIRECTORS IS PRESENTED WITH A COMPLAINT FROM       24       TENANT-VERSUS-TENANT CONDUCT. IT DOESNT SEEM TO ME THAT         25       THOMOEWNER A WHO SAYS HOMEOWNER B IS SLAMMING THE DOOR TOO       25       THIS COVERS TENANT-VERSUS-TENANT CONDUCT. IT COVERS         26       MUSIC TOO LOUD AND NORODY IN THE COMMUNITY HAS ANY       2       OBLIGATION TO MANAGE AND OPERATE THE PROPERTY. SO I AM         3       INDEPENDENT EVIDENCE EXCEPT THOSE TWO HOMEOWNERS, THOSE       1       AGENTS OR EMPLOYEES OF THE BOARD THAT HAS THE LEGAL         4       TWO RESIDENTS, CANT STAND EACH OTHER, WHAT EXACTLY DO WE THEL       2       0ILIGATION TO MANAGE AND OPERATE THE PROPERTY. SO I AM         3       NOT UNDERSTAND OF DIRCTORS IS 'IF WE CANT TELL WHAT IS GOING       1       AGENTS OR EMPLOYERSUS-TENANT CONDUCT IS A COMPLETELY         4       THE BOARD OF DIRCTORS DOF UNDER UNRER THOSE TWO WHAT ITELL       6 </td <td></td> <td></td>		
<ul> <li>21 AND DAD AND JUDGE AND JURY AND EXECUTION, THAT THE BOARD</li> <li>21 AND DAD AND JUDGE AND JURY AND EXECUTION, THAT THE BOARD</li> <li>22 OF DIRECTORS ARE SUPPOSED TO HANDLE ALL MY PROBLEMS,</li> <li>23 INCLUDING MY DISPUTE WITH THE HEIGHBOR. AND WHEN THE</li> <li>24 BOARD OF DIRECTORS IS PRESENTED WITH A COMPLAINT FROM</li> <li>25 HOMEOWNER A WHO SAYS HOMEOWNER B IS SLAMMING THE DOOR TOO</li> <li>26 DURECTORS IS PRESENTED WITH A COMPLAINT FROM</li> <li>27 IL LOUD AND HOMEOWNER B AND SAYS HOMEOWNER A IS PLAYING THE</li> <li>28 UNSIC TOO LOUD AND NOBODY IN THE COMMUNITY HAS ANY</li> <li>29 INDEPENDENT EVIDENCE EXCEPT THOSE TWO HOMEOWNERS, THOSE</li> <li>20 THE BOARD OF DIRECTORS IS 'I'' WE CAN'T TELL WHAT IS GOING</li> <li>21 THE BOARD OF DIRECTORS IS 'I'' WE CAN'T TELL WHAT IS GOING</li> <li>22 THE BOARD OF DIRECTORS IS 'I'' WE CAN'T TELL WHAT IS GOING</li> <li>20 FIFER COLSS IN THE COMMUNITY OR UNTIL WE HAVE</li> <li>20 FIFER COLSS IN THE COMMUNITY OR UNTIL WE HAVE</li> <li>21 OCROBORATIVE INFORMATION, WHAT EXACTLY DOVE 21 F WE</li> <li>21 OFTHER POLYS IN THE COMMUNITY OR UNTIL WE HAVE</li> <li>22 OFTHER POLYS IN THE COMMUNITY OR UNTIL WE HAVE</li> <li>23 ROORD GAID WHO IS RIGHT.''S OUNLESS IT'S AFFECTING</li> <li>31 MOEOWNER A SAYS HOMEOWNER A NEMBER</li> <li>32 ROORD GAID WHO IS RIGHT.''S OUNLESS IT'S AFFECTING</li> <li>33 ROORD GAID WHO IS RIGHT.''S OUNLESS IT'S AFFECTING</li> <li>34 ROMEOWNER AS ANT THE POOL AND INTEREST DEVELOPMENT AND</li> <li>34 DEVELOPMENT HAS TIED IT IN THEIR OFFICIAL COMMENTER. I</li> <li>35 WRONG AND WHO IS RIGHT.''S OUNLESS IT'S AFFECTING</li> <li>34 ROBOWNER AS ANT HE POOL AND RESIDENT B LOOKED</li> <li>34 READY THERE, IF WE AND YOU AND RESIDENT B LOOKED</li> <li>34 READY THERE, IF WE AND YOU AND RESTED THE CONDUCT. IT IS IS A READY THERE AND YOU AND RESTED THE TODAYIF I AM AMAIAGE AR A MEMBER</li> <li>34 ROBOWNER A SAYS I WAS AT THE POOL AND RESIDENT</li></ul>		
22       OF DIRECTORS ARE SUPPOSED TO HANDLE ALL MY PROBLEMS,       22       AND IT TALKS ABOUT THE PERSON'S AGENTS OR EMPLOYEES, SO         23       INCLUDING MY DISPUTE WITH THE NEIGHBOR. AND WHEN THE       23       IM NOT SURE WHERY VOL ARE EXTENDING IT TO         24       BOARD OF DIRECTORS IS PRESENTED WITH A COMPLAINT FROM       24       TENANT-VERSUS-TENANT CONDUCT. IT DOESN'T SEEM TO ME THAT         25       HOMEOWNER A WHO SAYS HOMEOWNER A IS PLAYING THE       25       THIS COVERS TENANT-VERSUS-TENANT CONDUCT. IT COVERS         24       BUAND AND HOMEOWNER B AND SAYS HOMEOWNER A IS PLAYING THE       2       AGENTS OR EMPLOYEES OF THE BOARD THAT HAS THE LEGAL         2       MUSIC TOO LOUD AND NOBODY IN THE COMMUNITY HAS ANY       3       NOT UNDERSTANDING THE LEAP YOU ARE MAKING BECAUSE I AGREE         4       TWO RESIDENTS, CANT STAND EACH OTHER, WHAT EXACTLY DOES       4       WITH YOU TENANT-VERSUS-TENANT CONDUCT IS A COMPLETELY         5       THE BOARD OF DIRECTORS ID ?! FWE CANT TELL WHAT IS GOING       6       YING THEM TOGETHER.         6       ON, IT'S NOT OUR JOB TO FIGURE OUT BETWEEN THOSE TWO WHO       7       M.R. RICHARDSON: SURE. HOUSING URBAN         8       IS WRONG AND WHO IS RIGHT." SO UNLESS ITS AFFECTING       9       DEVELOPMENT HAS THEID TIT IN THEIR OFFICIAL COMMENTS. I         10       VERE TO ADOPT IT TODAY		
<ul> <li>INCLUDING MY DISPUTE WITH THE NEIGHBOR. AND WHEN THE</li> <li>BOARD OF DIRECTORS IS PRESENTED WITH A COMPLAINT FROM</li> <li>BOARD OF DIRECTORS IS PRESENTED WITH A COMPLAINT FROM</li> <li>THANDE SARD OF DIRECTORS IS PRESENTED WITH A COMPLAINT FROM</li> <li>THANDE SARD OF DIRECTORS IS PRESENTED WITH A COMPLAINT FROM</li> <li>INDEPENDENT EVIDENCE EXCEPT THOSE TWO HOMEOWNER A IS PLAYING THE</li> <li>MUSCI TOO LOUD AND NOBODY IN THE COMMUNITY HAS ANY</li> <li>INDEPENDENT EVIDENCE EXCEPT THOSE TWO HOMEOWNERS, THOSE</li> <li>THE BOARD OF DIRECTORS IS 'I'F WE CAN'T TELL WHAT EXACTLY DOES</li> <li>THE BOARD OF DIRECTORS IS 'I'F WE CAN'T TELL WHAT IS GOING</li> <li>ON, IT'S NOT OUR JOB TO FIGURE OUT BETWEEN THOSE TWO WHO</li> <li>IS WRONG AND WHO IS RIGHT.'S O UNDER CURRENT LAW WHAT I TELL</li> <li>OFTHER FOLKS IN THE COMMUNITY OR UNTIL WE HAVE</li> <li>OTHER FOLKS IN THE COMMUNITY OR UNTIL WE HAVE</li> <li>OTHER FOLKS IN THE COMMUNITY OR UNTIL WE HAVE</li> <li>OTHER FOLKS IN THE COMMUNITY OR UNTIL WE HAVE</li> <li>OTHER FOLKS IN THE COMMUNITY OR UNTIL WE HAVE</li> <li>OTHER FOLKS IN THE COMMUNITY OR UNTIL WE HAVE</li> <li>OTHE VOLUMER A SANS I WAS AT THE POORT IS LOW ON TAKE THE LESS TENDER TO CORROBORATIVE INFORMATION, WHAT EXACTLY DO WE DO? IF WE</li> <li>HOMEOWNER A SANS I WAS AT THE POOL AND RESIDENT B LOOKED</li> <li>FIRE TO ADOPT IT TODAY IF I AM A MANAGER OR A MEMBER</li> <li>HOMEOWNER A SANS I WAS AT THE POOL AND RESIDENT B LOOKED</li> <li>FIRE TO ADOPT IT NUST HAVE BEEN FIVE MINUTES. NOW, IF</li> <li>ARED ADDOPT INCIDENT, IF THERE WAS NO</li> <li>HAPPENED, WHAT AM I SUPPOSED TO DO? DO I GO AHEAD AND</li> <li>HAPPENED, WHAT AM I SUPPOSED TO DO? DO I GO AHEAD AND</li> <li>HAPPENED, WHAT AM I SUPPOSED TO DO? DO I GO AHEAD AND</li> <li>HAPPENED, WHAT AM I SUPPOSED TO DO? DO I GO AHEAD AND</li> <li>HAPPENED, WHAT AM I SUPPOSED TO DO? DO I GO AHEAD AND</li>     HAPPENED, WHAT AM I SUPPOSED</ul>	21 AND DAD AND JUDGE AND JURY AND EXECUTION, THAT THE BOARD	21 LIABILITY STATUTE AS IT'S PROPOSED THE PROPOSED DRAFT
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25 PROJECTS, BUT I AM SUGGESTING WE BE EXTREMELY CAUTIOUS. 25 SECOND PARADIGM HOUSING WITH COMMON INTEREST DEVELOPMENT	23 SUBMIT IT IS NOT JUST COMMON INTEREST DEVELOPMENTS. I AM	23 MIDDLE-AGED COUPLE WHO HAS ONE HOUSE THEY'RE RENTING OUT,
	24 NOT SAYING WE SHOULD DO NOTHING AS FAR AS HOUSING	24 UP TO A 1,000-UNIT COMPLEX. BUT WE HAVE COMPLETELY A
Page 27 Page 29	<sup>25</sup> PROJECTS, BUT I AM SUGGESTING WE BE EXTREMELY CAUTIOUS.	25 SECOND PARADIGM HOUSING WITH COMMON INTEREST DEVELOPMENT
	Page 27	Page 29

8 (Pages 26 to 29)

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1	BECAUSE THEY ARE RUN COMPLETELY DIFFERENT.	1	REGULATIONS "YOU WILL NOT DO ALL THE TYPES OF
2	MS. SCHUR: I THINK THE DERIVATION FOR THE	2	INAPPROPRIATE" AND OBVIOUSLY NOBODY WOULD DEFEND THE
3	TENANT VERSUS TENANT REALLY IS IN C A1C OF 11098.4.	3	CONDUCT THAT THE REGULATION IS TRYING TO PROHIBIT. WHAT
4	IN YOUR COMMENTS MY QUESTION IS, IN YOUR COMMENTS DO	4	I'M CONCERNED ABOUT AGAIN, FOLKS, IS WE'RE NOT SIMPLY
5	YOU HAVE ANY PROPOSALS FOR WHAT WOULD CONSTITUTE	5	TALKING ABOUT THE CASES THAT DIRECTOR KISH WOULD TAKE ON.
6	APPROPRIATE, PREVENTIVE, AND CORRECTIVE ACTIONS THAT	6	WE'RE TALKING ABOUT THE LAWYER IN VAN NUYS WHO TENANT IN
7	HOWEVER WE END UP DEFINING "OWNER" OR, YOU KNOW,	7	THE SECOND FLOOR SAYS, "I THINK I HAVE A CASE BECAUSE
8	"RESPONSIBLE PARTY"?	8	SMITH ON THE THIRD FLOOR LEERED AT ME AND THE BOARD OF
9	MR. RICHARDSON: WELL, THIS WAS RAISED THIS	9	DIRECTORS DIDN'T DO A DARN THING ABOUT IT."
10	WAS RAISED IN THE COMMENTS TO HUD AS WELL. AND IN THE	10	MS. SCHUR: MAYBE I'M READING THIS A LITTLE BIT
11	COMMON INTEREST DEVELOPMENT WORLD ONE OF THE ISSUES THAT	11	DIFFERENTLY THAN YOU ARE. THIS SAYS THERE IS ONLY
12	WAS RAISED WAS WHAT EXACTLY CAN A COMMON INTEREST	12	LIABILITY IF THERE IS A DUTY. IF THERE IS NOTHING
13	DEVELOPMENT DO IN RESIDENT-VERSUS-RESIDENT OR	13	THERE'S TWO POINTS QUESTIONS I HAVE. ONE IS, IF THERE
14	THIRD-PARTY-VERSUS-RESIDENT SITUATION. THEY MAY HAVE NO	14	IS NOTHING IN THE BYLAWS THAT IMPOSES A DUTY OR IN
15	TOOLS IN THEIR DISPOSAL. AND HUD I DON'T MEAN TO SAY	15	ANOTHER CONTRACTUAL OR DOCUMENT TO CONTROL
	THIS IN AN INSULTING WAY BUT IT SEEMED TO ME SORT OF	16	TENANT-VERSUS-TENANT BEHAVIOR, THEN THERE IS NO LIABILITY
17	BLINDLY WAVED THE HAND AND SAID, "WELL, ASSOCIATIONS HAVE	17	AS THIS IS WRITTEN.
18	RULES AND GOVERNING DOCUMENTS, THERE IS PROBABLY	18	MR. RICHARDSON: I RESPECTFULLY DISAGREE, AS I
19	SOMETHING THEY CAN DO." NOT AN EXACT QUOTE, BUT THAT'S		ALREADY POINTED OUT. SECTION 11098.4A1C DELETES THE
	THE IMPRESSION THEY GAVE ME.	20	PHRASE THAT HUD REGULATION HAS WHICH SAYS "AND HAD THE
21	MS. SCHUR: WELL, I WAS WONDERING IF YOU HAVE	21	ABILITY TO CORRECT OR PREVENT THE CONDUCT." IF WE ADD
22	ANY SUGGESTIONS FOR WHAT WOULD CONSTITUTE CORRECTIVE OR	22	THAT AND SAY, OKAY, IF YOU LANDLORD, IF YOU COMMON
23	PREVENTIVE ACTION THAT COULD BE TAKEN ONCE THE INDIVIDUAL	23	INTEREST DEVELOPMENT BOARD OR MANAGER, IF THERE IS
24	KNEW OR SHOULD HAVE KNOWN THAT THERE WAS A THAT A	24	NOTHING YOU CAN GO EITHER BECAUSE THE GOVERNING DOCUMENTS
25	THIRD PARTY WAS PERPETRATING SOMETHING.	25	DON'T GIVE YOU THE LEVERAGE OR FOR WHATEVER REASON, THEN
	Page 30		Page 32
1		1	OBVIOUSLY WE ARE NOT GOING TO FORCE YOU TO DO SOMETHING
2	MR. RICHARDSON: WELL, IF CAN I TAKE A STEP BACK, RESPECTFULLY, I WOULD SUBMIT THAT IF WE'RE	2	YOU CAN'T DO. AND WE ARE NOT GOING TO FORCE TOU TO DO SOMETHING
