

Oakland Landlord Alliance September 20, 2018 Meeting Minutes

In attendance: Guy Johnson (Pitt) John Wilds (Pitt), Millie Sass (LL), Elena Zaitsoff (LL), Anthony Edwards (LL), David Manthei (LL), Melissa McSwigan (LL), Bob Kelly (LL), Chris Honeywell (LL), Dourid Aboud (LL), Patrick Altdorfer (LL), Lori Abriola & Mike Abriola (LL), Red (DPW), Gerry Seifert (DPW), Bob Eckenrode (LL), Patrick Altdorfer(LL), Hannah Green (OPDC), Lizabeth Gray (OPDC)

OPDC | Lizabeth Gray & Hannah Green

Rebakkah Ranallo moved on from OPDC for a new position. Primary contacts are Liz Gray and Hannah Green.

The new OPDC landlord landing page is live at opdc.org/landlords and includes various resources along with articles of interest and community updates.

Commandeer Herrmann, Zone 4, is concerned with lack of house numbers on Oakland properties. Emergency responders need to see number. It's the law and PLI will start citing, so it's time to make sure your properties have easy to locate and read house numbers. Don't place it on something that students can move.

Launching a new and improved safety walk/block blitz this year. Normally involves public safety, police, fire department, PLI, DPW, county health and city council. To improve landlord and community relations and to make this more of an educational experience for us all, landlords will be invited to the event (when they have properties on specified streets). OPDC will contact you directly prior to the event.

Working goal is to increase communication between all parties, the community, landlords, the universities, and development groups.

University of Pittsburgh | John Wilds, Assist. Vice Chancellor for Community Relations & Pitt Officer Guy Johnson

Wilds passed out "Stay grounded" postcards which came about after a student fell off a roof and was in a coma for several weeks. It was hot in his apartment, he went out on the roof and fell asleep, rolled off roof. University of Pittsburgh police also developed door hanger on new laws and canvassed Central Oakland.

LANDLORD: The students don't listen. They still go out on roof

LG: City council reacted quickly after a death last year. It is now illegal to be on roof. They can be cited. You can call police if tenants are on roof and they will enforce.

OFFICER JOHNSON: Call Pitt police and ask for OFFICER JOHNSON. We'll start with a knock and talk, then if they persist, we can write them up. I will note that address to impact detail so then we will keep an eye on that property to make sure they stay off the roof.

LG: Zone commander says police will cite on first call; not handing out warning.

LANDLORD: if someone has a big party will you warn or cite?

OFFICER JOHNSON: it depends on the situation/officer

LG: City police will likely cite right away. People need to understand that there's a lot of people that actually live in Oakland. There are families in the neighborhood. Three warnings on something happening is kind of generous.

OFFICER JOHNSON: I actually chart every house we go to (keep track).

LANDLORD: These kids are actually a lot better than they were 20 yrs ago.

OFFICER JOHNSON: I agree, that's why I go the extra mile to give warning first.

LANDLORD: is there a way the university can incorporate messaging about roofs in their welcome info to students?

JWILDS: We do.

See legislation regarding rooftop access below:

§ 601.20 - PROHIBITING NON-PERMITTED OCCUPANCY OF ROOFTOPS.

(a) No person shall occupy or use the roof or roof overhang of a building when such roof is not designed and permitted for such occupancy by the City Building Code, except when performing repairs or maintenance of the roof or in an emergency situation, or where expressly permitted by a lease agreement. (b) All other sections, parts and provisions of the Code of the City of Pittsburgh shall remain in full force and effect as previously enacted and amended.

(Ord. No. 39-2017, § 1, 9-14-17)

JWILDS: Pitt Master Plan meeting is **Tuesday, October 9, 2018, 6:00 - 8:00 p.m. at University Club - Conference Room A, 123 University Place.** View draft version [here](#).

Toter Trash Bins Order | Liz Gray

A total of 735 toter bins, recycling and trash, were purchased. Drove down South Bouquet and saw a neat line of bins in front of the different properties. It used to be quite a mess.

LANDLORD: The problem is the kids won't take the trash cans back from the curb because they have wheels on them.

LG: DPW has suggestions on making trash cans better

DPW: The problem now is the water collecting in the bins because the kids don't put the lids down. We suggest you drill hole in bottom of the bin so rain water can drain out. In general, the new Toter cans are working out really well. Really good idea. It looks a lot neater out there.

