



Monthly Status Report on the Oakland Housing Authority's site improvement strategies – January 2008

Site physical condition improvement or upgrades – rehabilitation

The following sites are in planning and design phase:

- Tassafaronga Village demolition with mixed use, mixed income new construction.
- 1236 E. 17th St. (on hold pending disposition decision)
- 2509 77th Ave. (on hold pending disposition decision)
- 1739 89th Ave. (bid date Feb. 2008)
- 2381 E. 21st St. (bid date Feb. 2008)
- 6921 Fresno St.
- 6916 Arthur St.
- 2011 7th Ave. (on hold pending disposition decision)
- 2530 9th Ave. (on hold pending disposition decision)
- 4118 Lyon Ave. (on hold pending disposition decision)
- 1739 89th Ave. (bid date February 2008)
- 2381 East 21st Ave. (bid date February 2008)
- 6921 Fresno St. (waiting for building permits)
- 6916 Arthur St. (waiting for building permits)
- 4203 Terrace St. (construction to begin Feb. 15)

The following sites are under construction:

- 3500 Bruce St. (15 percent completed)
- 2056 35th Ave. (90 percent completed – projected completion date April 2008)
- 2170 E. 28th St. (98 percent completed – projected completion date March 2008)

January 2008

The following sites were completed during the month and are ready for occupancy:

- None.

Other improvements to scattered sites:

- In December 2007 and January 2008, the Authority entered into 57 contracts for site improvements at scattered sites. More than 30 contracts are expected to be let in February.

Site physical condition improvement or upgrades – painting and graffiti abatement

- Painting of buildings has been suspended for the winter season until spring 2008.
- All reported graffiti has been abated.

Site physical condition improvement or upgrades – landscaping

Major landscaping projects are complete or nearing completion at:

- Landscaping projects have been suspended for the winter season until spring 2008.

Customer Assistance Center (CAC) report:

- Thirteen cases were received from Jan. 1 to Jan. 31.
- Twelve of the 13 cases received in January have been resolved.
- The resolved cases include graffiti abatement, trash abatements and fence repairs.
- The remaining open cases include maintenance issues (plumbing issues, lighting repairs and fence repairs), and a complaint against an OHA resident concerning children's behavior.
- Five cases remain open.

Most frequent type of complaint/request:

- Graffiti 7
- Blight 3
- Fence repair assistance 2
- Complaint against OHA resident 1

Site Intervention Team statistics:

Community meetings attended by Property Operations staff:

- OHA police officers attended two community meetings scheduled in January.
- Property Operations staff attended two Service Delivery Systems (SDS) meetings with Oakland City Councilmember Brooks.

Sites where households were counseled on lease compliance issues:

- Property Operations staff facilitated 30 site intervention individual meetings and 21 site intervention community meetings.

Enforcement of OHA Lease and House Rules:

- Number of pre-notices 4
- Number of 3-day notices issued 1
- Number of 14-day notices issued (rent related) 119
- Number of 30-day notices issued 0
- Number of move-outs resulting from notices 2
- Number of evictions filed in court 2
- Number of move-outs after filing and prior to trial 0
- Number of cases tried 0
- Number of judgments in favor of OHA 0
- Number of judgments in favor of defendant 0
- Number of evictions carried out 1
- TOTAL move-outs from lease enforcement 3
- TOTAL number of active unlawful detainer cases 14

January 2008



February 20, 2008

Oakland Housing Authority Board of Commissioners
The Honorable Ron Dellums, Mayor of the City of Oakland
Deborah Edgerly, City Administrator
Ignacio De La Fuente, Member of the City Council
Desley Brooks, Member of the City Council
Patricia Kernighan, Member of the City Council
Jean Quan, Member of the City Council
Henry Chang, Member of the City Council
Nancy Nadel, Member of the City Council
Larry Reid, Member of the City Council
Jane Brunner, Member of the City Council
John Russo, City Attorney
City Hall
1 Frank Ogawa Plaza
Oakland, CA. 94612

Dear Commission Members, Mayor Dellums, Mrs. Edgerly, Council Members De La Fuente, Brooks, Kernighan, Quan, Chang, Nadel, Reid, Brunner, and Mr. Russo:

I am providing you with the first monthly status report of 2008 addressing site physical improvements and resident behavior concerns. These updates will continue regularly, highlighting OHA's efforts to improve our properties, and provide decent, safe and affordable housing to Oakland's families. As the weather improves, we will rededicate our efforts to painting building exteriors, and to beautifying landscapes.

Please feel free to contact me or a member of my staff if you have any questions.

Sincerely,

Jon Gresley
Executive Director

January 2008