3	TRYING IN THE HOUSING CONTEXT IF WE'RE GOING RESIDENT	3	COURT FOR ATTORNEY'S FEES BECAUSE YOU DIDN'T KICK THE
4	VERSUS RESIDENT OR THIRD PARTY VERSUS RESIDENT THAT THE	4	HOMEOWNER WHO OWNED THE CONDOMINIUM IN THE THIRD FLOOR
5	ASSOCIATION HAS NO CONTROL OVER, I THINK WE'VE GONE TOO		YOU DIDN'T KICK HIM OUT OF THE PROJECT BECAUSE HE LOOKED
6	FAR.	6	AT THE GUY ON THE SECOND FLOOR. THAT'S WHERE I'M
7	MS. SCHUR: SO BASICALLY YOU DON'T EVEN WANT TO	7	STRUGGLING. WE ARE TRYING TO DRAW A LINE THAT CAN'T BE
8	GET TO THAT POINT WHERE THERE IS ANY LIABILITY FOR THAT	8	DRAWN.
9	THIRD PARTY'S ACTIONS OR CONDUCT?	9	MR. KISH: IS THE PROBLEM SOLVED BY ADDING THAT
10	MR. RICHARDSON: I THINK IT'S SO DIFFICULT TO		LANGUAGE IN?
11	FIRST DEFINE HOW EXACTLY THE VOLUNTEERS OR MANAGERS	11	MR. RICHARDSON: I THINK IT HELPS DRAMATICALLY
	AGAIN, VICARIOUS LIABILITY WITHOUT KNOWLEDGE. WE CAN		BECAUSE IT HELPS THE ASSOCIATION KNOW IF WE LOOK AT
		ı –	
		13	THIS AND SAY, OKAY, THERE IS NOTHING WE CAN DO. THE
	ARGUE THAT POINT, I SUPPOSE. BUT THE PROBLEM IS TAKING		THIS AND SAY, OKAY, THERE IS NOTHING WE CAN DO. THE REGULATION SAYS IF THERE IS ANYTHING WE CAN DO WE HAVE TO
14	ARGUE THAT POINT, I SUPPOSE. BUT THE PROBLEM IS TAKING THE FIRST THE ABILITY TO EVEN KNOW ABOUT THE CONDUCT,	14	REGULATION SAYS IF THERE IS ANYTHING WE CAN DO WE HAVE TO
14 15	ARGUE THAT POINT, I SUPPOSE. BUT THE PROBLEM IS TAKING THE FIRST THE ABILITY TO EVEN KNOW ABOUT THE CONDUCT, TO REACT RESPONSIBLY TO IT. WE MAY NOT HAVE AN	14 15	REGULATION SAYS IF THERE IS ANYTHING WE CAN DO WE HAVE TO USE THE TOOLS AT OUR DISPOSAL. AND, FRANKLY AND BLUNTLY,
14 15 16	ARGUE THAT POINT, I SUPPOSE. BUT THE PROBLEM IS TAKING THE FIRST THE ABILITY TO EVEN KNOW ABOUT THE CONDUCT, TO REACT RESPONSIBLY TO IT. WE MAY NOT HAVE AN INTERACTIVE PROCESS AVAILABLE TO US IF IT'S A THIRD PARTY	14 15 16	REGULATION SAYS IF THERE IS ANYTHING WE CAN DO WE HAVE TO USE THE TOOLS AT OUR DISPOSAL. AND, FRANKLY AND BLUNTLY, IN THE COMMON INTEREST DEVELOPMENT WORLD THE MOST AN
14 15 16 17	ARGUE THAT POINT, I SUPPOSE. BUT THE PROBLEM IS TAKING THE FIRST THE ABILITY TO EVEN KNOW ABOUT THE CONDUCT, TO REACT RESPONSIBLY TO IT. WE MAY NOT HAVE AN INTERACTIVE PROCESS AVAILABLE TO US IF IT'S A THIRD PARTY OUTSIDE THE CONTROL OF THE ASSOCIATION. WHAT IF THE	14 15 16 17	REGULATION SAYS IF THERE IS ANYTHING WE CAN DO WE HAVE TO USE THE TOOLS AT OUR DISPOSAL. AND, FRANKLY AND BLUNTLY, IN THE COMMON INTEREST DEVELOPMENT WORLD THE MOST AN ASSOCIATION SOMETHING LIKE THIS CAN DO IS WHAT THEY DO
14 15 16 17 18	ARGUE THAT POINT, I SUPPOSE. BUT THE PROBLEM IS TAKING THE FIRST THE ABILITY TO EVEN KNOW ABOUT THE CONDUCT, TO REACT RESPONSIBLY TO IT. WE MAY NOT HAVE AN INTERACTIVE PROCESS AVAILABLE TO US IF IT'S A THIRD PARTY OUTSIDE THE CONTROL OF THE ASSOCIATION. WHAT IF THE OTHER HOMEOWNER SAYS, "THIS IS AN INSULT. I SAID HELLO	14 15 16 17 18	REGULATION SAYS IF THERE IS ANYTHING WE CAN DO WE HAVE TO USE THE TOOLS AT OUR DISPOSAL. AND, FRANKLY AND BLUNTLY, IN THE COMMON INTEREST DEVELOPMENT WORLD THE MOST AN ASSOCIATION SOMETHING LIKE THIS CAN DO IS WHAT THEY DO WHEN A BOARD MEMBER IS RUDE IN BOARD MEETINGS. THEY
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14 15 16 17 18	ARGUE THAT POINT, I SUPPOSE. BUT THE PROBLEM IS TAKING THE FIRST THE ABILITY TO EVEN KNOW ABOUT THE CONDUCT, TO REACT RESPONSIBLY TO IT. WE MAY NOT HAVE AN INTERACTIVE PROCESS AVAILABLE TO US IF IT'S A THIRD PARTY OUTSIDE THE CONTROL OF THE ASSOCIATION. WHAT IF THE OTHER HOMEOWNER SAYS, "THIS IS AN INSULT. I SAID HELLO TO THE PERSON AT THE POOL." SO THEY REFUSE TO PARTICIPATE IN OUR EFFORT TO FIGURE OUT WHAT HAPPENED	14 15 16 17 18 19 20	REGULATION SAYS IF THERE IS ANYTHING WE CAN DO WE HAVE TO USE THE TOOLS AT OUR DISPOSAL. AND, FRANKLY AND BLUNTLY, IN THE COMMON INTEREST DEVELOPMENT WORLD THE MOST AN ASSOCIATION SOMETHING LIKE THIS CAN DO IS WHAT THEY DO WHEN A BOARD MEMBER IS RUDE IN BOARD MEETINGS. THEY HAVE A MOTION TO CENSURE, WHICH MEANS NO, NO, NO. IT'S REALLY JUST SORT OF TRYING TO EMBARRASS THE PERSON AND
14 15 16 17 18 19 20 21	ARGUE THAT POINT, I SUPPOSE. BUT THE PROBLEM IS TAKING THE FIRST THE ABILITY TO EVEN KNOW ABOUT THE CONDUCT, TO REACT RESPONSIBLY TO IT. WE MAY NOT HAVE AN INTERACTIVE PROCESS AVAILABLE TO US IF IT'S A THIRD PARTY OUTSIDE THE CONTROL OF THE ASSOCIATION. WHAT IF THE OTHER HOMEOWNER SAYS, "THIS IS AN INSULT. I SAID HELLO TO THE PERSON AT THE POOL." SO THEY REFUSE TO PARTICIPATE IN OUR EFFORT TO FIGURE OUT WHAT HAPPENED HERE. THAT'S WHAT I'M SAYING. AND THAT'S BEFORE WE GET	14 15 16 17 18 19 20 21	REGULATION SAYS IF THERE IS ANYTHING WE CAN DO WE HAVE TO USE THE TOOLS AT OUR DISPOSAL. AND, FRANKLY AND BLUNTLY, IN THE COMMON INTEREST DEVELOPMENT WORLD THE MOST AN ASSOCIATION SOMETHING LIKE THIS CAN DO IS WHAT THEY DO WHEN A BOARD MEMBER IS RUDE IN BOARD MEETINGS. THEY HAVE A MOTION TO CENSURE, WHICH MEANS NO, NO, NO. IT'S REALLY JUST SORT OF TRYING TO EMBARRASS THE PERSON AND SEE IF THEY'LL SHAPE UP.
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23 24	WHATEVER THE COUNCIL DOES IN THESE REGULATIONS, WE ARE NOT GOING TO STOP LAWSUITS. THAT IS JUST THE REALITY. I THINK WE HAVE TO ACKNOWLEDGE IT. ONE OTHER REALITY IS THERE IS, IN ESSENCE, A SUPER COMMENTER AND THAT IS HUD ITSELF. AND HUD HAS COMMENTED ON THESE AND THEY WILL CONTINUE TO COMMENT UPON THE DRAFT AS IT MOVES THROUGH THE RULEMAKING PROCESS. AND YOU WILL HAVE A CHANCE TO SEE WHAT THEIR COMMENTS ARE BECAUSE THIS IS PART OF THE RULEMAKING PACKAGE. IF WE ARE TO DEVIATE FROM WHAT HUD HAS ALREADY DONE, WE HAVE DO CONVINCE THEM THAT ITS OKAY. SO THE MORE FIREPOWER YOU CAN BRING TO THAT, IF IF THERE IS SOMETHING THAT YOU THINK CALIFORNIA LAW REALLY NEEDS TO DEVIATE FROM WHAT HUD HAS DONE, WE CAN TRY TO CONVINCE THEM. BUT, IF WE CAN'T, OUR HANDS ARE TIED. THIRD, IF THERE ARE SPECIFIC THINGS BECAUSE OF THAT FACT, IF THERE ARE THINGS IN THE FEDERAL REGULATIONS OR IN FEDERAL GUIDANCE THAT YOU THINK WOULD BE USEFUL TO ADD AS YOU'VE JUST MENTIONED ONE REGULATION SHOULD BE ADED THAT IS, I THINK, REALLY HELPFUL TO US BECAUSE I'S ALREADY THERE. AND, IF IT ISN'T HERE, THEN THAT IS SOMETHING WE CAN DEBATE AND ADD IN, IF APPROPRIATE. AND THEN, FINALLY, I JUST WANT TO SAY THIS AS FROM THE DEPARTMENT'S PERSPECTIVE I THINK THERE IS A LIMITED VALUE TO THE AVERAGE PERSON AND READING REGULATIONS OF ANY KIND. I THINK THAT IS WHAT YOUR JOBS ARE TO SOME EXEMT.	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	DEVELOPMENT. WE DON'T WANT THAT. ONE OF THE QUESTIONS IN THE HUD COMMENTS WAS, "WELL, ARE WE TRYING TO PROTECT THE MANAGING AGENTS FROM THIRD PARTIES?" AND THEY SAID, "NO, NO, ACTUALLY WE ARE NOT." THERE ARE EMPLOYMENT LAWS THAT PROTECT THE MANAGING AGENT IN THAT CONTEXT. I THINK ONE OF THE THINGS WE MIGHT WANT TO ADDRESS IS DO WE REALLY NEED TO APPLY THIS TO THE VOLUNTEER BOARD OF DIRECTORS? NOT ALL DISCRIMINATION. OKAY. IF AN ASSOCIATION ADOPTS A REGULATION SAYING NO CHILDREN CAN PLAY IN THE COMMON AREAS LIKE A CLIENT OF MINE DID THEEY YEARS AGO WITHOUT TELLING ME. YEAH, I FOUND OUT BCAUSE IT WAS ATTACHED AS AN EXHIBIT TO A COMPLAINT IN THE SUMMONS. THAT'S HOW I FOUND OUT. GOOD JOB, GUYS. SO, YEAH, THAT CERTAINLY HAPPENS. I AM NOT ADVOCATING THAT VOLUNTEER DIRECTORS HAVE A FREE PASS FROM EVERYTHING THEY DO, BUT WHAT I AM SUGGESTING IS WE ARE REALLY TARGETING THE MANAGERS HERE IN THIS AREA. MAYBE MAYBE EITHER WE DEFINE THE CORPORATION AS THE PERSON OR THE MANAGER MANAGING AGENT AS THE PERSON AND MAYBE WE CLARIFY THAT WE DON'T NEED TO APPLY TO JOHN AND JANE, THE VOLUNTEERS WHO ARE SERVING WITHOUT COMPENSATION WHO AREN'T TECHNICALLY, INDIVIDUALLY MAKING DECISIONS ANYWAY. THEYRE MAKING CORPORATE DECISIONS. BUT IN FAIR HOUSING CONTEXT, WHEN THEY MAKE A MISTAKE, USUALLY THE DEFENDANTS ARE THE MANAGER OR MANAGING COMPANY, THE CORPORATION, AND
1	I'M REALLY COMMITTED FROM THE DEPARTMENT'S PERSPECTIVE TO PROVIDING SOME PLAIN ENGLISH GUIDANCE ON THESE ISSUES	1 2	THEN THE FIVE BOARD MEMBERS. MS. SCHUR: THAT'S ONE OF THE THINGS I WANTED TO
3	THAT I THINK WOULD BE REALLY HELPFUL TO FOLKS IN THE	3	CLARIFY BECAUSE YOU KEEP REFERRING TO THE VOLUNTEERS, BUT
4	SITUATIONS THAT YOU ARE DESCRIBING. THE REALITY IS WE	4	THE INDIVIDUAL THE DECISIONS ARE MADE BY THIS
5	CAN'T REALLY DO THAT UNTIL WE GET THROUGH THE REGULATIONS	5	CORPORATE BOARD OF DIRECTORS WHICH CONSISTS OF
6	SO THAT WE DON'T RUN INTO A PROBLEM. SO I WANT YOU TO	6	VOLUNTEERS, BUT IT'S THE CORPORATE BOARD THAT IS THE
7	KNOW, JUST SORT OF AN OVERALL PERSPECTIVE OR APPROACH,	7	DEFENDANT AND ON THE HOOK. THE ENTITY IN THIS CASE, NOT
8	THAT I WOULD LIKE TO DO THAT. AND I DO SEE A LOT OF	8	THE INDIVIDUALS. CORRECT?
9	POTENTIAL FOR THAT THAT MIGHT BE MORE USEFUL THAN SOME OF	9	MR. RICHARDSON: RESPECTFULLY SUGGESTING THEN
10	US, THE REGULATIONS WE ARE DISCUSSING. I JUST WANTED TO	10	LET'S SAY THAT. SAY WE DON'T MEAN TO INCLUDE THE
	MAKE THAT POINT.		INDIVIDUAL VOLUNTEER IN THE DEFINITION OF PERSON. IF THE
12	MR. RICHARDSON: I DO APPRECIATE THAT VERY MUCH		CORPORATION IS GOING TO BE HELD ACCOUNTABLE FOR THE BAD
13	AND I UNDERLINE PRETTY MUCH EVERYTHING YOU SAID. BUT I	13	DECISION IT MAKES ALONG WITH ITS MANAGER, THEN LET'S SAY
14 15	DO THINK THAT ONE OF THE STRUGGLES WE HAVE WITH THE HUD REGULATION AS ADOPTED IS IT REALLY SEEMS TAILORED TO THE	14 15	SO.
