



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmember Esparza

SUBJECT: SEE BELOW

DATE: 06/15/2020

Approved *Maya Esparza*

Date: 6/15/2020

SUBJECT: TEFRA HEARING ON ISSUANCE OF TAX-EXEMPT MULTIFAMILY REVENUE BONDS FOR THE MARKHAM PLAZA II APARTMENTS LOCATED AT 2010 MONTEREY ROAD

RECOMMENDATION

1. Condition City approval of issuance of bonds upon the execution of a Regulatory Agreement between the borrower and issuer dictating the hiring of a second on-site security guard, resulting in 24-hour coverage by two security personnel.

BACKGROUND

The Markham Plaza Apartments are an enormous affordable housing development consisting of two separate buildings, each with 150 units. I appreciate this important opportunity to leverage County Measure A funds to bring much-needed improvements to the Markham Plaza II Apartments while extending the length of the affordability restrictions. These improvements will include repairs to the interiors of the apartments, retrofitting apartments to make them accessible to those with disabilities, repairs and upgrades to building electrical, mechanical, and plumbing systems, and the installation of security cameras. This work is critical to ensuring the safety and well-being of the residents.

Ensuring the hiring of a second security position is likewise crucial to ensuring the safety of the residents. Currently, there is generally only one security guard on duty, responsible for both of the buildings in the Markham Plaza complex. After conducting a walk-through of the site last month, SJPD concluded that with two large buildings to patrol, there is simply too much area for one person to cover, and too many duties for one guard to execute successfully, and recommended the hiring of a second guard. The security challenges at the site include illicit activity in front of the building, individuals accessing the property in order to conduct illicit activities, particularly at night and on the weekends. There have been numerous challenges with doors being propped open, which a single guard does not have ability to observe while on their rounds. The development's location adjacent to the Union Pacific tracks exacerbates these

challenges, including an incident in which the gate separating the property from the railroad tracks was broken down.

Comparing the past two years of calls for service data, as illustrated in the chart below, we have seen a dramatic increase in the Fire Department calls for service, from 82 in 2018 to 189 in 2019. My hope is that the increased service staffing levels, including the addition of an additional security guard, will help to address and reverse this disturbing trend. Although there has been a recent decline in police calls for service, this correlates with ongoing construction at the site, as there have been fewer residents occupying the development during the construction.

Markham Plaza	2018 fire	2018 PD	Total	2019 fire	2019 PD	total
January	9	16	25	27	19	46
Februray	9	9	28	16	25	31
March	3	8	11	13	14	27
April	6	14	2	14	19	33
May	8	17	25	16	15	31
June	4	8	12	16	11	27
July	5	13	12	14	12	26
August	8	14	22	17	7	24
September	8	18	26	23	12	25
October	5	10	15	11	9	20
Novemeber	11	9	20	13	6	19
December	6	16	22	9	6	15

Although I appreciate the inclusion of important upgraded security features including cameras, there is no substitute for the addition of another security guard on site to provide the round the clock attention needed to make sure the residents of the Markham Plaza II Apartments feel safe and secure in their homes.

The signers of this memorandum have not had, and will not have, any private conversation with any other member of the City Council, or that member's staff, concerning any action discussed in the memorandum, and that each signer's staff members have not had, and have been instructed not to have, any such conversation with any other member of the City Council or that member's staff.