



Monthly Status Report on the Oakland Housing Authority's site improvement strategies – February 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. Residents are currently being relocated.
- 1236 E. 17th St. (on hold pending disposition decision)
- 2509 77th Ave. (on hold pending disposition decision)
- 1739 89th Ave. (Board approval of comprehensive renovation 2/25/08)
- 6921 Fresno St. (waiting for building permits)
- 6916 Arthur St. (waiting for building permits)
- 2011 7th Ave. (on hold pending disposition decision)
- 2530 9th Ave. (on hold pending disposition decision)
- 4118 Lyon Ave. (on hold pending disposition decision)
- 2381 East 21st Ave. (construction to begin in March 2008)
- 4203 Terrace St. (construction to begin March. 15)

The following sites are under construction:

- 3500 Bruce St. (40 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)

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

- None.

Other improvements to scattered sites:

- December 2007 through February 2008, the Authority entered into 89 contracts for site improvements at scattered sites. More than 35 contracts are expected to be let in March.

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:

- Eleven cases were received from Feb. 1 to Feb. 29.
- Ten of the 11 cases received in February have been resolved.
- The resolved cases include graffiti abatement, complaint against OHA tenant and exterior lights and roof repairs.
- The remaining open cases include maintenance issues (plumbing issues, pest abatement and fence repairs).
- Four cases remain open.

Most frequent type of complaint/request:

- | | |
|---------------------------|---|
| • Graffiti | 3 |
| • Maintenance requests | 2 |
| • Fence repair assistance | 2 |

Site Intervention Team statistics:

Community meetings attended by Property Operations staff:

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

Sites where households were counseled on lease compliance issues:

- Property Operations staff facilitated 44 site intervention individual meetings and 14 site intervention community meetings.

Enforcement of OHA Lease and House Rules:

• Number of pre-notices	38
• Number of 3-day notices issued	2
• Number of 14-day notices issued (rent related)	46
• Number of 30-day notices issued	2
• Number of move-outs resulting from notices	0
• Number of evictions filed in court	4
• Number of move-outs after filing and prior to trial	0
• Number of cases tried	1
• Number of judgments in favor of OHA	1
• Number of judgments in favor of defendant	0
• Number of evictions carried out	0
• TOTAL move-outs from lease enforcement	0
• TOTAL number of active unlawful detainer cases	23

February 2008



March 25, 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
Rebekah Evenson
Altshuler Brzon LLP
177 Post Street, Suite 300
San Francisco, CA 94108
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 continue to provide you with monthly status reports addressing site physical improvements and resident behavior concerns. With the onset of spring, I look forward to reporting on landscaping and building painting projects that will be undertaken as the weather improves.

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

Sincerely,

Jon Gresley
Executive Director