16	REGULATION AS ADOPTED IS IT REALLY SEEMS TAILORED TO THE RENTAL HOUSING CONTEXT AND IT REALLY WASN'T THOUGHT	16	MS. SCHUR: BUT ISN'T THAT TRUE AS A MATTER OF LAW WHEN THE CORPORATE BOARD ACTS THE INDIVIDUALS ARE
17	THROUGH THE IMPLICATIONS OF DEALING WITH A VOLUNTEER	17	ONLY LIABLE AS
18	BOARD OF DIRECTORS WHO IS ALSO GOVERNING A HOUSING	18	MR. RICHARDSON: I CAN TELL YOU THAT WHEN THE
19	PROVIDER. SO I THINK THERE ARE SOME THINGS THAT	19	LAWSUIT HAPPENS ALL FIVE DIRECTORS WILL BE ON THAT
20	RESPECTFULLY WE COULD DO IN CALIFORNIA THAT AREN'T	20	COMPLAINT ALONG WITH THE CORPORATION.
21	REPUDIATING THE REGULATION PART FROM IT, BUT CLARIFYING	21	MS. SCHUR: THAT DOESN'T MEAN THEY'RE ON THE
22	WHEN WE SAY HOUSING PROVIDER IN THE CONTEXT OF A COMMON	22	HOOK, THE FACT THAT SOMEONE NAMES THEM.
23	INTEREST DEVELOPMENT. FOR EXAMPLE, I AM ASSUMING THAT	23	MR. RICHARDSON: THAT REMAINS TO BE SEEN.
24	WHAT WE'RE REALLY THE BIGGEST PRIORITY IS TARGETING	24	HOWEVER, MY POINT IS WE CAN TAKE TEAR OF THAT NOW WITHOUT
25	MISCONDUCT BY THE MANAGING AGENT OF A COMMON INTEREST	25	BACKING OFF ON ANY OF WHAT THE REGULATION IS DESIGNED TO
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1	DO.	1	NEIGHBOR KELLY RICHARDSON IS HOT" JUST LET ME GO WITH
2	MS. SCHUR: I'M TRYING TO UNDERSTAND WHETHER THE	2	THAT FOR A MOMENT AND I'M OFFENDED BY THAT, CIVIL CODE
3	LAW ALREADY SAYS THAT SOMEWHERE, SORT OF WHERE AND HOW.	3	4170 DOESN'T ALLOW THE ASSOCIATION TO TAKE DOWN THAT
4	I GUESS THAT IS WHAT I'M TRYING TO UNDERSTAND. WE DON'T	4	NONCOMMERCIAL SPEECH. NOW, IS THERE SOME OTHER TORT THAT
5	NEED TO RECREATE THE WHOLE CORPORATE LEGAL STRUCTURE THAT	5	MIGHT APPLY TO THAT? PROBABLY NOT. IS THAT HOSTILE
6	IS IN THE OTHER STATUTES. IT'S WHAT I'M TRYING TO	6	ENVIRONMENT? IT'S SPECIFICALLY DEFINED AS SUCH IN THE
7	UNDERSTAND.	7	PROPOSED REGULATION. AGAIN, THIS IS A CONCRETE EXAMPLE
8	MR. RICHARDSON: AND DIRECTORS HAVE CERTAIN	8	TRYING TO APPLY THINGS IN THE EMPLOYMENT CONTEXT VERY
9	VOLUNTEERING ENTITIES FROM A COUPLE OF DIFFERENT SOURCES.	9	WELL, WE MOVE INTO THE REAL ESTATE CONTEXT AND NOW WE
10	BUT MY POINT IS HERE WE HAVE AN OPPORTUNITY TO	10	HAVE A DIRECT CLASH WITH AN EXISTING STATUTE. NOW, WE
11	SPECIFICALLY SAY WHO OR WHAT WE ARE TARGETING TO BE	11	TALKED EARLIER ABOUT WHAT POWER DO ASSOCIATIONS HAVE TO
12	RESPONSIBLE FOR THE CONDUCT. I'M JUST SUGGESTING THAT WE	12	ENFORCE CONDUCT WHICH IS PROHIBITED AS
13	DO THAT, THAT WE DON'T RELY ON IMPLICATIONS FROM OTHER	13	HOSTILE-ENVIRONMENT TYPE OF CONDUCT, BUT CIVIL CODE 4350
14	AREAS OF LAWS THAT MAY OR MAY NOT BE DEBATED. ONE OF THE	14	SAYS THAT A COMMON INTEREST DEVELOPMENT CAN ONLY ENFORCE
15	SECTIONS OF THE REGULATION THAT I WAS TRYING TO FIGURE	15	RULES WHICH ARE WRITTEN. SO, IF WE PASS THIS REGULATION,
16	OUT HOW I WOULD HANDLE IS 11098.5A2, THE HOSTILE	16	WE CAN'T SAY TO ALL THE ASSOCIATIONS "OH, WELL, THIS
17	ENVIRONMENT HARASSMENT. NOW, IN EMPLOYMENT CONTEXT THAT	17	AUTOMATICALLY IS A RULE NOW FOR YOU. " WELL, REALLY?
18	OFTEN IS A VERY DIFFICULT BEAST TO TACKLE BECAUSE IT CAN	18	BECAUSE DAVIS-STIRLING SAYS UNLESS IT'S IN THE WRITTEN
19	TAKE SO MANY FORMS. IS THAT INTENDED TO APPLY TO COMMON	19	RULES AND DISTRIBUTED TO THE ALL THE MEMBERS, IT'S NOT
20	INTEREST DEVELOPMENTS? THAT ACTUALLY MAY CONTRADICT	20	SOMETHING THEY CAN ENFORCE. NOW, AGAIN, THAT MAY GO BACK
21	LANGUAGE IN THE DAVIS-STIRLING ACT. NOW, ONE OF THE	21	TO THE FIRST THING WE ALL DISCUSSED WHICH IS MAYBE JUST
22	OTHER SECTIONS IS B1. ONE PROHIBITIVE CONDUCT IS VERBAL	22	ADD IN THE PROVISO THAT THE ASSOCIATION HAS THE ABILITY
23	HARASSMENT, DEROGATORY COMMENTS OR SLURS RELATED TO	23	TO PRESCRIBE OR TO BEHAVE STOP THE CONDUCT.
24	MEMBERSHIP IN A PROTECTED BASIS. THIS WAS ONE OF THE	24	MR. KISH: ACTUALLY, WHAT WOULD BE VERY HELPFUL
25	SCENARIOS THAT GAVE ME A LITTLE BIT OF SLEEPLESS NIGHTS	25	AS YOU GO THROUGH YOUR COMMENTS, IF YOU THINK THAT IT
	Page 38		Page 40
1	TRYING TO FIGURE OUT HOW EXACTLY WOULD I HANDLE THAT AS	1	
		2	WOULD BE INVOLVED OR AT LEAST AMELIORATED BY THAT
2 3	THE ASSOCIATION'S ATTORNEY. BECAUSE IF I HAD FIVE	3	LANGUAGE, IF YOU CAN JUST NOTE THAT.
4	DOLLARS FOR EVERY TIME I HEARD A RESIDENT IN A COMMON	4	MR. MANDELBAUM: ONE THING, KELLY, I DO WANT TO RAISE IS I HOPE WE ARE GETTING WRITTEN COMMENTS FROM YOU
5	INTEREST COMMUNITY SAY SOMETHING HORRIBLE DIRECTLY TO SOMEBODY ELSE'S FACE, I WOULDN'T BE IN FRONT OF YOU	5	AS WELL. WE DEFINITELY APPRECIATE IT.
6	BECAUSE I WOULD BE RETIRED IN FRANCE. HOW EXACTLY DOES	6	MR. RICHARDSON: YES. THIS IS THE SHORT
7	THE BOARD DECIDE IF SOMEBODY REALLY SAID SOMETHING		VERSION.
8	HORRIBLE TO SOMEBODY ELSE? THIS PERSON SAYS I DID IT.	8	MR. MANDELBAUM: IF CAN YOU HIGHLIGHT, JUST
9	THIS PERSON SAYS NO. IS THERE A SAFE HARBOR IF THE	9	BECAUSE I THINK THERE ARE OTHER PEOPLE THAT WANT TO TALK
10	ASSOCIATION CANNOT CONFIRM THAT THE PROHIBITED CONDUCT		AND I AM NOT SURE WE CAN DO A POLL HOW MANY PEOPLE CAN
	OCCURRED? I DIDN'T SEE THAT HERE. NOW, MAYBE THAT'S		COME BACK AFTER LUNCH.
	IMPLIED, BUT I DON'T SEE IT. AND THAT'S AN ISSUE. THE	12	MR. RICHARDSON: THANK YOU. LET ME TRANSITION,
13	OTHER ONE, PART TWO, THE SECOND PROHIBITED CONDUCT IS,		THEN, TO THE SECOND TOPIC TODAY, THE ASSISTIVE ANIMAL
14	QUOTE, "VISUAL FORMS OF HARASSMENT; E.G., DEROGATORY	14	SITUATION. IN THE LAST COUPLE OF YEARS I HAVE PERSONALLY
15	POSTERS, CARTOONS, DRAWINGS, WRITINGS, OR OTHER DOCUMENTS	15	DEALT WITH THE FOLLOWING SITUATIONS. THE HOMEOWNER IN
16	RELATED TO MEMBERSHIP IN A PROTECTED BASIS." CIVIL CODE		
17	SECTION 4710 PROTECTS THE RIGHT OF THE COMMON INTEREST	17	HAS THREE LARGE DOGS. THE HOMEOWNER UNDERNEATH
18	DEVELOPMENT RESIDENT TO DISPLAY ANY NONCOMMERCIAL FREE	18	COMPLAINED SAYING THE DOGS ARE NOT ONLY IN EXCESS OF THE
19	SPEECH IN THEIR SEPARATE INTEREST OR IN THEIR	19	ASSOCIATION ALLOWED PET LIMIT, BUT THEY'RE EXTREMELY
20	EXCLUSIVE-USE COMMON AREA. AS LONG AS IT'S NONCOMMERCIAL	20	NOISY AND BOTHERS ME. THE HOMEOWNER UPSTAIRS SAYS TO THE
21	SPEECH AND AS LONG AS IT'S A THREE-FOOT-BY-THREE-FOOT	21	HOMEOWNER DOWNSTAIRS AND TO THE MANAGER AND THE BOARD OF
22	SIGN OR THREE-FOOT-BY-FIVE-FOOT BANNER AND IT'S MADE OF	22	DIRECTORS, "THESE ARE ALL MY COMFORT DOGS. THESE HAVE
23	NORMAL PRINTED MATERIAL, THERE IS NOTHING THAT THE	23	BEEN PRESCRIBED FOR ME. YOU CAN'T DO ANYTHING. LEAVE ME
24	ASSOCIATION CAN DO. THAT'S IN THE CODE RIGHT NOW. SO IF		ALONE OR I'M GOING TO SUE YOU." SECOND STORY, NEWPORT
	I SAY IN MY FRONT WINDOW I POST A SIGN SAYING "MY		
1	Page 39		Page 41
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<sup>11 (</sup>Pages 38 to 41)

1	HOMEOWNER HAS THREE DOGS. WHEN THE MANAGER APPROACHES	1	ANIMAL, TYPICALLY TALKING ABOUT DOGS, THAT CAN BE A LEGAL
2	AND SAYS, "YOU ARE ONLY ALLOWED TWO, YOU HAVE THREE,"	2	NUISANCE. FOR EXAMPLE, EVEN IF THE DOG IS NOT PHYSICALLY
3	MAGICALLY A LETTER APPEARS DATED A FEW WEEKS AFTER THAT	3	MENACING OR BITING PEOPLE, WHAT IF IT'S BARKING ALL NIGHT
4	SAYING, "DOG NO. 3 IS AN ASSISTIVE ANIMAL.	4	LONG? WHAT IF IT'S CHRONICALLY ALLOWED TO SOIL THE
5	MRS. SO-AND-SO NEEDS THAT TO HELP HER BE CALM." SO THE	5	CARPETING IN THE HALLWAY IN FRONT OF THE UNIT? WOULDN'T
6	DOG WAS CREATED AS SUCH. THE THIRD STORY WAS IN SANTA	6	WE AGREE THAT AT THAT POINT THE ACCOMMODATIONS WOULD
7	MONICA OR BRENTWOOD, SMALLER, APARTMENT-TYPE CONDO	7	BECOME UNREASONABLE? BUT UNDER THIS REGULATION, AS
8	COMPLEX BANS LARGE ANIMALS OVER LIKE 20 OR 30 POUNDS.	8	CURRENTLY DRAFTED, WE DON'T HAVE THAT ABILITY. PERHAPS
9	AND THIS YOUNG MAN HAS A GERMAN SHEPHERD IN HIS	9	THE MY FAVORITE PART OF THE DRAFT REGULATION IS
10	APARTMENT-STYLE CONDO. THE BOARD OF DIRECTORS APPROACHES	10	SUBPART G OF SUBPART 27 WHICH TALKS ABOUT THE QUALIFIED
11	HIM AND SAYS, "WAIT A MINUTE, WE DON'T ALLOW GERMAN	11	HEALTH PROVIDERS MUST HAVE SPECIFIC KNOWLEDGE OF THE
12	SHEPHERDS HERE. WE HAVE A SMALLER DOGS." IMMEDIATELY HE	12	PATIENT'S MEDICAL CONDITION AND, QUOTE, "NOT OPERATE
13	GOES TO A FRIEND OF HIS, OBTAINS A LETTER SAYING "HE	13	PRIMARILY TO PROVIDE CERTIFICATIONS FOR ASSISTIVE
14	NEEDS THE GERMAN SHEPHERD FOR COMFORT" AND SO THE	14	ANIMALS." I REALLY APPLAUD THAT SECTION, ALONG WITH THE
15	ASSOCIATION'S HANDS ARE TIED UNDER THE CURRENT LAW. I	15	INTERACTIVE PROCESS. I THINK THAT IS ONE OF THE BEST
16	WAS IN THE CALIFORNIA ASSOCIATION REALTORS HOUSING	16	THINGS THE DRAFT HAS GOING FOR IT. BUT GOING DOWN TO
17	MEETING ABOUT A YEAR AGO. WE WERE DISCUSSING THE BILL	17	REGULATION DRAFT 11098.30, PROOF OF DISABILITY, SUBPART
18	WHICH WAS, I THINK, THEN WITHDRAWN ON THIS TOPIC. AND A	18	E3, UNDER THE FOLKS WHO CAN PROVIDE PROVEN DISABILITY.
19	REALTOR STOOD UP AND TALKED ABOUT A REAL STORY WHERE	19	THIS IS BASICALLY A YOU CUT AND PASTE FROM THE DOJ HUD
20	SOMEBODY BROUGHT A SNAKE INTO A PUBLIC PLACE AND CLAIMED	20	INTERPRETIVE GUIDE, QUOTE, "A PEER SUPPORT GROUP, A
21	IT WAS AN ACCOMMODATION, NECESSARY AS AN ASSISTIVE	21	NON-MEDICAL SERVICE AGENCY, SOCIAL WORKER, OR A RELIABLE
22	ANIMAL. THE ASSISTIVE ANIMAL ISSUE IS AN AREA OF RAMPANT	22	THIRD PARTY WHO IS IN A POSITION TO KNOW ABOUT THE
23	ABUSE. I THINK IT'S DISRESPECTFUL TO THE PEOPLE THAT	23	INDIVIDUAL'S DISABILITY." THAT IS SO BROAD. BECAUSE MY
24	NEED THESE. I THINK WE NEED TO GET OUR ARMS AROUND THIS	24	NEXT DOOR NEIGHBOR COULD SAY, "I HAVE KNOWN THIS PERSON,
25	AND I THINK THE REGULATION DOESN'T GO FAR ENOUGH IN	25	I KNOW THEY HAVE THIS DISABILITY. I MAY NOT BE A
	Page 42		Page 44
1		1	
1	CERTAIN AREAS AND TOO FAR IN OTHERS. ONE OF THE THINGS I	1	LICENSED PROFESSIONAL OR EXPERT IN THE FIELD, BUT I AM
2 3	WOULD URGE THE COUNCIL TO DO IS CONSULT BEFORE THE	2	CERTIFYING THAT THEY NEED THIS DISABILITY." AND I
4	REGULATION ON ASSISTIVE ANIMALS BECOMES LAW, CONSULT WITH	3	UNDERSTAND THE INTENT BEHIND IT; BUT, AGAIN, THIS IS
5	THE PSYCHIATRIC OR MENTAL HEALTH COMMUNITY. WHAT ARE THE ANIMALS THAT ARE ALMOST UNIVERSALLY BEING APPROVED AS	5	GOING TO GO OUT TO ALL THE HOUSING PROVIDERS IN THE STATE. AND IF A PEER SUPPORT GROUP IF MY THERAPY
