

City Lights Citizen SRO Advisory Committee Meeting Minutes August 3, 2006

Meeting Called to Order: Meeting called to order at 4:00 P.M.

Members Present: William McGarvey III, Paul Andresen, Carolyn Johnson

Members Absent: Glenna Axe, Sunbie Harrell

Staff Present: Linda R. Morad, Housing Programs Supervisor
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

A. Roll Call

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

B. Approval of Minutes

A MOTION was made by Member Johnson to APPROVE the Minutes of June 1, 2006 as written. The MOTION was SECONDED by Member Andresen, and CARRIED unanimously by the Members present.

C. Discussion of Work Program/Activities

1. Report on Quarterly Inspections / City Staff Report

HCD Inspector Steve Alvarado reviewed the status of items he noted to be in need of repair during his April, 2006 inspection. There are approximately eight repair items that remain to be resolved. Replacement parts have been ordered for three heater-A/C units that require repair. Mr. Miller has provided the affected residents with portable heater-A/C units for temporary use during the recent extreme heat. Inspector Alvarado will continue regular contact with on-site management and maintenance staff to monitor the completion of the outstanding repairs.

Mr. Miller stated that he expects that the current work orders for heater-A/C installation will be completed within the next three weeks. He advised that he has obtained three additional heater-A/C units to keep on hand in anticipation of future needs that may arise. Mr. Alvarado inquired about the status of replacing broken plastic housings on several units. Mr. Miller explained that these parts are no longer available to order individually. Mr. Alvarado suggested that sheet metal can be utilized to replace broken housings.

The notes taken by SRO Committee Members during their July, 2006 inspections were discussed. No major repairs or urgent items of correction were indicated. The majority of the observations noted housekeeping issues. Ms. Stern interjected that she will follow-up with several residents that may need assistance from a social agency in order to obtain help with housekeeping due to their disabilities.

The list of items that the Members felt needed correction will be provided to on-site management. Inspector Alvarado shall follow-up on the progress of these corrections during the upcoming semi-annual inspection scheduled to take place in October.

2. Emergency Responses

The Police Department responses were provided in a new format. It was noted that the activity may be understated since only calls that generated written reports were included in the data. A revised report will be requested in order to obtain a better understanding of the type and quantity of calls for service.

Mr. Miller shared his concern that during the last several months, the frequency of calls has increased and on several occasions he felt that the responding officers were disrespectful toward the residents involved. Mr. Miller expressed his opinion that this may tend to reinforce rather than resolve recurring problems. Ms. Morad stated that she will follow-up with appropriate Police Department Staff to address this concern. Chairman McGarvey requested that Mr. Miller begin to keep a log of the specific complaints he receives from residents with regard to the handling of their service requests to the Police Department.

3. Discussion

Chairman McGarvey expressed his personal gratitude for the caring manner in which Mr. Miller and Ms. Stern provide on-site management at the SRO. He added that he feels that the collaboration between the SRO Committee, City Staff and the SRO Staff is working very efficiently. Mr. Miller concurred.

D. Next Meeting

No deviation from the established meeting calendar. The next SRO Committee Meeting will be held on Thursday, October 5, 2006. Member Johnson advised that she will be out of town on that date and unable to attend the meeting.

E. Public Comments

No public comment.

Ms. Morad advised that she is working with Solari Enterprises staff to gather data on rent and review this information for compliance as part of an annual monitoring process.

Ms. Morad requested an update on the status of resident Munshower with regard to his Section 8 eligibility. Mr. Miller responded that Mr. Munshower was approved for Section 8 assistance in May and thereby expected it to be effective immediately at the start of June. However, it took some time for management to accommodate his request to remain in his first floor unit and arrange an inspection by the OCHA. The OCHA conducted their inspection, approved the unit and authorized the Section 8 payment in approximately the third week of June. Ms. Morad advised that Mr. Munshower has been referred to the OC Fair Housing Council with regard to his complaint about the delay in processing his rental assistance.

Ms. Morad reported that City Council recently approved a project with Habitat for Humanity to construct nine housing units in the Richman Park area for families. She suggested that Mr. Miller and Ms. Stern may be able to provide information about this project to families that may qualify. Habitat for Humanity will now begin fundraising for this project and completion is estimated to take approximately two years.

In closing, Ms. Morad shared complimentary feedback she received from an anonymous resident of the SRO who had recently phoned her to share his appreciation for the hard work he observed being done by Mr. Miller and Mrs. Stern toward improving the overall environment at the SRO.

Meeting Adjourned: With no further business, Chairman McGarvey adjourned the meeting at 4:55 PM.
