

Oakland Landlord Alliance

June 21, 2018 Meeting Minutes

In attendance: Harry Barnes, Patrick Altdorfer, Nicola Casciato, Bob Kelly, Paul Supowitz (Pitt), Andrea Boykowycz (OPDC), Mike Kelly, Elan Sokal, Millie Sass, Leah Robinson, Elena Zaitsoff, Davied Manthei, Rebekkah Ranallo (OPDC), M. McSwigon, Ken Eckenrode, Mike Orlando, Dan Robb, Bob Eckenrode, John Wilds (Pitt), Cassie Hayt (Pitt), Noah Smith, Bernard Sebol, Anthony Uniejewski, Nate Morgan, Lori Abriola, Mike Abriola, Erika Ninos (Pitt) Joelle Miele (Pitt),

Rebekkah Ranallo | OPDC

Meeting called to order. The group is now formally called the Oakland Landlord Alliance with Bob Kelley as committee chair. We are interested in expanding our reach and including new landlords. Please provide contact information to OPDC of other landlords who may be interested.

Erika Ninos | Pitt Serves Office of Sustainability

On July 28th and August 11th, Pitt Serves and OPDC will be hosting [“Clutter for a Cause”](#) to collect reusable items from students in off campus housing. This will include furniture, clothes, books, nonperishable food items etc. Items will be distributed directly to community partners or through Pitt’s Thriftsburgh store that has a large sale at the beginning of the school year.

Thriftsburgh is located on the Pitt campus and collects small items including clothing and small electronics throughout the year, but not furniture.

The two drop-off events will be held at the Sennott Square Garage parking lot (corner of Sennott Street and Oakland Ave). Landlords will receive flyers with detailed information, including what will items be accepted at the events, for distribution to their tenants.

Andrea B: OPDC is working on coordinating with Construction Junction and other community partners to pick up items curbside on the trash days following the two events to accommodate for larger items that students might have difficulty hauling to “Clutter for a Cause”.

A system is being worked out to identify the items for donation by either a sticker or a ribbon so DPW will know what items are meant for trash pickup. Specific logistics are in the works and a final plan will be distributed to the landlords in early July.

Rebekkah R: It is important to note that environmental services will be enforcing their two bulk items per building rule and citing properties that have more items out.

Door hangers for “Clutter for a Cause” will be distributed closer to the event.

Toter Trash Bins Order

Final invoices for trash bin order were distributed. Please sign your invoice and return with payment. The sooner the checks come in, the sooner the order will be placed.

The orders are tax exempt, but are NOT tax deductible. Landlords can make an additional donation to OPDC that IS deductible.

Our plan calls for delivery at the end of July with delivery to be made at the Zulema Parklet (across from Panera's on the Blvd. of the Allies). Each landlord will be responsible for picking up their order at that time.

Code Enforcement

The CDC is predicting this to be the worst year in decades for mosquitos, fleas, and ticks. It is important to avoid standing water from collecting on your properties; be weary of trash bins and tires, in which water often pools. Also, keep your grass cut to avoid pests.

The County Health Department is issuing citations for standing water on properties. We have safety pamphlets available today and will send out further information via email.

Harry Barnes: It would be helpful to landlords and residents who are having trouble taking care of their property, if there was someone we could call who would have a list of recommended landscapers. Also, can street cleaning be done on Tuesdays so garbage men do not have to go through cars to pickup trash?

Liz G: I can look into both. Will send out other information via email.

Oakwatch Updates

Crime down in most areas except for car break-ins (items left in car and doors left unlocked). Robbery is up slightly.

Cameras are being installed on Forbes Ave. Currently, intersection at McKee and Forbes has been identified as high risk in regards to pedestrian safety issues. Long-term goal of public safety is to increase lighting all along Forbes and throughout the Oakland business district.

District 8 Councilperson Erika Strassburger will be the featured speaker at the next Oakwatch meeting on July 18 at 6 pm.

Andrea B: Landlords should be aware of poison ivy growing extensively throughout neighborhood. Landscapers are cutting back bushes, but not removing the poison ivy that quickly grows back.

Paul Supowitz, Vice Chancellor of Community & Governmental Relations | University of Pittsburgh

Update on the Bigelow Blvd project between Forbes and Fifth Avenues includes a temporary improvement to the bike lanes so that the block complies with the city's "Complete Streets" agenda. Liz G will circulate the link for PowerPoint presentation to landlords once it is posted online.

Design plans include, moving shuttle bus stops off Bigelow Blvd, adding a mid-block crosswalk, and improving streetscape along with storm water control. A center median will be placed to deter students from crossing anywhere other than the designated crosswalks at the lights or mid-block.

The university has been gathering data from numerous meetings throughout the fall to see what happens during peak times (between classes as students move around campus).

Concern has been raised about the number of times that the block of Bigelow has been closed to traffic for student functions. Paul agreed to look at possibility of moving some events to other locations; university is working on that.

The City of Pittsburgh's Art Commission is holding a public hearing on Wednesday, June 27 at 2 p.m. Downtown. OBID is on the agenda regarding their new banners.

Liz G brought up the dangerous student crossing on Forbes by the law school. Paul agreed; university looked at building fences. Plan is to add another streetlight there after talking to city and PennDOT. Will be synched with other lights.

Paul talked about the additional changes coming at the intersection of Bellefield and Fifth Avenues. The city is redefining the intersection with paint; trying to shorten the crossings at intersection.

Please call John Wilds, Cassie Hayt or Paul, with questions and issues.

The first day of the new semester is August 27 and student move in is the week before.

Andrea Boykowycz | OPDC

PWSA has a map/database from historical documents that shows lead lines known or not known to existing single family residential homes (and homes converted from single family to multi-unit), but not original 4+ unit buildings. They have information on both the service line and potential interior plumbing. There is no lead in the main city water lines. OPDC can provide this information or landlords can contact PWSA directly.

The city is working on replacing all service lines in areas with high concentrations of lead lines. Oakland is not scheduled right now, but they have started in other parts of the city. If you/your residents have high lead levels, free or reduced filters can be provided in the meantime.

If you are getting plumbing work done on lines please contact the city as they can do the work while you already have the lines exposed.

Nathaniel Morgan (AMO) purchased 314 McKee place and will be moving his office into that location. This requires zoning variance to be rezoned back to a commercial property. OPDC is supporting this variance and thankful to Nate for coming to us and the community and meeting with residents who

would like to see his plans. The open and community engaged process is the ideal process of development in our neighborhood.

Central Oakland Student Council (COSC): Newly created student group of off campus residents gathering to have a voice/input about Oakland. First recommendation is for Landlords to have a checklist of what landscaping/snow/trash responsibilities of residents vs landlords. They are working on a draft of this.

Liz Gray will send landlords briefs on housing court issues in future.

Next Meeting: Thursday September 20th at 12 PM

Agenda: Updates on code enforcement projects specifically addressing OGV