6	ASSISTIVE ANIMALS? I THINK WE'RE GOING TO FIND THEY ARE	6	GROUP A MEMBER OF MY THERAPY GROUP CAN WRITE A LETTER
7	MAMMALS, 99 PERCENT CANINES, AND MAYBE A FEW CATS. AT	7	CERTIFYING THAT I NEED AN ASSISTIVE ANIMAL OR I HAVE
8	LEAST THAT'S BEEN MY EXPERIENCE. I THINK THERE IS A	8	ALLERGIES OR WHATEVER REMEMBER, THIS ISN'T NECESSARILY
9	DESPERATE NEED TO DEFINE A LITTLE BIT FURTHER WHAT WE	9	JUST ABOUT DOGS. THAT'S MY PROBLEM, IS THAT THIS IS TOO
10	MEAN BY ASSISTIVE ANIMAL IN TERMS OF SPECIES. THAT IS	10	BROAD. THIS ISN'T IN THE REGULATION. THIS IS IN THE
11	ONE AREA WE NEED HELP. THE OTHER THING IS GOING TO THE		INTERPRETIVE GUIDE. THAT'S WHERE THE LANGUAGE CAME FROM.
12			I GOOGLED IT TO MAKE SURE IT WAS RIGHT. I REALLY THINK
	SOMEWHERE IN THE REGULATION. I WOULD RESPECTFULLY	13	
14	SUGGEST THAT BECAUSE WE CANNOT DEFINE ALL THE	14	WOULDN'T BE VIOLATING
15	CIRCUMSTANCES IN WHICH AN ASSISTIVE ANIMAL CAN BE	15	MR. KISH: IS THAT HELPFUL TO PEOPLE, FOR US TO
16	UNREASONABLE, I THINK ONE WAY IS THAT WE CAN SIMPLY SAY	16	DELETE IT FROM THE CALIFORNIA REGULATIONS?
17	"IF IT IS A NUISANCE, IT IS NOT A REASONABLE	17	MR. RICHARDSON: AGAIN, I THINK, IF WE DON'T
18	ACCOMMODATION." AN ANIMAL MAY BE A NUISANCE GOING IN OR	18	DELETE IT, WE HAVE COMPLETELY DESTROYED THE SIGNIFICANCE
19	IT MAY BECOME A NUISANCE WHILE IT'S IN THE HOUSING. THE	19	OF REQUIRING VERIFICATION OF A DISABILITY. IT MIGHT JUST
20	REGULATION DOESN'T SAY THAT. INSTEAD 11098.27 SAYS IF	20	-
21	THE ANIMAL IN QUESTION POSES A DIRECT THREAT TO THE		GO IF SOMEBODY HAS KNOWN ME FOR A LONG TIME, A MEMBER
22	HEALTH AND SAFETY OF OTHERS AND IF THE ASSISTIVE ANIMAL	22	OF MY THERAPY GROUP I AM URGING THAT WE LOOK AT IT A
23	WOULD CAUSE, QUOTE, "SUBSTANTIAL PHYSICAL DAMAGE TO THE	23	
24	PROPERTY OF OTHERS." THE PROBLEM HERE IS THAT DOESN'T		THE PEOPLE WITH THE DISABILITIES WHO WE SAY WE'RE SERVING
25		25	
20	RECOGNIZE THE OTHER VARIOUS WAYS THAT AN ASSISTIVE	125	BY THIS STANDARD BECAUSE I NEED IF I HAVE EMOTIONAL
20	RECOGNIZE THE OTHER VARIOUS WAYS THAT AN ASSISTIVE Page 43	25	Page 45

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1	DISABILITIES, I NEED TO GO TO SOMEBODY WHO IS QUALIFIED	1	LAW IN CALIFORNIA EVEN IF WE COULD GET IT BY HUD, SO TO
2	TO DEAL WITH MY DISABILITIES AND GIVE ME WHAT IN THEIR	2	SPEAK, BY IGNORING THAT FACT? IN OTHER WORDS, IS THIS
3	PROFESSIONAL OPINION I NEED. UNDER THE LAW RIGHT	3	SOMETHING BETTER ADDRESSED AT HUD IN THE FIRST INSTANCE
4	NOW IT'S GOING TO GET EVEN BROADER UNDER THIS REGULATION.	4	IF, IN FACT, THAT SPEAKS TO FEDERAL LAWS INTERPRETED BY
5	IF I HAVE IF I HAVE ALLERGIES AND I WANT TO HAVE	5	THE AGENCY CHARGED WITH INTERPRETING FEDERAL LAW IN THIS?
6	HARDWOOD FLOORS AND, BY GOD, I HAPPEN TO HAVE ALREADY PUT	6	MR. RICHARDSON: I DO APPRECIATE THAT. THE
7	IT IN, THE BOARD OF DIRECTORS CONFRONTS ME, SAYS, "YOU	7	PROBLEM IS THAT WE'RE TALKING INTERPRETIVE GUIDE, WHICH
8	VIOLATED USE RESTRICTION." I SAY, "OH, I HAVE	8	WE'VE ALL DESPERATELY CLUNG TO FOR YEARS, AND NOW WE'RE
9	ALLERGIES." THEN DO I GET A LETTER FROM AN ALLERGIST OR	9	GOING TO ELEVATE IT INTO OUR STATE REGULATIONS. BEFORE
10	MEDICAL PROFESSIONAL TO DIAGNOSE? NO. THE LETTER CAME	10	WE DO THAT I THINK THAT THERE NEEDS TO BE SOME MORE
11		11	DIALOGUE BECAUSE IS THIS REALLY WHAT HUD MEANT TO SAY
	ALLERGIES. AN ORTHOPEDIC SURGEON COULD ATTEST TO MY	12	DOJ MEANT TO SAY? TO ME I DON'T CONSIDER INTERPRETIVE
13		13	GUIDE AS LAW. RIGHT? THE LAW IS THE REGULATION OF THE
	DOESN'T HELP THE PERSON WHO NEEDS THAT VERY HELP. SO	14	STATUTE FOR THE CASELAW. AND, I'M SORRY, I HAVE A LAW
	IRONICALLY WE'RE NOT ONLY DESTROYING THE IMPORTANCE OF	15	PROFESSOR RIGHT IN FRONT OF ME. DID I GET AT LEAST A B
16	REQUIRING SOME REAL VERIFICATION, BUT WE ARE ALSO	16	ON THAT, PROFESSOR?
		17	MR. IGLESIAS: YEAH.
18	PEOPLE MARRIAGE AND FAMILY COUNSELOR, PSYCHOLOGIST,	18	MR. RICHARDSON: I VERY MUCH APPRECIATE THE
19	PSYCHIATRIST, THERAPIST THOSE ARE THE PEOPLE THEY NEED	19	COUNCIL'S PATIENCE WITH ME. THIS IS SO SERIOUS AND WE
20	TO TALK TO ABOUT WHAT THEY REALLY NEED FOR THEIR	20	HAVE TO RUN THE THRESHOLD. IT'S A GREAT OPPORTUNITY FOR
21	EMOTIONAL DISABILITIES. I PROBABLY BEAT THE HORSE DEAD.		OUR STATE. I JUST WANT TO MAKE SURE WE COME UP WITH
22	MR. KISH: YES.		SOMETHING I CAN EXPLAIN TO MY CLIENTS THAT I CAN WRITE
23	MS. SCHUR: LET ME JUST POINT OUT AS SOMEONE WHO		ABOUT IN MY COLUMN AND PEOPLE DO IT RIGHT.
24		24	MR. MANDELBAUM: THANK YOU. IT'S GREAT TO HAVE
25	MANY OF THEM FIND THOSE SORTS OF SUPPORT THAT YOU ARE	25	YOU BACK HERE.
	Page 46		Page 48
1	DENIGRATING TO BE MUCH MORE EFFECTIVE IN HELPING THEM	1	MS. SCHUR: AND I CERTAINLY APPRECIATE I'M
2	THAN THE TRADITIONAL MEDICAL ESTABLISHMENT, SO I DON'T	2	LEARNING A LOT ABOUT CONDOMINIUM AND OTHER KINDS OF LAW.
3	THINK WE CAN SPEAK FOR PEOPLE WITH DISABILITIES AS TO	3	THANK YOU FOR THAT.
4	WHICH SUPPORTS ARE MORE HELPFUL TO THEM IN ADDRESSING	4	MR. KISH: THIS CERTAINLY WON'T MAKE IT INTO A
5	THEIR NEEDS. MY OFFICE, FOR EXAMPLE, RUNS A VERY	5	FINAL STATEMENT OF REASONS AND I'LL HAVE I THINK I
6	SUCCESSFUL PEER-SUPPORT PROGRAM THAT DEALS WITH PEOPLE	6	MIGHT SAY IT AT EVERY HEARING IF THERE IS SOMETHING
7	WITH MENTAL HEALTH DISABILITIES. SO I THINK WE NEED TO	7	THAT HUD DOES THINK IS THE LAW, EVEN IF WE DISAGREE WITH
8	BE VERY CAREFUL ABOUT SAYING WHAT PEOPLE WITH HEALTH	8	IT, THAT'S WHAT WE'VE GOT. SO THERE IS SOME ADVOCACY
9	DISABILITIES NEED OR DON'T NEED.	9	THAT NOW IS THE TIME PROBABLY THAT YOU CAN DO AT
10	MR. RICHARDSON: I CERTAINLY DON'T MEAN FOR ONE	10	THE FEDERAL LEVEL. WE DON'T HAVE THE POWER TO DEVIATE
11	MOMENT TO DENIGRATE WHAT PEOPLE NEED. THAT'S MY POINT.	11	FROM THAT IN MORE RESTRICTIVE WAYS. AND I'M JUST GOING
12	I WANT TO MAKE SURE THAT PEOPLE GET WHAT THEY NEED. IF I	12	TO CONTINUE BEATING THAT HORSE BECAUSE I THINK IT'S
13	GO TO MY BUDDY WHO IS AN ORTHOPEDIC SURGEON WHO DOES KNEE	13	IMPORTANT FOR FOLKS ON THE GROUND TO UNDERSTAND THAT, AS
14	REPLACEMENTS FOR MY VERIFICATION OF MY EMOTIONAL NEEDS	14	WELL. WE ARE FACED WITH LIMITATIONS THAT ARE OUTSIDE OF
15	FOR A SUPPORT ANIMAL, I DON'T THINK THAT IS WHAT WE'RE	15	OUR OWN ABILITY TO REGULATE. WITH THAT SAID, THIS IS
16	TALKING ABOUT. IT SEEMS TO ME WE NEED TO HAVE PEOPLE	16	OBVIOUSLY UNBELIEVABLY USEFUL, PARTICULARLY TO ME.
17	NOW I'M ASSUMING, BY THE WAY, COUNCIL, THAT THIS STANDARD	17	MR. MANDELBAUM: ONE QUICK TENTATIVE. IT'S ONE
18	IS NOT JUST GOING TO BE APPLIED TO THE ASSISTIVE ANIMAL	18	O'CLOCK. I KNOW THERE ARE PEOPLE HERE TO TESTIFY AS PART
19	ISSUE. I'M ASSUMING THIS IS GOING TO BE GIVEN A BROADER	19	OF THE PUBLIC HEARING. I ALSO KNOW WE HAVE CONSTRAINTS
20	APPLICATION, AS WELL.	20	WITH OUR COURT REPORTER.
21	MR. MANDELBAUM: WELL, I THINK THERE ARE TWO	21	MS. PALUTKE: I'M HEIDI PALUTKE. H-E-I-D-I,
22	LEVELS TO THIS. ONE IS THIS SORT OF PRAGMATIC POLICY	22	LAST NAME, P-A-L-U-T-K-E. I PROVIDED EXTENSIVE COMMENTS
23	LEVEL THAT YOU ARE ADDRESSING AND THEN THE SECOND ONE	23	AND ALSO PROPOSED REVISED TEXT BY EMAIL THIS MORNING, SO
24	APPEARS TO BE ADDRESSING WELL, ASSUMING FOR THE MOST	24	I'M GOING TO PROVIDE THE READER'S DIGEST, CONDENSED
25	THAT THIS IS FEDERAL LAW, DO WE ADVANCE THE CLARITY OF	25	VERSION OF MY COMMENTS RIGHT NOW WHICH THANKFULLY IS FIVE
1			

1	PAGES INSTEAD OF 12. THE FIRST COMMENT IS ON SECTION	1	THAT?
2	11098.4, LIABILITY FOR DISCRIMINATORY HOUSING PRACTICES.	2	MS. PALUTKE: YEAH.
