AGENDA
REGULAR MEETING OF THE AFFORDABLE HOUSING AD-HOC ADVISORY COMMITTEE

Thursday, November 30, 2023
3:00 PM
Delta Breeze Conference Room, City Hall, 3231 Main Street, Oakley, California 94561

MISSION STATEMENT: The City of Oakley will create a resilient future that fosters and attracts a vibrant and evolving community that welcomes and values all people.

VISION STATEMENT: The City of Oakley celebrates our unique Delta lifestyle and small-town feel where we ***Live*** in a safe, dynamic community, ***Work*** together to build the future, and ***Play*** in our own backyard.

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A complete packet of information containing staff reports and exhibits related to each item is available for public review prior to an Affordable Housing Ad-Hoc Advisory Committee meeting at Oakley City Hall, 3231 Main Street, Oakley, CA 94561. Any writings or documents provided to a majority of the Ad-Hoc Advisory Committee regarding any item on this agenda will be made available for public inspection, during regular business hours, at the front counter in the Main Lobby of the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561. Agendas may be picked up at the Oakley City Hall located at 3231 Main Street, Oakley, CA 94561 for no charge. To request information regarding placement on the City's agenda e-mail distribution list, please contact us at (925) 625-7000.

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Please keep cell phones/electronic devices turned off during the meeting.

Information Regarding Public Comment

Members of the public may address the Ad-Hoc Advisory Committee on items of interest that are within the City's jurisdiction. In compliance with State law, the Ad-Hoc Advisory Committee may not take actionor have discussion on any item that is not specifically listed on the agenda. Public comment on items not listed on the agenda will be heard under the Public Comments section of the agenda. Public comments on

items listed on the agenda will be heard as the Mayor calls the items. In compliance with State law, the Ad-Hoc Advisory Committee may not take action on an item that is not specifically listed on the agenda. If you would like to speak on any agenda item, please fill out a public speaker card available in the lobby and submit it to the City Clerk **prior to the agenda item being called.** The Mayor will call you to hear your comment. PUBLIC COMMENTS ARE LIMITED TO THREE (3) MINUTES. Online public comments are accepted until 5 p.m. the day of the meeting and can be submitted at https://www.ci.oakley.ca.us/online-public-comment-card/.

1.Call to Order and Roll Call

2.Pledge of Allegiance to the Flag

3.Public Comment

4.Discussion/Action

4.1 Approve the Minutes of the Special Meeting of the Affordable Housing Ad-Hoc Advisory Committee held October 26, 2023 (Libby Vreonis, City Clerk)
Minutes 10-26-23

4.2 Update from Committee Member Oke Johnson Regarding Follow-Up Items from the Special Meeting of the Affordable Housing Ad-Hoc Advisory Committee held October 26, 2023

4.3 New Business

5.Adjourn

MINUTES OF THE
SPECIAL MEETING OF THE AFFORDABLE HOUSING AD-HOC ADVISORY COMMITTEE HELD OCTOBER 26, 2023

1.Call to Order and Roll Call

Mayor Aaron Meadows called the meeting to order at 3:02 p.m. in the Delta Breeze Conference Room located at City Hall, 3231 Main Street, Oakley, California. Councilmember Shannon Shaw and other committee members, Barbara Bautista, Doug Gamble, and Oke Johnson with Winn Property Management, were also present.

2.Pledge of Allegiance to the Flag

Mayor Meadows led the Pledge of Allegiance to the Flag.

3.Public Comments

No public speaker cards or online comments were submitted.

4.Discussion/Action

Mayor Meadows mentioned that he asked for the committee, He shared that he is in property management, but a different kind than here, and he would like to see the owners take responsibility for what they are required to do under federal and state guidelines and also for the residents to take responsibility. He mentioned that the City does not have a lot of jurisdiction over the issues.

Councilmember Shaw mentioned she would like to hear from the committee what it wants to accomplish, hear from the City what is within its purview, and hear management's perspective. She added that this is about dialogue, understanding, and coming to resolution of issues; it is not mediation.

Committee Member Gamble expressed that he would like to have dialogue to get to common ground and see where they can make changes.

Committee Member Bautista mentioned it is very difficult to find information and financials regarding what management is supposed to be doing to compare it to what is actually being done, for example through CTCAC (California Tax Credit Allocation Committee).

Committee Member Johnson shared they (Winn) have the same goals and want to be transparent. He shared that they are currently replacing common area floors in the back building and as of November 7, they will be changing trash service to empty dumpster every day which will take maintenance staff approximately 4 hours. He announced they will soon be fully staffed in maintenance and are recruiting one additional person. He shared that the former property manager, Amanda, is no longer there and Carla is the new contact. He mentioned he believes they will be hosting an open house in about 2 weeks. He shared that there are a lot of vacancies and when rent is not being paid, it provides less revenue to pay bills.

Mayor Meadows inquired what the vacancy rate is, and Mr. Johnson responded they have 78% occupancy and need 92-93% occupancy to be effective.

