

Landlord Alliance Meeting Minutes, January 16, 2020

Attendees: Alex Toner, Amanda Ritchie, Bill Maurizio, Chris Honeywill, Chuck Perlick, David Manthei, Donnie Perry, Dourid Aboud, Elena Zaitsoff, Guy Johnson, Harry Barnes, Heather Perry, Jamie Ducar, Jodi Lincoln, Kenneth Eckenrode, Michael Abriola, Mike McSorley, Nathaniel Morgan, Patrick Altdorfer, Ray Setscik, Robert Eckenrode, Robert Kelly, Tim Kish, Trisha Margiotti, Lizabeth Gray

Liz Gray - Community Updates

Landlord / tenant waste agreement

- Extremely important all tenants sign city's agreement at the time they sign their lease.
- If the agreement is signed then the tenant is responsible not the landlord when citations issued.
- If issues with tenant paying, etc contact Liz
- Currently no way for the city to enforce as they do not have a copy of the agreement. Please contact Liz with issues.

Front and rear yard parking pads

- Parking pad facing to the street – need occupancy permit (zoning) and curb cut approval (DOMI)
- Rear parking pad – still need to go to Zoning for review (do not need occupancy permit)
- Curb cut – city comes out and determines how wide it is and does the first yellow painting
- 3ft on either side of curb cut for yellow paint

210 Ophelia – attached single family house with curb cut

- Got approved through zoning w/out community approval
- Did not follow DOMI process, etc - not sure how this got through (site visit, photos, proper approval)

Oakland dog issues

- Comments from students and residents about people not bagging poop and going on other people's lots
- If your residents have pets please remind them of city rules about picking up dog waste

Pitt's tenant workshop

- Bob Kelly and Ken Echenrode attended the last workshop and it was great having them – landlords welcome
- Provides Pitt students with information about their rights and responsibilities as tenants and community members in Oakland
- Wed Feb 26th, Thursday Feb 27th at 323 Alumni Hall 5pm – 7pm

Indoor furniture outside

- Any upholstered / indoor use furniture cannot be put on the front porch, roof, etc (couch, futon, chairs, etc)

Trash in houses with stoops

- Please ask tenants to clear debris / trash / leaves that get built up at the bottom of stoops.

Jarrett Cowel -- Community Needs Assessment Survey

OPDC is running a community needs assessment survey to help inform the Neighborhood Plan – give everyone who lives in Oakland an opportunity to take the survey. Asks about logistical experience of working in Oakland – daily life, etc

Trying to find as many touch points as possible to get people to fill it out – asking Landlords to help spread the word to their residents and if they live in Oakland themselves fill it out.

Liz Gray - summer 2020

What are the best practices to cut down trash and debris on the streets of Oakland during the move out / move in this next summer?

- Clutter for a Cause is on again for the Summer; Pitt & OPDC
- Need to work with landlords to get more tenants to give stuff up for recycling.
- Landlords willing to Include letter to tenants about Clutter for a cause with “move out letter”
- Aware of ticketing / citations from the city – landlord feel unfair and “gotcha” also difficult to pay and process
- Receiving notice/citation after landlords have returned rent deposit to students; speak with DPW on this
- April 25th is the last day of classes – that weekend will be the first wave. Some landlords offering May 1st move-in.
- Requested information from landlords about when their leases end / people are moving out.
- Proposed: Increase city trash pick up to 3x / week during the 4 week period mid July through mid-August.
 - Landlords aware they may have to pay for it
- Schedule additional recycling pick up right after Aug 1 and 15th through to the end of August.
- Amazon office has recycling dropoff in their depot on Oakland avenue for boxes and small electronics, no charge.
- What can Pitt help with recycling?
- E- recycling – Strip District City hazardous waste (open Wednesdays, call or make appt online); private company on the South Side – evolution e-cycling 2235 Mary Street

Jamie Ducar - Alex Toner -- Pitt Updates & Community Engagement

Asking for feedback on and help distributing Student Guide

- Tenant rights and responsibilities, safe / responsible partying, consequences / enforcement. Would love to give Landlords copies to give to tenants at move ins
- Available as a link / pdf as well cgr.pitt.edu – resources for students (very first thing)

Lots of angry parents this year – disappointed in conditions of housing and want to see Pitt to intervene for properties that are not being maintained.

- Asking for Pitt to work in mediation
- Pitt not hearing about issues until escalation occurs (court, eviction, etc) – asking Landlords to contact Community Engagement Office if there are issues with students and potentially help with mediation

- Pitt offering FAQ to parents – what are students' responsibilities, what are parents rights (as cosigner or not as cosigner)
- Comment from Landlord – often a deluge of complaints come when people want to break their lease for unrelated issues to the maintenance complaints
- What are high level / consistent issues you are seeing across the board (tenant's not understanding their lease, etc) – Pitt can then tailor their education to students

Trisha Margiotti - Off campus living

New platform for listing properties – outsourced to a new company “UpTop”

- Free for landlords – can upload pictures
- Not accepting sublets / roommates
- Not coordinated with the Pitt News

University of Pittsburgh Police – Officer Johnson

- Meeting w/ Pitt staff and students
- Ring camera at apartment and someone came up and then left. What do landlords think about installing ring / other cameras at their buildings
- Parents concerned about safety at their properties
- Break ins are happening because of doors propped open, windows left open, etc
- Increase in theft from auto – remove valuables (esp laptops) and valet keys
- Statistically robberies are down in the district

Liz Gray - Toters

Landlords are Interest in doing another toter buy this year as long as they are the 35 gallon trash and recycling bins. Bob Kelly provided his contact at Home Depot

Next meeting early April (proposed April 2, noon, at the Hilton).