3	IN THE FIRST PART, SUBSECTION A1C, REGARDING DIRECT	3	MS. SCHUR: OKAY.
4	LIABILITY, THAT WAS DISCUSSED EARLIER TODAY. IT IMPOSES	4	MS. PALUTKE: YEAH. ACTUALLY, THE SUGGESTION
5	LIABILITY ON A PERSON WHO FAILS TO FULFILL A DUTY TO TAKE	5	THERE WAS JUST DELETING THAT SENTENCE BECAUSE THE FIRST
6	PROMPT ACTION TO CORRECT OR ADD DISCRIMINATORY PRACTICE	6	SENTENCE AND THE THIRD SENTENCE IN THAT PARAGRAPH
7	BY A THIRD PARTY. MY CONCERN HERE IS A LITTLE BIT	7	COVER PROVIDES A GOOD DEFINITION OF WHAT HARASSMENT IS
8	DIFFERENT THAN THE ONE RAISED EARLIER, ASSUMING THAT A	8	WITHOUT THAT SECOND SENTENCE BEING THERE. SO THAT WAS
9	LANDLORD DOES HAVE A DUTY TO TAKE ACTION. FOR EXAMPLE,	9	WHAT THE SUGGESTION WAS. SUBPART B75 DEFINES HARASSMENT
10	IF THE TENANT-VERSUS-TENANT CONDUCT RISES TO THE POINT OF	10	AND HOUSING TO REVEAL PRIVATE INFORMATION ABOUT AN
11	VIOLATING SOMEONE'S QUIET ENJOYMENT, LANDLORD HAS A DUTY	11	INDIVIDUAL WITHOUT THEIR CONSENT TO A THIRD PARTY RELATED
12	TO DO SOMETHING ABOUT THAT. REALLY, THE ONLY CORRECTIVE	12	TO MEMBERSHIP IN A PROTECTIVE CLASS. OUR CONCERN HERE IS
13	TOOL A LANDLORD HAS IS THE EVICTION PROCESS. AND IN MANY	13	THAT SOMETIMES IT'S NECESSARY TO USE INFORMATION ABOUT
14	INSTANCES, PARTICULARLY IF IT'S IN A RENT-CONTROLLED	14	THE PERSON'S MEMBERSHIP IN A PROTECTED CLASS EITHER TO DO
15	COMMUNITY, THE COURT MAY REALLY HAVE A LOT OF SYMPATHY	15	SOMETHING THAT IS ESSENTIAL TO THE LANDLORD-TENANT
16	FOR THE TENANT, NOT WANT TO EVICT AN ENTIRE FAMILY OVER	16	RELATIONSHIP OR TO ACTUALLY PROVIDE THE ACCOMMODATION
17	SOME OBNOXIOUS ACTIONS OF ONE PERSON IN THAT FAMILY. SO	17	THAT THE TENANT IS ASKING FOR AND OFTEN CONSENT IS
18 19	THE LANDLORD'S EVICTION ACTION THEN FAILS. THE CONCERN	18	UNREASONABLY WITHHELD. SOME EXAMPLES ARE FORMER HOUSING
20	HERE IS THAT THE OWNER COULD STILL BE LIABLE BECAUSE IT'S NOT CLEAR WHETHER THE LANDLORD HAS TO ACTUALLY SUCCEED AT	20	PROVIDER NEEDS TO DISCUSS WITH THE CURRENT HOUSING PROVIDER THE BEHAVIOR OF A TENANT'S PET THAT IS NOW BEING
20		21	
22	THAT PROMPT ACTION IN ORDER TO AVOID LIABILITY. THE LANGUAGE TALKED ABOUT EARLIER ADDING "HAVING THE POWER TO	22	PROPOSED TO BE AN ASSISTIVE ANIMAL. THAT TENANT MAY NOT CONSENT TO THAT DISCUSSION HAPPENING BECAUSE THERE MAY
23	CORRECT IT AND FAILING TO DO SO," THAT WOULD HELP.	23	HAVE BEEN PROBLEMS WITH THAT PRIOR LANDLORD, BUT THAT IS
24	OBVIOUSLY IF THE COURT SAYS, NO, YOU CAN'T EVICT THAT	24	ESSENTIAL INFORMATION FOR THE HOUSING PROVIDER TO HAVE TO
25	PERSON, THEN YOU DON'T HAVE THE POWER TO DO IT. THAT	25	
	Page 50		Page 52
	Tage 50		Tage 52
1	WOULD ADDRESS THAT. I HAVE SOME SLIGHTLY DIFFERENT	1	THREAT OR NOT. THE HOUSING PROVIDER MAY NEED TO NOTIFY
2	LANGUAGE IN MY PROPOSAL. EITHER OF THOSE WOULD FIX THAT	2	AN EMPLOYEE DOING NECESSARY MAINTENANCE IN A BUILDING
3	ISSUE. IN SUBSECTION A2 IT SAYS THAT PROMPT ACTION TO	3	THAT IS OFFICIALLY A NO-PETS BUILDING THAT WHEN THEY GO
4	END THE DISCRIMINATORY ACTION MAY NOT INCLUDE ANY ACTION	4	INTO UNIT B THERE IS ACTUALLY A PIT BULL IN THERE BECAUSE
5	THAT PENALIZES OR HARMS THE PERSON, SUCH AS EVICTION.	5	IT'S AN ASSISTIVE ANIMAL. THAT MAINTENANCE WORKER NEEDS
6	HERE OUR CONCERN IS THAT HAVING THIS PROTECTION THE WAY	6	
7		Ĭ	THAT INFORMATION WHETHER THE TENANT CONSENTS TO THAT
1	THAT IT'S STATED MAY DELAY OR PREVENT EVICTION OF THAT	7	THAT INFORMATION WHETHER THE TENANT CONSENTS TO THAT BEING PROVIDED OR NOT. AND THEN FINALLY HOUSING PROVIDER
8	THAT IT'S STATED MAY DELAY OR PREVENT EVICTION OF THAT PERSON WHO IS THE VICTIM OF DISCRIMINATION WHEN THERE ARE		
8 9		7	BEING PROVIDED OR NOT. AND THEN FINALLY HOUSING PROVIDER
9 10	PERSON WHO IS THE VICTIM OF DISCRIMINATION WHEN THERE ARE PERFECTLY GOOD, UNRELATED REASONS TO EVICT THAT PERSON, SUCH AS IF THEY HAVEN'T BEEN PAYING RENT. SO I HAVE	7 8 9 10	BEING PROVIDED OR NOT. AND THEN FINALLY HOUSING PROVIDER MIGHT ALSO NEED TO DISCUSS A PARTICULAR DISABLED TENANT'S NEEDS WHEN WORKING WITH A CONTRACTOR TO RE-STRIPE A PARKING LOT OR ADJUST CURB CUTS. AND CONSENT IS OFTEN
9 10 11	PERSON WHO IS THE VICTIM OF DISCRIMINATION WHEN THERE ARE PERFECTLY GOOD, UNRELATED REASONS TO EVICT THAT PERSON, SUCH AS IF THEY HAVEN'T BEEN PAYING RENT. SO I HAVE PROPOSED SOME LANGUAGE IN MY WRITTEN COMMENTS THAT WOULD	7 8 9 10 11	BEING PROVIDED OR NOT. AND THEN FINALLY HOUSING PROVIDER MIGHT ALSO NEED TO DISCUSS A PARTICULAR DISABLED TENANT'S NEEDS WHEN WORKING WITH A CONTRACTOR TO RE-STRIPE A PARKING LOT OR ADJUST CURB CUTS. AND CONSENT IS OFTEN UNREASONABLY WITHHELD, SO IT WOULD BE HELPFUL IF THERE
9 10 11 12	PERSON WHO IS THE VICTIM OF DISCRIMINATION WHEN THERE ARE PERFECTLY GOOD, UNRELATED REASONS TO EVICT THAT PERSON, SUCH AS IF THEY HAVEN'T BEEN PAYING RENT. SO I HAVE PROPOSED SOME LANGUAGE IN MY WRITTEN COMMENTS THAT WOULD ADDRESS THAT VERY NARROW ISSUE WHERE THERE ARE OTHER	7 8 9 10 11 12	BEING PROVIDED OR NOT. AND THEN FINALLY HOUSING PROVIDER MIGHT ALSO NEED TO DISCUSS A PARTICULAR DISABLED TENANT'S NEEDS WHEN WORKING WITH A CONTRACTOR TO RE-STRIPE A PARKING LOT OR ADJUST CURB CUTS. AND CONSENT IS OFTEN UNREASONABLY WITHHELD, SO IT WOULD BE HELPFUL IF THERE WERE SOME EXCEPTIONS WHERE IT'S REALLY ESSENTIAL FOR THE
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9 10 11 12 13 14	PERSON WHO IS THE VICTIM OF DISCRIMINATION WHEN THERE ARE PERFECTLY GOOD, UNRELATED REASONS TO EVICT THAT PERSON, SUCH AS IF THEY HAVEN'T BEEN PAYING RENT. SO I HAVE PROPOSED SOME LANGUAGE IN MY WRITTEN COMMENTS THAT WOULD ADDRESS THAT VERY NARROW ISSUE WHERE THERE ARE OTHER PROPER GROUNDS FOR EVICTION. MY NEXT COMMENT DEALS WITH SECTION 1109.85 ON HARASSMENT. MY FIRST CONCERN IS WITH	7 8 9 10 11 12 13 14	BEING PROVIDED OR NOT. AND THEN FINALLY HOUSING PROVIDER MIGHT ALSO NEED TO DISCUSS A PARTICULAR DISABLED TENANT'S NEEDS WHEN WORKING WITH A CONTRACTOR TO RE-STRIPE A PARKING LOT OR ADJUST CURB CUTS. AND CONSENT IS OFTEN UNREASONABLY WITHHELD, SO IT WOULD BE HELPFUL IF THERE WERE SOME EXCEPTIONS WHERE IT'S REALLY ESSENTIAL FOR THE LANDLORD TO SHARE THAT INFORMATION WITH SOMEONE. THE NEXT COMMENT IS ON SECTION 11098.6 DEALING WITH
9 10 11 12 13 14 15	PERSON WHO IS THE VICTIM OF DISCRIMINATION WHEN THERE ARE PERFECTLY GOOD, UNRELATED REASONS TO EVICT THAT PERSON, SUCH AS IF THEY HAVEN'T BEEN PAYING RENT. SO I HAVE PROPOSED SOME LANGUAGE IN MY WRITTEN COMMENTS THAT WOULD ADDRESS THAT VERY NARROW ISSUE WHERE THERE ARE OTHER PROPER GROUNDS FOR EVICTION. MY NEXT COMMENT DEALS WITH SECTION 1109.85 ON HARASSMENT. MY FIRST CONCERN IS WITH SUBSECTION A WHICH STATES IN PART I THINK IT'S THE	7 8 9 10 11 12 13 14 15	BEING PROVIDED OR NOT. AND THEN FINALLY HOUSING PROVIDER MIGHT ALSO NEED TO DISCUSS A PARTICULAR DISABLED TENANT'S NEEDS WHEN WORKING WITH A CONTRACTOR TO RE-STRIPE A PARKING LOT OR ADJUST CURB CUTS. AND CONSENT IS OFTEN UNREASONABLY WITHHELD, SO IT WOULD BE HELPFUL IF THERE WERE SOME EXCEPTIONS WHERE IT'S REALLY ESSENTIAL FOR THE LANDLORD TO SHARE THAT INFORMATION WITH SOMEONE. THE NEXT COMMENT IS ON SECTION 11098.6 DEALING WITH RETALIATION. THIS IS A SITUATION, I THINK, WHERE SOME
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9 10 11 12 13 14 15 16 17 18 19	PERSON WHO IS THE VICTIM OF DISCRIMINATION WHEN THERE ARE PERFECTLY GOOD, UNRELATED REASONS TO EVICT THAT PERSON, SUCH AS IF THEY HAVEN'T BEEN PAYING RENT. SO I HAVE PROPOSED SOME LANGUAGE IN MY WRITTEN COMMENTS THAT WOULD ADDRESS THAT VERY NARROW ISSUE WHERE THERE ARE OTHER PROPER GROUNDS FOR EVICTION. MY NEXT COMMENT DEALS WITH SECTION 1109.85 ON HARASSMENT. MY FIRST CONCERN IS WITH SUBSECTION A WHICH STATES IN PART I THINK IT'S THE SECOND SENTENCE HARASSMENT INCLUDES CONDUCT THAT DEPRIVES OR INTERFERES WITH THE RIGHT TO LIVE IN A DISCRIMINATION-FREE HOUSING ENVIRONMENT. IT'S NOT LIKELY THE INTENT, BUT I READ THIS SECTION TO MEAN THAT ANY	7 8 9 10 11 12 13 14 15 16 17 18 19	BEING PROVIDED OR NOT. AND THEN FINALLY HOUSING PROVIDER MIGHT ALSO NEED TO DISCUSS A PARTICULAR DISABLED TENANT'S NEEDS WHEN WORKING WITH A CONTRACTOR TO RE-STRIPE A PARKING LOT OR ADJUST CURB CUTS. AND CONSENT IS OFTEN UNREASONABLY WITHHELD, SO IT WOULD BE HELPFUL IF THERE WERE SOME EXCEPTIONS WHERE IT'S REALLY ESSENTIAL FOR THE LANDLORD TO SHARE THAT INFORMATION WITH SOMEONE. THE NEXT COMMENT IS ON SECTION 11098.6 DEALING WITH RETALIATION. THIS IS A SITUATION, I THINK, WHERE SOME LAW FROM THE EMPLOYMENT CONTEXT IS BEING SHIFTED INTO THE HOUSING CONTEXT AND IT'S NOT REALLY APPROPRIATE. THIS SECTION GRASPS PARTS FROM THE HARRIS CASE INTO THE HOUSING PART OF FEHA WHICH HAS A PROHIBITION AGAINST
9 10 11 12 13 14 15 16 17 18	PERSON WHO IS THE VICTIM OF DISCRIMINATION WHEN THERE ARE PERFECTLY GOOD, UNRELATED REASONS TO EVICT THAT PERSON, SUCH AS IF THEY HAVEN'T BEEN PAYING RENT. SO I HAVE PROPOSED SOME LANGUAGE IN MY WRITTEN COMMENTS THAT WOULD ADDRESS THAT VERY NARROW ISSUE WHERE THERE ARE OTHER PROPER GROUNDS FOR EVICTION. MY NEXT COMMENT DEALS WITH SECTION 1109.85 ON HARASSMENT. MY FIRST CONCERN IS WITH SUBSECTION A WHICH STATES IN PART I THINK IT'S THE SECOND SENTENCE HARASSMENT INCLUDES CONDUCT THAT DEPRIVES OR INTERFERES WITH THE RIGHT TO LIVE IN A DISCRIMINATION-FREE HOUSING ENVIRONMENT. IT'S NOT LIKELY THE INTENT, BUT I READ THIS SECTION TO MEAN THAT ANY ALLEGATION, HOUSING DISCRIMINATION, BECAUSE IT INTERFERES	7 8 9 10 11 12 13 14 15 16 17 18 19 20	BEING PROVIDED OR NOT. AND THEN FINALLY HOUSING PROVIDER MIGHT ALSO NEED TO DISCUSS A PARTICULAR DISABLED TENANT'S NEEDS WHEN WORKING WITH A CONTRACTOR TO RE-STRIPE A PARKING LOT OR ADJUST CURB CUTS. AND CONSENT IS OFTEN UNREASONABLY WITHHELD, SO IT WOULD BE HELPFUL IF THERE WERE SOME EXCEPTIONS WHERE IT'S REALLY ESSENTIAL FOR THE LANDLORD TO SHARE THAT INFORMATION WITH SOMEONE. THE NEXT COMMENT IS ON SECTION 11098.6 DEALING WITH RETALIATION. THIS IS A SITUATION, I THINK, WHERE SOME LAW FROM THE EMPLOYMENT CONTEXT IS BEING SHIFTED INTO THE HOUSING CONTEXT AND IT'S NOT REALLY APPROPRIATE. THIS SECTION GRASPS PARTS FROM THE HARRIS CASE INTO THE HOUSING PART OF FEHA WHICH HAS A PROHIBITION AGAINST EVICTION AND OTHER ACTIONS WHEN THE DOMINANT PURPOSE IS
