

City Lights Citizen SRO Advisory Committee Meeting Minutes June 1, 2006

Meeting Called to Order: Meeting called to order at 4:10 P.M.

Members Present: Paul Andresen, Glenna Axe, Sunbie Harrell, Carolyn Johnson

Members Absent: William Mc Garvey III

Staff Present: Sylvia M. Chavez, Housing Programs Assistant
Steve Alvarado, HCD Inspector
Kim Husereau, Clerical Assistant III

Project Management: Eric Miller, On-Site Manager, Fullerton City Lights SRO
Lisa Stern, Assistant Manager, Fullerton City Lights SRO
Katherine Conrad, Regional Manager, Solari Enterprises

A. Roll Call

Vice Chairman Andresen called the meeting to order, conducted a brief roll call and confirmed that a quorum was present.

B. Approval of Minutes

Vice Chairman Andresen confirmed that all members had received and reviewed the May 4, 2006 Minutes and made a MOTION to APPROVE the Minutes as written. The MOTION was SECONDED by Member Harrell, and CARRIED unanimously by the Members present to APPROVE the Minutes of May 4, 2006.

C. Discussion Of Work Program/Activities

1. Report on Quarterly Inspections / City Staff Report

HCD Inspector Steve Alvarado provided a recap of the observations he made during his re-inspection of the SRO conducted on May 24 and 26, 2006. Inspector Alvarado stated that approximately 90% of the items called out in his inspection of April 17-20, 2006 have been corrected. All life-safety issues have been addressed. In his opinion the building is in overall good condition. He noted that the majority of the non-functioning heating units have been repaired; with the exception of four. All drywall repairs have been completed and inspected. Mr. Alvarado suggested that an effort to make minor repairs in the most professional manner possible will best sustain long term use. He shared an example by providing a photograph of a cracked housing and suggested that this type of damage is a typical wear and tear issue for the heater units. He remarked that this may be most effectively resolved through the use of a sheet metal strip rather than patching plastic stripping.

Inspector Alvarado remarked that he is concerned about the length of time it took to complete drywall repairs needed in units where heaters were replaced. He reiterated that open walls present a fire hazard due to the manner in which the building firewalls are designed. He expressed his desire for future heater installations to be handled more expediently. Ms. Conrad assured him that future installations will be overseen more closely.

A final inspection date of June 8, 2006 is established to confirm that all remaining open items are resolved. Mr. Miller confirmed that work is underway and scheduled for completion prior to June 8, 2006. He also noted that new Maintenance Staff is now on site.

Mr. Alvarado stated that housekeeping issues that are present in several units are being addressed by on-site management to the extent that the law allows; adding that in at least one case the tenant is incarcerated at this time.

Q: Will the unit be held until the tenant is released from jail?

A: Ms. Conrad responded that the law prescribes specific measures to be followed in order to safeguard the possessions of a tenant and allow the management to legally regain control of the unit. These regulations will be followed in order to establish a lawful eviction after which time the unit can be recovered by management and prepared for another tenant.

Vice Chairman Andresen then re-directed the Committee to determine the dates for their upcoming semi-annual inspection in July, 2006. The Members established that inspections will be conducted on July 12-14. The Members each agreed to complete an inspection report that will be provided to Inspector Alvarado to facilitate his follow-up.

2. Emergency Responses

The Police Department responded to six calls for assistance during the month of May, with one report taken. The volume and type of calls do not indicate a marked increase over prior history.

3. Discussion

Ms. Conrad expressed her satisfaction with improvements that have been accomplished by the current on-site management team. She noted that she has personally observed a positive response from the resident community at the SRO.

Q: What is the current vacancy rate?

A: Mr. Miller responded that the occupancy is currently 95%. There are seven vacancies. Five of these have applicants are currently in process and the remaining two vacancies will be addressed once these initial applicants have been placed.

Q: What has occurred with the tenant that became eligible for Section 8 and requested to remain in his unit?

A: Ms. Conrad stated that the set-aside was transferred in order to allow the resident to remain in his unit.

Q: How long is the eviction process when circumstances result in this type of action being taken?

A: Mr. Miller clarified that alternatives to eviction are customarily sought whenever possible, including obtaining a release of possession from Social Workers where applicable. However, if an eviction is executed it requires a court process of approximately 30 days.

Q: Do you have a waiting list of applicants seeking housing?

A: Mr. Miller explained that the waiting lists are established based upon income qualifications. At this time the 30% (of median income) list contains approximately 35 persons. There are five applicants on the 35% list. The 45% and 60% units do not currently have waiting lists.

D. Next Meeting

Vice Chairman Andresen proposed the next Committee meeting to take place subsequent to the July inspections. It was unanimously agreed that the current schedule will be adhered to. Thus, setting the next meeting date for Thursday, August 3, 2006.

E. Public Comments

No public comment.

Meeting Adjourned: With no further business, Vice Chairman Andresen adjourned the meeting at 4:30PM.