LANDLORD: But kids put leaky bags ... gross trash liquid will leak out.

DPW: That's a different ball game. If the bins fill up with water, we can't lift them.

LG: A couple landlords have approached me about doing this again.

LANDLORD: Is there a chance they could be larger next time?

DPW: 35 gallons is the maximum allowed.

LG: To the best of my knowledge you can't get Toters in 35-gallon size, unfortunately, but I can dig a bit deeper; see if there is an alternative. Will report next meeting.

LG: Something they're doing in the Boston university areas is called Butt Buckets. They take a five-gallon bucket, fill it with sand and put it by the front steps for people to leave cigarette butts in. Tenants can use a cat litter scoop to clear it out. Fraternities do it as a fundraiser.

LANDLORD: Company in Squirrel Hill is recycling cigarette butts. Will send Liz link.

Clutter for a Cause | Liz Gray

Liz Gray introduced DPW with some background on how the "Clutter for a Cause" events went. There was good student participation. It was something new and we know it needs to be tweaked. Looking for landlord participation going forward. Not asking for a tremendous amount of time, maybe an hour here or there.

Good feedback from Thriftsburg, the Wilkesburg Free Store, and Off the Floor; all want to participate again next year.

Things that didn't work: DPW guys ran into lots of cardboard.

Liz Gray introduced Gerry Seifert and Red from DPW.

DPW: We tried to send out guys as frequently as we could, even on Saturdays, but there was a lot.

LG: Maybe we should do a combo of dumpsters & pods. Student volunteers can man pods during various hours over multiple days to take donations. Bins for cardboard next to pods? Amazon is telling people when they pick up something at depot to not return with cardboard - they will pack in plastic instead. We need Amazon to work with us --- their strategy leaves us with more cardboard. The Amazon Depot is interested in working with us going forward. OLA needs help from you guys on how to best to do events like this - feedback on how we can improve this initiative.

LANDLORD: How can we get rid of Pitt carts? Kids get them then leave them all over neighborhood.

JWILDS: If you find them, call housing (Liz has number). We have a big problem with that, but we have a bunch of people who will recover those carts.

LANDLORD: There's a bunch on Chesterfield.

OFFICER JOHNSON: Pitt used to make them put down a deposit, but some reason they stopped doing that.

DPW: The problem is students fill them up with garbage and we can't empty the carts (too heavy).

LG: How's it going with Scoobies (new motor scooters students can rent for short periods of time)? They park them where ever; does this cause a problem?

LANDLORD: Do they follow street cleaning rules?

LG: Yes. They don't need a permit. Scoobie pays city to park. On another note, the parking authority is going through a big revamp. Fill out [online survey](#) about transportation.

LANDLORD: There's a car abandoned on Semple. Police have come out a few times, but there's a current registration on the car. It's been there three years.

LG: What's the address? I'll go look.

Community Updates | Liz Gray

No news on PLI or parking authority liaison. Lots of problems with permits recently. Maybe restructuring whole system.

Looking to schedule the master gardener to come; best way to plan mulch and retain moisture as we have a serious storm water runoff problem in Oakland. Schedule for December meeting to line up with spring planting.

The city is starting work on a new storm water management project at the Ophelia/Lawn Street Parklet. The playground equipment will be replaced with a storm water management system. The existing park with basketball court and playground equipment at the corner of Niagara and Craft Streets will receive a major upgrade. Work on both projects should begin towards the end of this year.

It has been noticed that some rental properties have been putting plastic garbage bags over front lawns so they don't have to mow/weed. But that's bad for storm water runoff.

The Joncaire steps had to close again for some last minute repairs, but are open as of September 24th.

OLA | Bob Kelly

LANDLORD: We want to say thank you to the rubbish guys. They did an amazing job this year (round of applause).

LANDLORD: Is it possible to have recycling every week while school is in session?

DPW: It's considered too expensive.

LG: Maybe we can go to city council to prioritize that.

LANDLORD: Are you enforcing citations for people that don't recycle?

DPW: Normally, yes, but we don't have the manpower to really enforce it right now. Maybe we can organize a few drop off places throughout Oakland. We can send a regular recycling truck more often to get recycling if people bring it there.

LANDLORD: Do you guys still do welcome packets?

LG: No, we've been going to block parties and text service. .

Scheduled next meeting

The next meeting is set for **Thursday, December 6th at noon, at the Hilton.**