9 10 11 12 13 14 15 16 17 18 19 20	PERSON WHO IS THE VICTIM OF DISCRIMINATION WHEN THERE ARE PERFECTLY GOOD, UNRELATED REASONS TO EVICT THAT PERSON, SUCH AS IF THEY HAVEN'T BEEN PAYING RENT. SO I HAVE PROPOSED SOME LANGUAGE IN MY WRITTEN COMMENTS THAT WOULD ADDRESS THAT VERY NARROW ISSUE WHERE THERE ARE OTHER PROPER GROUNDS FOR EVICTION. MY NEXT COMMENT DEALS WITH SECTION 1109.85 ON HARASSMENT. MY FIRST CONCERN IS WITH SUBSECTION A WHICH STATES IN PART I THINK IT'S THE SECOND SENTENCE HARASSMENT INCLUDES CONDUCT THAT DEPRIVES OR INTERFERES WITH THE RIGHT TO LIVE IN A DISCRIMINATION-FREE HOUSING ENVIRONMENT. IT'S NOT LIKELY THE INTENT, BUT I READ THIS SECTION TO MEAN THAT ANY ALLEGATION, HOUSING DISCRIMINATION, BECAUSE IT INTERFERES WITH THE RIGHT TO LIVE IN A DISCRIMINATION-FREE HOUSING	7 8 9 10 11 12 13 14 15 16 17 18 19	BEING PROVIDED OR NOT. AND THEN FINALLY HOUSING PROVIDER MIGHT ALSO NEED TO DISCUSS A PARTICULAR DISABLED TENANT'S NEEDS WHEN WORKING WITH A CONTRACTOR TO RE-STRIPE A PARKING LOT OR ADJUST CURB CUTS. AND CONSENT IS OFTEN UNREASONABLY WITHHELD, SO IT WOULD BE HELPFUL IF THERE WERE SOME EXCEPTIONS WHERE IT'S REALLY ESSENTIAL FOR THE LANDLORD TO SHARE THAT INFORMATION WITH SOMEONE. THE NEXT COMMENT IS ON SECTION 11098.6 DEALING WITH RETALIATION. THIS IS A SITUATION, I THINK, WHERE SOME LAW FROM THE EMPLOYMENT CONTEXT IS BEING SHIFTED INTO THE HOUSING CONTEXT AND IT'S NOT REALLY APPROPRIATE. THIS SECTION GRASPS PARTS FROM THE HARRIS CASE INTO THE HOUSING PART OF FEHA WHICH HAS A PROHIBITION AGAINST EVICTION AND OTHER ACTIONS WHEN THE DOMINANT PURPOSE IS RETALIATION AGAINST A PERSON WHO HAS EXERCISED CERTAIN
9 10 11 12 13 14 15 16 17 18 19 20 21	PERSON WHO IS THE VICTIM OF DISCRIMINATION WHEN THERE ARE PERFECTLY GOOD, UNRELATED REASONS TO EVICT THAT PERSON, SUCH AS IF THEY HAVEN'T BEEN PAYING RENT. SO I HAVE PROPOSED SOME LANGUAGE IN MY WRITTEN COMMENTS THAT WOULD ADDRESS THAT VERY NARROW ISSUE WHERE THERE ARE OTHER PROPER GROUNDS FOR EVICTION. MY NEXT COMMENT DEALS WITH SECTION 1109.85 ON HARASSMENT. MY FIRST CONCERN IS WITH SUBSECTION A WHICH STATES IN PART I THINK IT'S THE SECOND SENTENCE HARASSMENT INCLUDES CONDUCT THAT DEPRIVES OR INTERFERES WITH THE RIGHT TO LIVE IN A DISCRIMINATION-FREE HOUSING ENVIRONMENT. IT'S NOT LIKELY THE INTENT, BUT I READ THIS SECTION TO MEAN THAT ANY ALLEGATION, HOUSING DISCRIMINATION, BECAUSE IT INTERFERES	7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	BEING PROVIDED OR NOT. AND THEN FINALLY HOUSING PROVIDER MIGHT ALSO NEED TO DISCUSS A PARTICULAR DISABLED TENANT'S NEEDS WHEN WORKING WITH A CONTRACTOR TO RE-STRIPE A PARKING LOT OR ADJUST CURB CUTS. AND CONSENT IS OFTEN UNREASONABLY WITHHELD, SO IT WOULD BE HELPFUL IF THERE WERE SOME EXCEPTIONS WHERE IT'S REALLY ESSENTIAL FOR THE LANDLORD TO SHARE THAT INFORMATION WITH SOMEONE. THE NEXT COMMENT IS ON SECTION 11098.6 DEALING WITH RETALIATION. THIS IS A SITUATION, I THINK, WHERE SOME LAW FROM THE EMPLOYMENT CONTEXT IS BEING SHIFTED INTO THE HOUSING CONTEXT AND IT'S NOT REALLY APPROPRIATE. THIS SECTION GRASPS PARTS FROM THE HARRIS CASE INTO THE HOUSING PART OF FEHA WHICH HAS A PROHIBITION AGAINST EVICTION AND OTHER ACTIONS WHEN THE DOMINANT PURPOSE IS
<ul> <li>9</li> <li>10</li> <li>11</li> <li>12</li> <li>13</li> <li>14</li> <li>15</li> <li>16</li> <li>17</li> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> </ul>	PERSON WHO IS THE VICTIM OF DISCRIMINATION WHEN THERE ARE PERFECTLY GOOD, UNRELATED REASONS TO EVICT THAT PERSON, SUCH AS IF THEY HAVEN'T BEEN PAYING RENT. SO I HAVE PROPOSED SOME LANGUAGE IN MY WRITTEN COMMENTS THAT WOULD ADDRESS THAT VERY NARROW ISSUE WHERE THERE ARE OTHER PROPER GROUNDS FOR EVICTION. MY NEXT COMMENT DEALS WITH SECTION 1109.85 ON HARASSMENT. MY FIRST CONCERN IS WITH SUBSECTION A WHICH STATES IN PART I THINK IT'S THE SECOND SENTENCE HARASSMENT INCLUDES CONDUCT THAT DEPRIVES OR INTERFERES WITH THE RIGHT TO LIVE IN A DISCRIMINATION-FREE HOUSING ENVIRONMENT. IT'S NOT LIKELY THE INTENT, BUT I READ THIS SECTION TO MEAN THAT ANY ALLEGATION, HOUSING DISCRIMINATION, BECAUSE IT INTERFERES WITH THE RIGHT TO LIVE IN A DISCRIMINATION-FREE HOUSING ENVIRONMENT, WOULD THEN ALSO SERVE AS A CLAIM FOR	7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	BEING PROVIDED OR NOT. AND THEN FINALLY HOUSING PROVIDER MIGHT ALSO NEED TO DISCUSS A PARTICULAR DISABLED TENANT'S NEEDS WHEN WORKING WITH A CONTRACTOR TO RE-STRIPE A PARKING LOT OR ADJUST CURB CUTS. AND CONSENT IS OFTEN UNREASONABLY WITHHELD, SO IT WOULD BE HELPFUL IF THERE WERE SOME EXCEPTIONS WHERE IT'S REALLY ESSENTIAL FOR THE LANDLORD TO SHARE THAT INFORMATION WITH SOMEONE. THE NEXT COMMENT IS ON SECTION 11098.6 DEALING WITH RETALIATION. THIS IS A SITUATION, I THINK, WHERE SOME LAW FROM THE EMPLOYMENT CONTEXT IS BEING SHIFTED INTO THE HOUSING CONTEXT AND IT'S NOT REALLY APPROPRIATE. THIS SECTION GRASPS PARTS FROM THE HARRIS CASE INTO THE HOUSING PART OF FEHA WHICH HAS A PROHIBITION AGAINST EVICTION AND OTHER ACTIONS WHEN THE DOMINANT PURPOSE IS RETALIATION AGAINST A PERSON WHO HAS EXERCISED CERTAIN RIGHTS. HOWEVER, IN HARRIS THE CALIFORNIA SUPREME COURT
<ul> <li>9</li> <li>10</li> <li>11</li> <li>12</li> <li>13</li> <li>14</li> <li>15</li> <li>16</li> <li>17</li> <li>18</li> <li>19</li> <li>20</li> <li>21</li> <li>22</li> <li>23</li> </ul>	PERSON WHO IS THE VICTIM OF DISCRIMINATION WHEN THERE ARE PERFECTLY GOOD, UNRELATED REASONS TO EVICT THAT PERSON, SUCH AS IF THEY HAVEN'T BEEN PAYING RENT. SO I HAVE PROPOSED SOME LANGUAGE IN MY WRITTEN COMMENTS THAT WOULD ADDRESS THAT VERY NARROW ISSUE WHERE THERE ARE OTHER PROPER GROUNDS FOR EVICTION. MY NEXT COMMENT DEALS WITH SECTION 1109.85 ON HARASSMENT. MY FIRST CONCERN IS WITH SUBSECTION A WHICH STATES IN PART I THINK IT'S THE SECOND SENTENCE HARASSMENT INCLUDES CONDUCT THAT DEPRIVES OR INTERFERES WITH THE RIGHT TO LIVE IN A DISCRIMINATION-FREE HOUSING ENVIRONMENT. IT'S NOT LIKELY THE INTENT, BUT I READ THIS SECTION TO MEAN THAT ANY ALLEGATION, HOUSING DISCRIMINATION, BECAUSE IT INTERFERES WITH THE RIGHT TO LIVE IN A DISCRIMINATION-FREE HOUSING ENVIRONMENT, WOULD THEN ALSO SERVE AS A CLAIM FOR HARASSMENT. I DON'T THINK THAT IS REALLY THE INTENT, SO	7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	BEING PROVIDED OR NOT. AND THEN FINALLY HOUSING PROVIDER MIGHT ALSO NEED TO DISCUSS A PARTICULAR DISABLED TENANT'S NEEDS WHEN WORKING WITH A CONTRACTOR TO RE-STRIPE A PARKING LOT OR ADJUST CURB CUTS. AND CONSENT IS OFTEN UNREASONABLY WITHHELD, SO IT WOULD BE HELPFUL IF THERE WERE SOME EXCEPTIONS WHERE IT'S REALLY ESSENTIAL FOR THE LANDLORD TO SHARE THAT INFORMATION WITH SOMEONE. THE NEXT COMMENT IS ON SECTION 11098.6 DEALING WITH RETALIATION. THIS IS A SITUATION, I THINK, WHERE SOME LAW FROM THE EMPLOYMENT CONTEXT IS BEING SHIFTED INTO THE HOUSING CONTEXT AND IT'S NOT REALLY APPROPRIATE. THIS SECTION GRASPS PARTS FROM THE HARRIS CASE INTO THE HOUSING PART OF FEHA WHICH HAS A PROHIBITION AGAINST EVICTION AND OTHER ACTIONS WHEN THE DOMINANT PURPOSE IS RETALIATION AGAINST A PERSON WHO HAS EXERCISED CERTAIN RIGHTS. HOWEVER, IN HARRIS THE CALIFORNIA SUPREME COURT WAS INTERPRETING OF THE CAUSATION REQUIREMENT THAT
9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	PERSON WHO IS THE VICTIM OF DISCRIMINATION WHEN THERE ARE PERFECTLY GOOD, UNRELATED REASONS TO EVICT THAT PERSON, SUCH AS IF THEY HAVEN'T BEEN PAYING RENT. SO I HAVE PROPOSED SOME LANGUAGE IN MY WRITTEN COMMENTS THAT WOULD ADDRESS THAT VERY NARROW ISSUE WHERE THERE ARE OTHER PROPER GROUNDS FOR EVICTION. MY NEXT COMMENT DEALS WITH SECTION 1109.85 ON HARASSMENT. MY FIRST CONCERN IS WITH SUBSECTION A WHICH STATES IN PART I THINK IT'S THE SECOND SENTENCE HARASSMENT INCLUDES CONDUCT THAT DEPRIVES OR INTERFERES WITH THE RIGHT TO LIVE IN A DISCRIMINATION-FREE HOUSING ENVIRONMENT. IT'S NOT LIKELY THE INTENT, BUT I READ THIS SECTION TO MEAN THAT ANY ALLEGATION, HOUSING DISCRIMINATION, BECAUSE IT INTERFERES WITH THE RIGHT TO LIVE IN A DISCRIMINATION-FREE HOUSING ENVIRONMENT, WOULD THEN ALSO SERVE AS A CLAIM FOR HARASSMENT. I DON'T THINK THAT IS REALLY THE INTENT, SO SOME CLARIFICATION THERE WOULD BE HELPFUL.	7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	BEING PROVIDED OR NOT. AND THEN FINALLY HOUSING PROVIDER MIGHT ALSO NEED TO DISCUSS A PARTICULAR DISABLED TENANT'S NEEDS WHEN WORKING WITH A CONTRACTOR TO RE-STRIPE A PARKING LOT OR ADJUST CURB CUTS. AND CONSENT IS OFTEN UNREASONABLY WITHHELD, SO IT WOULD BE HELPFUL IF THERE WERE SOME EXCEPTIONS WHERE IT'S REALLY ESSENTIAL FOR THE LANDLORD TO SHARE THAT INFORMATION WITH SOMEONE. THE NEXT COMMENT IS ON SECTION 11098.6 DEALING WITH RETALIATION. THIS IS A SITUATION, I THINK, WHERE SOME LAW FROM THE EMPLOYMENT CONTEXT IS BEING SHIFTED INTO THE HOUSING CONTEXT AND IT'S NOT REALLY APPROPRIATE. THIS SECTION GRASPS PARTS FROM THE HARRIS CASE INTO THE HOUSING PART OF FEHA WHICH HAS A PROHIBITION AGAINST EVICTION AND OTHER ACTIONS WHEN THE DOMINANT PURPOSE IS RETALIATION AGAINST A PERSON WHO HAS EXERCISED CERTAIN RIGHTS. HOWEVER, IN HARRIS THE CALIFORNIA SUPREME COURT WAS INTERPRETING OF THE CAUSATION REQUIREMENT THAT APPLIES IN THE EMPLOYMENT CONTEXT. IT WASN'T

<sup>14 (</sup>Pages 50 to 53)

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1	REQUIREMENT THAT APPLIES IN HOUSING. IN FACT, IT	1	POINT OF THE INTERACTIVE PROCESS IS TO COME UP WITH
