

Save and Improve McCulloh Homes/Spencer Gardens

General property improvement needed at McCulloh Homes/Spencer Gardens

Five year capital improvement program needed at McCulloh Home/Spencer Gardens

Repair all units at McCulloh Homes/Spencer Gardens

- Change the façade/roof line (See Cherry Hill housing)
- Some larger units are needed
- Community Beautification program needed
- Playgrounds need to be upgraded
- Attractive fencing needed
- Better grading needed to prevent flooding/standing water
- Newer units at McCulloh Homes are poorly constructed; improve and/or reconstruct units on site

Management issues

Too many vacant/boarded units at McCulloh Homes and Spencer Gardens

- HABC need to present McCulloh Homes/Spencer residents with a schedule for completing the rehabilitation of vacant units.

Drugs/Safety Issues

- Partnerships needed (Resident/Management Churches/City/Police/HABC/Community) to address safety issues
- Perimeter of property safety issues (Patrols needed)
- Safety in corridors of high-rise (Cameras needed)

Lack of Management/Resident Meetings

More resident involvement needed in management of property

- Routine maintenance problems not being addressed
- Management does not respond to resident complaints
- “House Rules” are needed concerning resident conduct
- Poor quality of construction of disability units
- All disability units are not accessible (audit needed)
- Flooding problem in high-rise disability units
- Too many reconstructed disability units remain vacant

Resident Empowerment

Classes for tenants

- Tenants rights
- Role of residents in management decisions
- Assist with security issues (Meet w/Police/other community leaders)
- Policy for moving residents from and into McCulloh Homes/Spencer Gardens
- Resident involvement in property inspections/repair schedules
- Resident involvement in capital program budgeting

Resident Ownership Options

Type of McCulloh Homes ownership

- Private ownership/Cooperative
- Issues:
- Source of Funding
- Private/cooperative management
- Loss of public funding
- Who owns? (residents/developer/city)
- Will housing remain affordable to public housing residents?