



Monthly Status Report on the Oakland Housing Authority's site improvement strategies – March 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. (construction pending tenant relocation)
- 2011 7th Ave. (on hold pending disposition decision)
- 2530 9th Ave. (on hold pending disposition decision)
- 4118 Lyon Ave. (on hold pending disposition decision)
- 6921 Fresno St. (bids due on April 16)
- 6916 Arthur St. (bids due on April 16)

The following sites are under construction:

- 3500 Bruce St. (50 percent completed – project completion date September 2008)
- 2056 35th Ave. (90 percent completed – projected completion date June 2008)
- 4203 Terrace St. (construction began on April 1)
- 2381 East 21st Ave. (construction began on April 7)

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

- 2170 E. 28th St. (project completed March 28)

Other improvements to scattered sites:

- December 2007 through March 2008, the Authority entered into 130

contracts under the Building Envelope Program for site improvements at scattered sites; 59 of those contracts are already completed. More than 20 new contracts are expected to be issued in April.

Site physical condition improvement or upgrades – painting and graffiti abatement

- Spring 2008 painting projects are currently being planned
- All reported graffiti has been abated.

Site physical condition improvement or upgrades – landscaping

Major landscaping projects are complete or nearing completion at:

- 2008 landscaping projects are currently being planned.

Customer Assistance Center (CAC) report:

- Thirteen cases were received from March. 1 to Feb. 31.
- Eleven of the 13 cases received in March have been resolved.
- The resolved cases include graffiti abatement stemming from a City of Oakland maintenance request, and complaints against an OHA tenant, Housing Management, a Leased Housing inspector, and a Section 8 landlord.
- The remaining open cases include maintenance issues (plumbing issues, pest abatement, tree trimming and fence repairs).
- Four cases remain open, with two carried over from prior months.

Most frequent type of complaint/request:

- Maintenance requests 3
- Tenant transfer requests 2
- Complaint against OHA tenant 2

Site Intervention Team statistics:

Community meetings attended by Property Operations staff:

- OHA police officers attended three community meetings scheduled in March.
- Property Operations staff attended six Service Delivery Systems (SDS) meetings with Oakland City Councilmembers Brooks (1), Nadel (2), Brunner (1), Reid (1), and De La Fuente (1)

Sites where households were counseled on lease compliance issues:

- Property Operations staff facilitated 48 site intervention individual meetings and 23 site intervention community meetings.

Enforcement of OHA Lease and House Rules:

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| • Number of pre-notices | 6 |
| • Number of 3-day notices issued | 0 |
| • Number of 14-day notices issued (rent related) | 75 |
| • Number of 30-day notices issued | 0 |
| • Number of move-outs resulting from notices | 1 |
| • Number of evictions filed in court | 3 |
| • Number of move-outs after filing and prior to trial | 3 |
| • Number of cases tried | 7 |
| • Number of judgments in favor of OHA | 5 |
| • Number of judgments in favor of defendant | 0 |
| • Number of judgments in favor of OHA to stipulate a stay to vacate with eviction | 2 |
| • Number of judgments in favor of OHA for Rent Payback Stipulated Agreements | 4 |
| • Number of evictions carried out | 3 |
| • TOTAL move-outs from lease enforcement | 1 |
| • TOTAL move-outs from Court Stipulated Agreements | 2 |
| • TOTAL number of active unlawful detainer cases | 14 |

March 2008



April 23, 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 continue to provide you with monthly status reports addressing site physical improvements and resident behavior concerns. We are redoubling our efforts to upgrade our sites, through multiple new construction projects, both by contractors and our staff. Please note these efforts in this month's report.

I am including a brochure that highlights these efforts, and demonstrates our shift to repair and minor rehabilitation of scattered sites. The booklet provides examples of smaller rehabilitation work, and pictures of some of the major innovations of sites.

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

Sincerely,

Jon Gresley
Executive Director