Councilmember Shaw inquired if they have an integrated pest management plan, if all buildings have different ownership, if they have a preventative maintenance plan, how many staff members they have for maintenance, what their turnover rate is for work orders and if it is expressed to tenants, the date of their last inspection and scoring, and if they have an internal annual inspection.

Committee Member Johnson responded that they do not have a HUD integrated pest management plan but he has met with someone to address issues, the buildings are under different ownership however, they are unified, there will be a preventative maintenance plan now that they are fully staffed, the turnover rate for work orders is generally 3-5 days unless an emergency which is expressed to tenants when they move in, the last state inspection was 45-60 days ago, there is a list of issues that was created from a larger sample size of 50% of the units plus vacancies and they have 60 days to repair, and they do perform an annual inspection internally that is now done by mobile app rather than manually.

Councilmember Shaw mentioned the main concerns seem to be security, cameras, trash and gates. She inquired if different buildings have different security levels.

Committee Member Johnson mentioned the trash room doors are a problem and hopes that daily trash removal will help resolve the issues. He shared that they have considered locking the doors permanently to the trash room in Building 53 due to pest control issues.

Councilmember Shaw mentioned it is the exterior door to the trash rooms that is a safety issue because it is not locked, and people can enter the buildings.

Committee Member Johnson mentioned there are cameras and he will check if they can pull footage.

Councilmember Shaw mentioned the cameras are not all great.

Committee Member Johnson mentioned Watchtower is the company they use to monitor the cameras and if there is motion, they can react to what they are seeing.

Mayor Meadows inquired if the cameras have speakers and suggested Elite services that provides monitoring with speakers.

Committee Member Johnson commented that he does not think that the cameras have speakers but will check. He also mentioned he will get the gate history.

Committee Member Bautista mentioned one side of the gate opens and often traffic does not stop in the opposite direction, so it is like playing chicken.

Committee Member Johnson suggested a speedbump might help.

Committee Member Bautista shared that they have been meeting with management since 2019 regarding cameras, trash, maintenance, and speedbumps.

Committee Member Johnson inquired if she is referring to the side with solar panels or the other side.

Committee Member Gamble responded it is both.

Committee Member Bautista commented that it is about accountability, showing up when they say they are going to show up or calling if they are not going to show up.

Committee Member Johnson mentioned they will be fully staffed as of November 20.

A meeting attendee mentioned they don’t have cameras on every floor, only the first floor, and people rattle door handles at 2am.

Mayor Meadows explained that just because you want something, it doesn’t mean you get it, but it may be different if it is required by law.

Councilmember Shaw mentioned there are no security requirements where she works and there is no security guard because it is too expensive, and the first floor is monitored because that is where people enter; second, third and fourth floor cameras are not required, and other issues may take priority.

Mayor Meadows inquired if there are cameras at the gate.

Committee Member Johnson mentioned they should have a camera at the gate with a license plate reader; he will check.

Councilmember Shaw expressed that each building should have a working camera.

Committee Member Bautista mentioned they have a difficult time getting anyone to look at the video footage when things happen.

Committee Member Johnson mentioned this is why they use a third party now. Committee Member Bautista mentioned a camera on the second floor.

Committee Member Johnson mentioned that is a legacy system that is not actively monitored.

A meeting attendee mentioned the cameras have been a pet peeve of his for years and when mentioned to the previous Mayor, Randy Pope, City Manager Joshua McMurray and Community Development Director Brent Smith were helpful to get cameras on the first floor of building 65 and cameras on the outside of buildings 65, 59 and 67. He mentioned cars and catalytic converters are stolen outside and the complex is advertised as gated.

Committee Member Bautista mentioned the gate gets fixed and someone will come along and break it again; they see delivery truck drivers pushing it with their trucks and she does not think it is not meant to have that much activity.

Committee Member Johnson commented that in his experience, it doesn't matter where the gate is located, people do not care and will break gates.

Mayor Meadows shared that he sits on an HOA board, and they deal with the same issues with properties that have gates on alleys, not on streets.

Committee Member Johnson mentioned that sliding gates get off track and are more expensive to repair than swing gates.

Councilmember Shaw commented that cameras will not stop theft.

A meeting attendee commented that they have not had a working TV in the community room because previous TVs were stolen and even though management had 2 people on camera, they didn't do anything about it and wouldn't replace them because they didn't want to use their insurance.

Committee Member Johnson explained that they have insurance, but the deductible is extremely higher than the value of the TV.

A meeting attendee commented that the Watchtower system is not for the whole complex, only Building 53 that is the trouble building and shared that last Saturday night, car windows were getting broke at 1:15 a.m., a helicopter was overhead, and the criminals got away which they understand because Police are understaffed and have other things going on.

Mayor Meadows and Mr. McMurray both responded that Oakley Police is not understaffed. Mr. McMurray mentioned Oakley is one of the few cities that is not understaffed for Police.

