

City Lights Citizen SRO Advisory Committee Meeting Minutes October 4, 2007

Meeting Called to Order:	Meeting called to order at 4:10 p.m.
Members Present:	William McGarvey III, Glenna Axe, Paul Andresen
Members Absent:	Carolynn Johnson, Sunbie Harrell
Staff Present:	Linda R. Morad, Housing Programs Supervisor Steve Alvarado, HCR Inspector Kim Radding, Clerical Assistant III
Project Management:	Brenda Ruiz, Regional Manager, Solari Enterprises, Inc. Sandra Valenzuela, On-site Manager

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 Axe to APPROVE the Minutes of June 4, 2007 as written. The MOTION was SECONDED by Member Andresen, and CARRIED unanimously by the members present.

C. Discussion of Work Program/Activities

1. City Staff Report

A. April, 2007 Inspection

HCR Inspector Alvarado provided an update on the following topics:

1. Parking - Overhead Gate

The final inspection of the overhead parking gate has been approved, along with the pedestrian door provided for exit only.

2. Security Cameras

The security camera system is now fully operational. Additional cameras may be added at a later date.

3. Air Conditioners/Heaters

All apartments included on the initial list of 13 non-operational AC/Heater units have received new AC/Heater units and related drywall and paint corrections are complete.

4. Other Items

Inspector Alvarado stated that he has continued to receive resident complaints concerning frequent water shut-offs affecting the entire building. He discussed the location of shut-off valves that would allow a more limited number of units to be impacted when maintenance is required to repair plumbing issues in the building.

Chairman McGarvey asked to clarify that the installation work for the AC/heater units included completing drywall repairs in every unit affected.

Ms. Valenzuela confirmed that all work is complete for the apartments that were part of the initial list of thirteen. However, work remains in progress in other apartments as new problems occur with AC/heater unit failures.

Ms. Ruiz added that she had participated in pre-inspections conducted throughout the building during the last week of September. She explained that the purpose of the pre-inspections was to seek out and address potential corrections prior the City's inspection scheduled for late October. Ms. Ruiz added that she was not aware of any pending drywall repair, but several AC/heater units were scheduled to have the cosmetic exterior frames replaced.

Member Axe requested to confirm that all security cameras are now operational.

Ms. Ruiz confirmed that the entire security camera system has been installed and is fully operational and monitored. Ms. Valenzuela added that the residents have been advised that the camera system now working.

Inspector Alvarado remarked that he will be on site for the semi-annual inspection on the dates of October 23 and 24. Ms. Morad advised that a period of 30 days will be allowed in order to make corrections to any items noted by Inspector Alvarado. She emphasized that the 30 day period will be strictly enforced. Ms. Ruiz assured that she did not anticipate any difficulties in responding within a 30 day period.

Chairman McGarvey wondered if the flea infestation he had observed on the second floor during his recent inspection had been corrected. Ms. Valenzuela responded that fumigation had taken place to eliminate that problem and the carpeting was replaced. Chairman McGarvey asked why pets were now being allowed to live in the SRO apartments. Ms. Ruiz explained that a policy remains in place that does not allow pets on the premises. However, some residents have provided doctor's notes stating that a companion animal is medically needed. Adding that property management is legally obligated to allow a companion animal in circumstances where such a note is provided.

B. Fair Housing

Ms. Morad related that she and staff have received numerous resident complaints pertaining to *Three Day Notice to Pay or Quit*, recently issued by building management. She explained that several residents were particularly upset because they felt that the issue of unpaid rent was erroneous. A specific example involving a Section 8 recipient was provided and discussed. Ms. Ruiz then explained that she was involved in auditing payment history for several residents and was working to resolve all complaints. In some cases she had found that the residents did have a balance due and in other cases she was able to correct bookkeeping errors and clear the outstanding balance in question. No residents have been evicted without appropriate research to substantiate a balance of rent past due. She stated that she was willing to review the individual matter that Ms. Morad and staff related. Staff agreed to provide their notes pertaining to that resident's concerns.

2. Committee Inspection – July, 2007

A discussion was held among the committee members regarding their recent inspections and notes taken during the inspections were submitted to staff. It was noted that individual housekeeping concerns continue to be present.

3. Emergency Responses

The number of request for Police and Fire Department services did not markedly increase or decrease during recent months as compared to activity during prior years.

D. Next Meeting Date

The next meeting will be conducted as scheduled on Thursday, December 6, 2007.

E. Public Comments

Mr. Dwyer, a resident at the Fullerton City Lights SRO expressed his personal dissatisfaction with the conduct of other residents that he feels is disturbing. Ms. Ruiz and Ms. Valenzuela sympathized, but advised Mr. Dwyer that although the type of behavior described may be inconsiderate, the nature of this matter cannot be controlled by a landlord or property manager. It was further discussed that noise in the common areas was regulated after 10:00 p.m. Member Andresen suggested to Mr. Dwyer that he may consider addressing the matter in a resident-to-resident manner.

Member Axe inquired about the number of current vacancies and was advised by Ms. Valenzuela that there are currently two vacant apartments.

F. Adjournment

With no further business, Member Andresen MOVED that the meeting be adjourned, Member Axe SECONDED the MOTION. Chairman McGarvey adjourned the meeting at 4:40 p.m.