2	SPECIFICALLY DISTINGUISHES THE LANGUAGE IT WAS LOOKING AT	2	ALTERNATIVES. I THINK WE ALL AGREE ABOUT WHAT THE
3	IN EMPLOYMENT FROM THE TYPE OF REQUIREMENT THAT IS	3	PURPOSE IS. IT'S MORE OUR CONCERN IS MORE ABOUT
4	RELEVANT HERE. I HAVE A QUOTE. I DON'T KNOW WHAT PAGE	4	THE WORDS ARE USED DIFFERENTLY THAN IN THE HUD DOJ
5	OF THE CASE IT'S FROM. BUT THE QUOTE IS FROM	5	GUIDANCE AND AMONG PRACTITIONERS IN THIS AREA. SO WHAT I
6	HARRIS IS SECTION 1290 12940A DOES NOT SAY THAT	6	DID IN THE PROVISIONS THAT I HAVE PROVIDED IS DIVIDE THE
7	EMPLOYMENT ACTION MUST BE SOLELY BECAUSE, EXCLUSIVELY	7	LATER SECTION ON THE INTERACTIVE PROCESS INTO TWO PARTS.
8	BECAUSE OF, OR PREDOMINANTLY BECAUSE OF IMPROPER	8	ONE DEALING WITH A REQUEST OF VERIFICATION AND THEN
9	DISCRIMINATION. SO WHAT THEY WERE INTERPRETING IN THAT	9	ANOTHER PART DEALING WITH THE INTERACTIVE PROCESS. I'VE
10	CASE WAS NOT A PREDOMINANTLY BECAUSE OF A REQUIREMENT	10	ALSO PROPOSED REVISIONS TO THIS EARLIER SECTION 11098.26
11	LIKE WHAT WE NEED TO LOOK AT HERE. IN THE HOUSING	11	UNDER REASONABLE ACCOMMODATIONS SO THAT THOSE TWO THINGS
12	PROVISIONS OF FEHA THE LEGISLATURE SPECIFICALLY CHOSE TO	12	MATCH. ESSENTIALLY THERE WOULD BE THREE REASONS FOR
13	REQUIRE THAT DISCRIMINATORY MOTIVE TO BE THE DOMINANT	13	DENYING REASONABLE ACCOMMODATION. THE FIRST WOULD BE THE
14	PURPOSE TO PREDOMINATE. SO THAT SUGGESTS THAT THE	14	APPLICANT OR RESIDENT HAS FAILED TO PROVIDE VERIFICATION
15	UNLAWFUL DISCRIMINATION HAS TO BE THE MOST IMPORTANT OR	15	OF DISABILITY THAT IS NOT OBVIOUS WITHIN A REASONABLE
16	CONTROLLING REASON. THIS IS A STRONGER CAUSATION	16	TIME AFTER REQUEST BY THE HOUSING PROVIDER. THE SECOND
17	REQUIREMENT TO SHOW RETALIATION THAN IN THE EMPLOYMENT	17	REASON FOR DENIAL WOULD BE APPLICANT OR RESIDENT HAS
18	CONTEXT. IT'S NOT JUST A SUBSTANTIAL OR A CONTRIBUTING	18	FAILED TO PROVIDE VERIFICATION OF THE NEED FOR THE
19	FACTOR LIKE WHAT IS HERE IN THE PROPOSED REGULATION. OUR	19	ACCOMMODATION THAT IS NOT OBVIOUS WITHIN A REASONABLE
20	SUGGESTION TO ADDRESS THIS IS EITHER TO COME UP WITH A	20	TIME AFTER REQUEST BY THE HOUSING PROVIDER. AND THEN THE
21	DEFINITION FOR DOMINANT PURPOSE THAT REFLECTS THE	21	LAST REASON WOULD BE THE ORIGINAL ACCOMMODATION REQUESTED
	ORDINARY USAGE OF THOSE WORDS IN ENGLISH OR JUST TO		IS NOT REASONABLE AND THE INTERACTIVE PROCESS AS DEFINED
	STRIKE THE DEFINITION THAT IMPROPERLY REFERS TO THE	23	IN SECTION BLAH, BLAH, BLAH HAS FAILED TO RESULT IN
	LANGUAGE FROM HARRIS AND LEAVE IT TO THE COURTS IN THE	24	AN ALTERNATE REASONABLE ACCOMMODATION. THE NEXT COMMENT
25	FUTURE TO DECIDE WHAT "DOMINANT PURPOSE" ACTUALLY MEANS.	25	IS ON SECTION 11098.27 DEALING WITH ASSISTIVE ANIMALS.
	Page 54		Page 56
1	THAT'S IN MY WRITTEN COMMENTS, THE SPECIFIC PROVISIONS	1	THE FIRST CONCERN IS WITH THE PROPOSED LANGUAGE AND
2	FOR THAT. ALSO GOVERNMENT CODE 12955F STATES IN RELATION	2	SUBPART A WHICH REQUIRES THAT AN ANIMAL THAT IS KNOWN TO
3	TO ALL OF THIS THAT NOTHING HEREIN IS INTENDED TO CAUSE	3	BE A DIRECT THREAT MUST STILL BE ALLOWED IF THE THREAT
4	OR PERMIT THE DELAY OF AN UNLAWFUL DETAINER ACTION. THAT	4	CAN BE REDUCED OR ELIMINATED. OUR CONCERN IS THAT
5	IS PART OF THE LAW, BUT IT HASN'T BEEN INCORPORATED INTO	5	REDUCED IS NOT REALLY ENOUGH BECAUSE IT DOESN'T SAY HOW
6	THE PROPOSED REGULATION, SO WE REQUEST THAT THAT BE	6	MUCH IT NEEDS TO BE REDUCED. SO OUR SUGGESTION INSTEAD
7	REFLECTED IN THE REGULATION ALSO. MOVING ON, FINALLY MTO	7	WOULD BE TO SAY THAT THE THREAT HAS TO BE ELIMINATED OR
8	REASONABLE ACCOMMODATIONS. SECTION 11098.26, SUBPART B,	8	SUFFICIENTLY MITIGATED. THE SECOND COMMENT IS ON SUBPART
9	PROVIDES THE ONLY REASONS FOR WHICH A HOUSING PROVIDER	9	A3 WHICH PROVIDES THAT THE DETERMINATION OF A DIRECT
10	MAY DENY REQUESTED ACCOMMODATION AFTER ENGAGING IN THE	10	THREAT MUST BE BASED ON INDIVIDUALIZED ASSESSMENT OF
11	INTERACTIVE PROCESS. THE FIRST REASON IS THAT THE	11	OBJECTIVE EVIDENCE. WE REQUEST HERE THAT THE COUNCIL
12	APPLICANT OR RESIDENT IS NOT A PERSON WITH A DISABILITY.	12	PROVIDE EXAMPLES OF WHAT WOULD BE SUFFICIENT EVIDENCE OR
13	IF THE PERSON IS NOT DISABLED; HOWEVER, THEN THERE IS NO	13	WHAT WOULDN'T, WHAT KIND OF THINGS CAN LANDLORDS LOOK TO.
14	DUTY TO ENGAGE IN THE INTERACTIVE PROCESS. ONE OF THE	14	YOU KNOW, BAD REFERENCES FOR THE DOG FROM A PRIOR
15	MAIN ISSUES THAT C.A. HAS WITH THE STRUCTURE OF	15	LANDLORD, REFERENCES FROM A VETERINARIAN. AND DOES THE
16	REGULATIONS RATHER THAN THE CONTENT IS THE USE OF THE	16	LANDLORD REALLY HAVE A RIGHT TO ASK FOR THAT INFORMATION
17	TERM "INTERACTIVE PROCESS." I'LL TALK ABOUT THAT MORE IN	17	OR IS THE ANIMAL ASSUMED TO NOT POSE A DIRECT THREAT
18	A MINUTE, BUT BASICALLY WE VIEW THE REQUEST AND	18	UNTIL SOMETHING HAPPENS? CAN A LANDLORD AFFIRMATIVELY
19	VERIFICATION SEGMENT AS SOMETHING THAT OCCURS BEFORE THE	19	SEEK THIS INFORMATION? AND THEN, YOU KNOW, DENY IF IF
20	INTERACTIVE PROCESS. AND THE INTERACTIVE PROCESS IS WHAT	20	IT'S NOT A PROVIDED. THE NEXT CONCERN IS WITH SUBPART B
21	HAPPENS WHEN THE LANDLORD IS READY TO SAY, NO, WHAT	21	WHICH MAKES THE DISABLED PERSON LIABLE FOR DAMAGE BEYOND
22	YOU'VE ASKED FOR IS NOT REASONABLE. YES, YOU ARE	22	REASONABLE WEAR AND TEAR CAUSED BY THE ANIMAL TO THE
23	DISABLED, YES, YOU NEED THIS ACCOMMODATION, BUT FOR ONE	23	DWELLING UNIT OR COMMON AREAS. THERE ARE TWO SUGGESTIONS
24	OF THE REASONS PROVIDED BY LAW IT'S NOT REASONABLE.	24	HERE. ONE IS THAT, RATHER THAN "REASONABLE WEAR AND
25			
1	THAT'S WHEN THE INTERACTIVE PROCESS STARTS BECAUSE THE	25	TEAR," IT SHOULD REFER TO "ORDINARY WEAR AND TEAR." Page 57

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1	THAT'S THE LANGUAGE IN THE CIVIL CODE RELATING TO THE	1	THAT'S REALLY A MORE PRACTICAL CONSIDERATION ABOUT HOW
2	DISPOSITION OF THE TENANT'S SECURITY DEPOSIT. THERE ARE	2	YOU ACTUALLY DO THIS. SUBPART G WAS TALKED ABOUT
3	ENOUGH ARGUMENTS ABOUT WHAT IS ORDINARY WEAR AND TEAR	3	ALREADY, ABOUT REQUIRING THE QUALIFIED HEALTHCARE
4	WITHOUT BRINGING A WHOLE OTHER WORD INTO IT. ALTHOUGH	4	PROVIDER TO HAVE SPECIFIC KNOWLEDGE OF THE PATIENT'S
5	"REASONABLE" MIGHT BE A BETTER WORD, WE ARE ALREADY STUCK	5	MEDICAL CONDITION BASED ON ASSESSMENT AND NOT OPERATE
6	WITH "ORDINARY." AND THEN THE SECOND SUGGESTION IS THAT	6	PRIMARILY TO PROVIDE CERTIFICATIONS FOR ASSISTIVE
7	THE SCOPE OF THE AREA WHERE THE ANIMAL MIGHT CAUSE DAMAGE	7	ANIMALS. THIS SECTION IS EXTREMELY HELPFUL TO OUR
8	REFER TO THE PREMISES RATHER THAN THE DWELLING UNIT OR	8	MEMBERS. WE GET A LOT OF CALLS FROM MEMBERS ON OUR HELP
9	COMMON AREAS. THAT ANIMAL MIGHT GO INTO SOMEONE ELSE'S	9	LINE ABOUT TENANTS WHO HAVE A CERTIFICATION FROM THE
10	APARTMENT AND CAUSE DAMAGE. IT MIGHT GO INTO AREAS OF	10	INTERNET. AND WE REQUEST THAT THIS SECTION ALSO BE
11	THE PROPERTY THAT ARE NOT COMMON AREAS THAT ARE	11	INCORPORATED INTO THE LATER, BROADER SECTION ON PROOF OF
12	SUPPOSEDLY ONLY ACCESSIBLE TO MAINTENANCE WORKERS. COULD	12	DISABILITY SO THAT IT APPLIES TO ALL REQUESTS FOR
13	BE A STORAGE CLOSET. THERE SHOULD BE LIABILITY FOR ANY	13	ACCOMMODATIONS, NOT JUST THOSE FOR ANIMALS. I THINK THE
14	DAMAGE THAT THE ANIMAL DOES ON THE PROPERTY NOT LIMITED	14	BIGGEST OTHER AREA OF ABUSE WITH THOSE INTERNET
15	TO THESE AREAS. THEN IN SUBPART D, THE POSITION OF	15	CERTIFICATES IS PROBABLY IN THE MEDICAL MARIJUANA
16	REASONABLE CONDITIONS ON THE CONDUCT OF THAT ANIMAL AND	16	CONTEXT. I WAS AT A FAIR HOUSING CONFERENCE A FEW YEARS
17	THEIR OWNER. IT WOULD BE HELPFUL FOR THE COUNCIL TO	17	AGO BEFORE CALIFORNIA LEGALIZED MARIJUANA AND THERE WERE
18	DESCRIBE HOW THE OWNER CAN IMPOSE AND ENFORCE THOSE	18	PEOPLE TALKING ABOUT BUILDINGS WHERE THEY WORK WITH THE
19	RULES. C.A. HAS A FORM THAT IS USED, AN ADDENDUM. A LOT	19	TENANTS WHERE ALL OF THE TENANTS HAD AN ASSISTIVE ANIMAL
20	OF OUR MEMBERS HAVE THEIR OWN FORMS LIKE THAT THAT THEY	20	AND THEY ALL HAD A MEDICAL MARIJUANA PRESCRIPTION AND ALL
21	ATTACH TO THE LEASE SO THAT THEY BE ENFORCEABLE AS PART	21	OF THOSE WERE FROM THE SAME PROVIDER. SO THAT IS
22	OF THAT CONTRACT. THE PROBLEM IS THAT OFTEN THE TENANTS	22	PROBABLY SOMETHING WE WANT TO AVOID. I CAN SEE I
23	WILL REFUSE TO SIGN THE DOCUMENT THAT OUTLINES THE	23	HAVEN'T HEARD IT BE AN ISSUE, BUT THE OTHER MOST COMMON
24	RESPONSIBILITIES WITH RESPECT TO THE ANIMAL. SO OUR	24	REQUEST FOR AN ACCOMMODATION THAT WE'RE SEEING IS, YOU
25	QUESTION IS, WELL, IF THE RULES ARE REASONABLE, CAN THEY	25	KNOW, FOR THE LIVE-IN CAREGIVERS. AND I CAN SEE HOW
	Page 58		Page 60
1	DE ENFORCED EVEN IE THE TEMANE HACKIE CICKED IT? CAN THE	1	
1	BE ENFORCED EVEN IF THE TENANT HASN'T SIGNED IT? CAN THE	1	THERE CAN BE ABUSE OF CERTIFICATION OF THAT TOO. THE
2	ACCOMMODATION BE CONDITIONED ON COMPLIANCE WITH THE	2	NEXT SECTION IS THE ONE DEALING WITH UNDUE HARDSHIP,
	ACCOMMODATION BE CONDITIONED ON COMPLIANCE WITH THE REASONABLE RULE? AS LONG AS THEY HAVE THEIR DOG, THEY	2 3	NEXT SECTION IS THE ONE DEALING WITH UNDUE HARDSHIP, 11098.28, AND WHAT MAKES AN ACCOMMODATION UNREASONABLE.
2 3 4	ACCOMMODATION BE CONDITIONED ON COMPLIANCE WITH THE REASONABLE RULE? AS LONG AS THEY HAVE THEIR DOG, THEY HAVE TO FOLLOW THEM WHETHER THEY, YOU KNOW, PUT THEIR	2 3 4	NEXT SECTION IS THE ONE DEALING WITH UNDUE HARDSHIP, 11098.28, AND WHAT MAKES AN ACCOMMODATION UNREASONABLE. THE CONCERN HERE IS THE USE OF DIFFERENT TERMINOLOGY THAN
2 3 4 5	ACCOMMODATION BE CONDITIONED ON COMPLIANCE WITH THE REASONABLE RULE? AS LONG AS THEY HAVE THEIR DOG, THEY HAVE TO FOLLOW THEM WHETHER THEY, YOU KNOW, PUT THEIR INITIALS ON IT OR NOT. AND MY WRITTEN COMMENTS DO HAVE	2 3 4 5	NEXT SECTION IS THE ONE DEALING WITH UNDUE HARDSHIP, 11098.28, AND WHAT MAKES AN ACCOMMODATION UNREASONABLE. THE CONCERN HERE IS THE USE OF DIFFERENT TERMINOLOGY THAN THE HUD DOJ STATEMENT. HUD TALKS ABOUT AN UNDUE
2 3 4 5 6	ACCOMMODATION BE CONDITIONED ON COMPLIANCE WITH THE REASONABLE RULE? AS LONG AS THEY HAVE THEIR DOG, THEY HAVE TO FOLLOW THEM WHETHER THEY, YOU KNOW, PUT THEIR INITIALS ON IT OR NOT. AND MY WRITTEN COMMENTS DO HAVE SOME PROPOSED LANGUAGE FOR THAT. ANOTHER BIG ISSUE FOR A	2 3 4 5 6	NEXT SECTION IS THE ONE DEALING WITH UNDUE HARDSHIP, 11098.28, AND WHAT MAKES AN ACCOMMODATION UNREASONABLE. THE CONCERN HERE IS THE USE OF DIFFERENT TERMINOLOGY THAN THE HUD DOJ STATEMENT. HUD TALKS ABOUT AN UNDUE FINANCIAL OR ADMINISTRATIVE BURDEN OR FUNDAMENTAL
2 3 4 5 6 7	ACCOMMODATION BE CONDITIONED ON COMPLIANCE WITH THE REASONABLE RULE? AS LONG AS THEY HAVE THEIR DOG, THEY HAVE TO FOLLOW THEM WHETHER THEY, YOU KNOW, PUT THEIR INITIALS ON IT OR NOT. AND MY WRITTEN COMMENTS DO HAVE SOME PROPOSED LANGUAGE FOR THAT. ANOTHER BIG ISSUE FOR A LOT OF THE ATTORNEYS THAT I'VE TALKED TO IN PREPARING	2 3 4 5 6 7	NEXT SECTION IS THE ONE DEALING WITH UNDUE HARDSHIP, 11098.28, AND WHAT MAKES AN ACCOMMODATION UNREASONABLE. THE CONCERN HERE IS THE USE OF DIFFERENT TERMINOLOGY THAN THE HUD DOJ STATEMENT. HUD TALKS ABOUT AN UNDUE FINANCIAL OR ADMINISTRATIVE BURDEN OR FUNDAMENTAL ALTERATION OF THE HOUSING PROGRAM. BY CONTRAST THE
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16 (Pages 58 to 61)

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1	THREAT, FOR EXAMPLE, DOESN'T APPLY ONLY TO ANIMALS IN THE	1	BE HEARD AS WELL. C.A.R. HAS SUBMITTED A LETTER WITH
2	HUD DOJ STATEMENT. ONE OF THE EXAMPLES THEY GIVE IS	2	COMMENTS ON THE REGULATIONS. I AM GOING TO BASICALLY
3	ABOUT A TENANT BRANDISHING A BAT AND THAT BEING A	3	ELABORATE AND EXPAND BRIEFLY ON THOSE. CERTAIN POINTS
4	VIOLATION OF THE PROPERTY'S NO-THREATS POLICY. AND IN	4	THAT I WAS GOING TO MAKE HAVE ALREADY BEEN MADE BY KELLY
5	THAT INSTANCE THE TENANT IS GIVEN A CHANCE TO GO BACK ON	5	RICHARDSON AND I'M NOT GOING TO JUST GO OVER THOSE AGAIN
6	THEIR MEDICATION AND STOP WAVING THE BAT AROUND, BUT IT	6	SINCE YOU'VE HEARD THEM. SO I WILL BE DELETING THOSE
7	JUST SHOWS THAT DIRECT THREAT IS NOT JUST AN ISSUE FOR	7	FROM MY COMMENTS. SO I'M LEANING RIGHT INTO IT. FIRST
8	ANIMALS. THE NEXT COMMENTS ARE ON SELECT SECTIONS,	8	THING I'M GOING TO DISCUSS IS REGARDING PROOF OF
9	11098.29, DEALING WITH THE INTERACTIVE PROCESS. I TALKED	9	DISABILITY AND SPECIFICALLY SECTION 11098.30. THE HUD
10	ALREADY ABOUT OUR MAIN ISSUE WITH THE USE OF THIS TERM	10	AND DOJ LETTERS' INTERPRETATION BOTH ALLOW HOUSING
11	AND THE NEED TO SEPARATE THE PROCESS OF DETERMINING THE	11	PROVIDER TO ASK FOR RELIABLE DOCUMENTATION OF A
12	DISABILITY OF THE NEED FOR ACCOMMODATION FROM THE	12	DISABILITY. WE WOULD REQUEST THAT THE WORD "RELIABLE" BE
13	INTERACTIVE PROCESS WHICH IS ABOUT COMING UP WITH	13	ADDED TO LINE 2 OF 11098.30B INSTEAD OF JUST THE WORD
14	ALTERNATIVES IF THE HOUSING PROVIDER'S INITIAL	14	"DOCUMENTATION." WHILE THAT MAY SEEM LIKE A MINOR
15		15	CHANGE, WE BELIEVE THAT THAT WOULD HELP TO MAKE IT CLEAR
16	DO AGREE WITH THE COUNCIL'S PROVISIONS SUBPART D THAT ALL		THAT SUCH DOCUMENTATION DOES NEED TO BE RELIABLE, NOT
17	PARTIES HAVE TO MAKE REASONABLE EFFORTS TO PARTICIPATE IN	17	JUST ANY DOCUMENTATION SUFFICES. FURTHERMORE, WE BELIEVE
18	GOOD FAITH. IT WOULD BE HELPFUL IF THE REGULATION WOULD	18	AND REQUEST THAT A PARAGRAPH SHOULD BE ADDED TO THIS
19	STATE WHEN HOUSING PROVIDER'S DUTY TO ENGAGE IN THE	19	SECTION TO CITE THOSE TYPES OF PROOFS WHICH ON THEIR OWN
20	INTERACTIVE PROCESS ENDS DUE TO THE APPLICANT'S OR	20	DO NOT PROVIDE RELIABLE DOCUMENTATION. AND THIS WOULD BE
21	RESIDENT'S NONPARTICIPATION AND WHEN EARLIER IN THE	21	CONSISTENT WITH THE DFEH'S SETTLEMENT WITH THE IRVINE
22	CONTEXT OF VERIFICATION AN OWNER CAN DENY THE REQUEST DUE	22	COMPANY. A SECTION COULD BE ADDED. PAGE 27 OF THAT
23	TO NONCOMMUNICATION OR EXTREME DELAY IN PROVIDING	23	SETTLEMENT THAT SETTLEMENT AGREEMENT, I BELIEVE, WAS
24	SUFFICIENT VERIFICATION BY THE APPLICANT OR RESIDENT,	24	
	PARTICULARLY IF WE'RE TALKING ABOUT SOMEBODY APPLYING FOR	25	
	Page 62		Page 64
	rage 02		Iage 04
1	HOUSING AND THEY HAVEN'T MOVED IN YET. THIS CAN BE A BIG	1	VERIFICATIONS WHICH IN AND OF THEMSELVES ARE NOT
2	ISSUE. SO WHAT'S IN MY LONGER COMMENTS ARE A REWRITE OF	2	SUFFICIENT. AND WE BELIEVE SETTING THAT OUT WOULD BE A
3	THE SECTION BREAKING IT INTO TWO PARTS. ONE WHICH DEALS	3	BENEFIT. THE BENEFIT OF SUCH CLARITY FROM HOUSING
4			
	WITH THE REQUEST FOR THE ACCOMMODATION AND VERIFICATION,	4	PROVIDERS IS OBVIOUS. WHEN THEY GET THESE TYPES OF
5	WITH THE REQUEST FOR THE ACCOMMODATION AND VERIFICATION, IF IT'S NECESSARY. AND THEN A SECOND PART DEALING WITH	4	PROVIDERS IS OBVIOUS. WHEN THEY GET THESE TYPES OF
5 6	IF IT'S NECESSARY. AND THEN A SECOND PART DEALING WITH		PROVIDERS IS OBVIOUS. WHEN THEY GET THESE TYPES OF THINGS THEY CAN KNOW THAT THIS IS NOT ADEQUATE
	-	5	PROVIDERS IS OBVIOUS. WHEN THEY GET THESE TYPES OF THINGS THEY CAN KNOW THAT THIS IS NOT ADEQUATE DOCUMENTATION. IT'S ALSO BENEFICIAL FOR THOSE WHO ARE
6	IF IT'S NECESSARY. AND THEN A SECOND PART DEALING WITH THE INTERACTIVE PROCESS. I'M NOT GOING TO READ IT BECAUSE IT'S LONG AND BORING. THE LAST COMMENTS WE HAVE	5 6	PROVIDERS IS OBVIOUS. WHEN THEY GET THESE TYPES OF THINGS THEY CAN KNOW THAT THIS IS NOT ADEQUATE DOCUMENTATION. IT'S ALSO BENEFICIAL FOR THOSE WHO ARE DISABLED OR FOR ADVOCATES FOR THE DISABLED BECAUSE WE ARE
6 7	IF IT'S NECESSARY. AND THEN A SECOND PART DEALING WITH THE INTERACTIVE PROCESS. I'M NOT GOING TO READ IT BECAUSE IT'S LONG AND BORING. THE LAST COMMENTS WE HAVE ARE ON THE SECTION DEALING WITH PROOF OF DISABILITY.	5 6 7	PROVIDERS IS OBVIOUS. WHEN THEY GET THESE TYPES OF THINGS THEY CAN KNOW THAT THIS IS NOT ADEQUATE DOCUMENTATION. IT'S ALSO BENEFICIAL FOR THOSE WHO ARE DISABLED OR FOR ADVOCATES FOR THE DISABLED BECAUSE WE ARE AWARE THERE ARE PEOPLE OUT THERE WHO MIGHT JUST THINK,
6 7 8	IF IT'S NECESSARY. AND THEN A SECOND PART DEALING WITH THE INTERACTIVE PROCESS. I'M NOT GOING TO READ IT BECAUSE IT'S LONG AND BORING. THE LAST COMMENTS WE HAVE	5 6 7 8	PROVIDERS IS OBVIOUS. WHEN THEY GET THESE TYPES OF THINGS THEY CAN KNOW THAT THIS IS NOT ADEQUATE DOCUMENTATION. IT'S ALSO BENEFICIAL FOR THOSE WHO ARE DISABLED OR FOR ADVOCATES FOR THE DISABLED BECAUSE WE ARE
6 7 8 9 10	IF IT'S NECESSARY. AND THEN A SECOND PART DEALING WITH THE INTERACTIVE PROCESS. I'M NOT GOING TO READ IT BECAUSE IT'S LONG AND BORING. THE LAST COMMENTS WE HAVE ARE ON THE SECTION DEALING WITH PROOF OF DISABILITY. THERE ARE A NUMBER OF REMARKS IN MY WRITTEN COMMENTS	5 6 7 8 9 10	PROVIDERS IS OBVIOUS. WHEN THEY GET THESE TYPES OF THINGS THEY CAN KNOW THAT THIS IS NOT ADEQUATE DOCUMENTATION. IT'S ALSO BENEFICIAL FOR THOSE WHO ARE DISABLED OR FOR ADVOCATES FOR THE DISABLED BECAUSE WE ARE AWARE THERE ARE PEOPLE OUT THERE WHO MIGHT JUST THINK, "WELL, I WILL GO AND GET ONE OF THOSE AND THEN I'M GOOD."