Mayor Meadows inquired if Building 53 is the family building and was flooded. Committee Member Johnson responded it is Building 53 and it has open breezeways where the hallways open on both ends, so even if doors are locked it won't do any good.

Committee Member Bautista commented that Building 53 is a bad seed and gets all the attention which leaves other buildings without attention; balance is needed.

Mayor Meadows inquired if they are under one budget.

Committee Member Johnson mentioned they are under separate budgets and owned by different entities but managed by the same staff and Building 53 is a challenge to maintain but they are still responsible for it.

A meeting attendee commented that each building is owned by a different entity and the owner of Building 59 is not taking care of the building.

Committee Member Johnson explained that a non-profit owns it all, all are entrusted to be managed successfully, and they leverage the best they can.

A meeting attendee commented that Building 59 is not landscaped.

Mayor Meadows commented that the past is the past and they need to talk about now and what the owners are legally required to do.

A meeting attendee commented that maintenance is the biggest current problem.

Councilmember Shaw commented that it was only 6 days ago that they became fully staffed.

Committee Member Johnson mentioned they have two people equivalent to a full-time staff person dealing with trash.

Mayor Meadows requested information regarding what is required to be done.

Councilmember Shaw inquired if it is layered, including Section 8.

Committee Member Johnson mentioned it is not layered, they receive tax credit and home funds which are available online, and he will request a list of resources from their compliance team to share during the next meeting. He shared they do have tenant vouchers for Section 8.

A meeting attendee commented that in the last five years they have had a 45% increase in rent.

Committee Member Johnson explained that rents are restricted, the amount they can charge is capped which is based on income limits for that area and median income, HUD publishes it for this area, and there is a maximum they are allowed to charge for rent and utilities.

Councilmember Shaw commented that rent restricted properties don't fall under that if the cap changes.

Committee Member Johnson commented that he believes the last increase was in 2020 and was not more than 10%.

Committee Member Bautista inquired about Section 8 and a 9% rent increase across the board. She mentioned Social Security does not increase as much as their rent increases and they haven't seen anything that benefits them.

Committee Member Johnson commented that expenses such as insurance and payroll costs are outpacing rent increases and rents increase to meet expenses.

Councilmember Shaw mentioned with tax credit properties, rent increases are not tied into Social Security income.

Committee Member Johnson commented that Section 8 is dependent on household income.

Mayor Meadows commented that this committee is not to address rent increases; rent increases are dictated by state law, not the City of Oakley, assuming they are raising rents within the law.

Councilmember Shaw added that the City cannot hold them accountable for that.

Committee Member Bautista inquired what is within the City's purview.

City Manager Joshua McMurray explained that he has been working with this property for over 15 years since he began working with the City and the City is responsible for health, life, and safety issues, but not quality of life issues such as rent issues. He mentioned things such as landscape and foundation cracks have not been substantial to where the City would be involved, but there are many issues involving Code Enforcement or Building matters where the City can help.

Mayor Meadows commented that regarding roaches, management does not always have access to treat them and management is stuck in the middle which is not fair to management or other tenants.

Committee Member Bautista inquired if tenants are legally required to let pest control in to treat.

Committee Member Johnson explained that there is a legal remedy when someone refuses entry; however, the court system is slow, and it is not always favorable. He added that they have a law firm, PKS Law Group, to fight hard to enforce leases but there are challenges.

Committee Member Bautista shared that major concerns are communication between management and tenants, lack of follow through, and information.

Councilmember Shaw suggested that management could hold community meetings and put information in their monthly newsletter.

Committee Member Johnson mentioned he believes the newsletter is issued monthly.

Mayor Meadows mentioned now that their maintenance is fully staffed there should be changes.

A meeting attendee mentioned that some elderly are afraid to say anything to management because they fear they are going to get evicted.

Councilmember Shaw commented that will always be a concern for some people.

Mayor Meadows announced the next meeting will be held Thursday, November 30, 2023, at 3:00 p.m. He mentioned items of discussion will be kept to issues of which the City can control.

Committee Member Johnson mentioned there will be a stage two of the trash roll out in that they need to buy new equipment.

Committee Member Bautista inquired if it would include cleaning and pressure washing the trash rooms.

Committee Member Johnson mentioned he will check to see if it is in the contract. He also mentioned he will return with more information regarding security cameras.

Councilmember Shaw mentioned there may not currently be an equal number of cameras in all buildings and people are accessing the building through the trash rooms so the trash rooms should be secured.

Mayor Meadows commented that management has a tough job, the state makes their job harder, the City has its hands tied by the state, and sometimes what makes sense is not allowed by law.

Councilmember Shaw commented that there needs to be communication between tenants and management, they need to accept that changes have happened and let go of the past to move forward and provide management ability and time to fix the issues.

5.Adjourn

There being no further business, the meeting was adjourned at 4:15 p.m.

Respectfully Submitted,

Libby Vreonis
City Clerk