6 7 8 9 10 11	IF IT'S NECESSARY. AND THEN A SECOND PART DEALING WITH THE INTERACTIVE PROCESS. I'M NOT GOING TO READ IT BECAUSE IT'S LONG AND BORING. THE LAST COMMENTS WE HAVE ARE ON THE SECTION DEALING WITH PROOF OF DISABILITY. THERE ARE A NUMBER OF REMARKS IN MY WRITTEN COMMENTS CLARIFYING THINGS, STRIKING THE REFERENCE TO	5 6 7 8 9 10 11	PROVIDERS IS OBVIOUS. WHEN THEY GET THESE TYPES OF THINGS THEY CAN KNOW THAT THIS IS NOT ADEQUATE DOCUMENTATION. IT'S ALSO BENEFICIAL FOR THOSE WHO ARE DISABLED OR FOR ADVOCATES FOR THE DISABLED BECAUSE WE ARE AWARE THERE ARE PEOPLE OUT THERE WHO MIGHT JUST THINK, "WELL, I WILL GO AND GET ONE OF THOSE AND THEN I'M GOOD." CONSISTENT WITH THE NEED FOR CLARITY AS TO WHAT IS
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		1	
1	THROUGH ONLINE OR OTHER METHODS TO FIND OUT VERIFY	1	WAY THEY SHOULD GO. 11098.27A WITH RESPECT TO DIRECT
2	WHETHER SOMEBODY IS, IN FACT, A DOCTOR OR ARE AWARE OF	2	THREAT ANALYSIS, WE WOULD REQUEST THAT THE COUNCIL
3	WHAT THIS ENTITY IS. THAT COULD BE EXTREMELY DIFFICULT	3	CONSIDER ADDING AFTER THE WORD "IF" IN THE FIRST
4	WITH FOREIGN SOURCES, SO WE WOULD SAY THAT DECIDING	4	SENTENCE THE SECOND "IF," NOT THE FIRST "IF" THAT
5	INCLUDING OUT OF COUNTRY IS HIGHLY PROBLEMATIC. AGAIN,	5	THEY ADD THE LINE THAT IF THE HOUSING PROVIDER HAS A
6	THE SECOND PART OF THAT WOULD BE ALSO PUTTING A BURDEN ON	6	REASONABLE BELIEF THAT THE ANIMAL AND THEN THE
7	THE HOUSING PROVIDER TO EVALUATE THESE VARIOUS MEDICAL	7	VARIOUS THE REASON FOR THAT IS A REASONABLE BELIEF
8	PROFESSIONALS, WHICH AGAIN IS VERY PROBLEMATIC. SECTION	8	STANDARD WAS ADOPTED BY THE 10TH CIRCUIT IN AN EMPLOYMENT
9	11098.29B BORROWS EXTENSIVELY FROM QUESTION 12 OF 10 OF	9	CONTEXT FOR DIRECT THREAT ANALYSIS. I RECOGNIZE THE 10TH
10	2004 HUD DOJ GUIDANCE. HOWEVER, IT OMITS A VERY HELPFUL	10	CIRCUIT DOES NOT HAVE WE ARE IN THE 9TH CIRCUIT.
11	AND CLEAR STATEMENT IN THAT GUIDANCE THAT SAYS AN	11	HOWEVER, WE BELIEVE THAT DOES PROVIDE SOME GUIDANCE.
12	APPLICANT OR RESIDENT IS NOT ENTITLED TO RECEIVE A	12	THAT WAS AGAIN AN EMPLOYMENT CONTEXT. HOWEVER, THE COURT
13	REASONABLE ACCOMMODATION UNLESS SHE REQUESTS ONE. WE	13	DID SAY THAT THE STANDARD THAT THE EMPLOYER HAS FOR
14	THINK THAT THAT CLEAR STATEMENT SHOULD BE PUT INTO PART A	14	ASSESSING DIRECT THREAT FOR AN EMPLOYEE WAS A REASONABLE
15	OR PART B AS IT MAKES IT VERY CLEAR THAT ONUS IS ON THE	15	BELIEF. AND THAT CASE WAS EEOC VS. BEVERAGE DISTRIBUTORS
16	TENANT TO BASICALLY REQUEST A REASONABLE ACCOMMODATION TO	16	COMPANY, LLC, 10TH CIRCUIT, 2015, DOCKET NO. 14-1012. SO
17	GET THE PROCESS IN MOTION. WE UNDERSTAND THAT THE	17	THAT BASICALLY COVERS IT. AGAIN, SOME OTHER POINTS WERE
18	SECTION GOES INTO HOW THAT REQUEST CAN BE MADE AND THAT	18	COVERED EARLIER. I JUST WANTED TO EXPLAIN THAT A LARGE
19	THERE IS MANY WAYS THAT THE REQUEST CAN BE MADE, BUT WE	19	PART OF OUR REQUEST FOR CLARITY IS IN OUR ASSOCIATION I
20	THINK ADDITIONAL CLARITY WHICH IS IN THE HUD GUIDANCE,	20	THINK THERE IS A PERCEPTION OFTEN OF HOUSING PROVIDERS
21	THAT THEY'RE NOT ENTITLED TO RECEIVE REASONABLE	21	BEING THESE LARGE HOUSING PROVIDERS, KIND OF LIKE THE
22	ACCOMMODATION UNTIL IT'S REQUESTED, WOULD BE HELPFUL.	22	IRVINE COMPANY. MANY REALTORS REPRESENT CLIENTS WHO
23	ALSO, WE REQUEST LANGUAGE IN 11098.27 THAT A TENANT	23	ARE MAYBE THEY'LL OWN ONE PROPERTY OR THEY WANT TO BUY
24	SHOULD BE REQUIRED TO INFORM THE LANDLORD OF THE NEED FOR	24	A RENTAL PROPERTY TO DEVELOP WELL. ALSO, OUR PROPERTY
25	A SERVICE ANIMAL AS SOON AS THEY KNOW THAT THEY NEED ONE,	25	MANAGERS OFTEN WILL MANAGE MANY SINGLE-FAMILY HOMES.
	Page 66		Page 68
	iuge oo		i uge oo
1	WHICH COULD BE DURING THE PERIOD OF TIME OF THE	1	THESE ARE SMALL OFTEN SMALL PROPERTY OWNERS WHO CAN'T
2	APPLICATION FOR THE TENANCY. AGAIN, THE BENEFITS OF THAT	2	AFFORD TO GET AN ATTORNEY EVERY TIME THERE IS A REQUEST
3	LANGUAGE THAT WOULD ALLOW THE OWNER TO ADDRESS	3	FOR AN ACCOMMODATION. THEREFORE, CLARITY OF RULES IS
4	POTENTIAL ISSUES AS SOON AS POSSIBLE AND ALLOW THE	4	EXTREMELY IMPORTANT FOR OUR PROPERTY MANAGERS. THESE ARE
5	INTERACTIVE PROCESS TO BEGIN QUICKLY. WITH RESPECT TO	5	NOT BIG ENTITIES WHO, AGAIN, CAN AFFORD TO GO TO AN
6	11098.28A5, COMPETING DISABILITY, WE ARE HAPPY THAT THE	6	ATTORNEY ANYTIME THINGS GET TRICKY OR COMPLICATED. AS WE
7	COUNCIL IS RECOGNIZING THE ISSUE OF COMPETING DISABILITY.	7	HEARD EARLIER, THERE ARE A LOT OF UNUSUAL SITUATIONS THAT
8	HOWEVER, WE, ONCE AGAIN, REQUEST THAT THIS BE CLARIFIED	8	ARE BEING PRESENTED OUT THERE. THE MORE THE GUIDANCE CAN
9	TO STATE THAT WHEN IT IS NOT POSSIBLE TO ACCOMMODATE THE	9	BE CLEAR, THE PEOPLE CAN JUST ACT ON IT. THAT IS HELPFUL
10	NEEDS OF TWO DISABLED TENANTS, THAT THERE SHOULD BE SOME	10	FOR EVERYBODY. THANK YOU.
11	RULES OR GUIDANCE AS TO BASICALLY HOW A HOUSING PROVIDER	11	MS. SCHUR: THANK YOU.
12	CAN MAKE THAT DECISION. ONE SUGGESTION, WHICH HAS BEEN	12	MS. POWERS: JANET POWERS AGAIN. I DON'T WANT
13	PREVIOUSLY MADE, IS THAT WOULD BE THE LET'S TAKE THE	13	TO BELABOR THIS ANY LONGER. I AM SURE YOU ARE ALL
14	EXAMPLE OF SOMEBODY WHO IS LIVING TWO TENANTS ON THE	14	STARVING AND CAN'T WAIT TO GO TO LUNCH. THANK YOU FOR
15	PROPERTY. ONE TENANT HAS I DON'T WANT TO LET'S	15	THE OPPORTUNITY TO HAVE BEEN ABLE TO COME TO YOU TODAY
16	SEE, I'LL PICK THE EXTREME OR ABSURD EXAMPLE. ONE TENANT	16	AND TALK ABOUT COMMON INTEREST DEVELOPMENTS AND COMMUNITY
17	PERHAPS HAS EXTREME ALLERGY TO PEANUTS AND THE OTHER	17	ASSOCIATIONS. KELLY AND I HAVE KIND OF REALIZED THAT WE
18	TENANT SAYS, "WELL, I MUST HAVE PEANUTS AROUND ALL THE	18	WOULD PROBABLY BE REMISS IF WE DIDN'T OFFER OURSELVES AS
19	TIME." WE HAVE HOW DO WE HOW DOES THE HOUSING	19	A RESOURCE TO STAFF. FEEL FREE TO CONTACT EITHER ONE OF
20	PROVIDER MAKE A DECISION WHICH WON'T EXPOSE THEM TO	20	US. I HAVE SUBMITTED EXTENSIVE COMMENTS AND INFORMATION
21	LIABILITY? WE SUGGEST IT SHOULD BE THE FIRST IN TIME	21	IN WRITING PREVIOUSLY, SO YOU HAVE MY CONTACT INFORMATION
22	TENANT. WHOEVER WAS THERE FIRST SHOULD GET SOME	22	AND YOU KNOW HOW TO REACH KELLY. IF STAFF HAS ANY
23	PRIORITY, BUT THAT SOME CLARITY SHOULD BE ADDED TO THAT	23	QUESTION ABOUT COMMON INTEREST DEVELOPMENTS OR ANY OTHER
24	AREA. WE DO HAVE HOUSING PROVIDERS WHO GET COMPETING	24	ISSUES RELATING TO ASSOCIATIONS THAT WE CAN ASSIST YOU
25	DISABILITY ISSUES AND IT'S HARD FOR THEM TO DISCERN WHICH	25	WITH, WE'RE HAPPY TO DO THAT. THANK YOU.
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18 (Pages 66 to 69)

1 2 3	MR. MANDELBAUM: ANYONE ELSE WISHING TO MAKE AN ANNOUNCEMENT IN THE PUBLIC HEARING FOR HOUSING REGULATIONS? SEEING NONE, ANY EMAILS THAT WERE REQUESTED	
4	TO BE READ? HEARING NONE, WE THANK YOU FOR PROVIDING	
5	PUBLIC COMMENTS REGARDING THE ISSUANCE OF THE PROPOSED	
6	FEHA HOUSING REGULATIONS. WE WILL ACCEPT WRITTEN	
7	COMMENTS ON THE PROPOSED REGULATIONS UNTIL 5:00 P.M.	
8 9	TODAY, JANUARY 10TH. WITH THAT THE HEARING PORTION OF THIS MEETING IS ADJOURNED. SO WE ARE OFF THE RECORD.	
10	(PROCEEDINGS CONCLUDED.)	
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1	REPORTER'S CERTIFICATE	
2		
	STATE OF CALIFORNIA )	
2 3	STATE OF CALIFORNIA ) )SS.	
2 3 4	STATE OF CALIFORNIA )	
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