



## **Monthly Status Report on the Oakland Housing Authority's site improvement strategies – April 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. 17<sup>th</sup> St. (on hold pending disposition decision)
- 2509 77<sup>th</sup> Ave. (on hold pending disposition decision)
- 1739 89<sup>th</sup> Ave. (construction pending tenant relocation)
- 2011 7<sup>th</sup> Ave. (on hold pending disposition decision)
- 2530 9<sup>th</sup> Ave. (on hold pending disposition decision)
- 4118 Lyon Ave. (on hold pending disposition decision)
- 6921 Fresno St. (construction to begin June 1)
- 6916 Arthur St. (construction to begin June 1)

#### **The following sites are under construction:**

- 3500 Bruce St. (60 percent completed – project completion date September 2008)
- 2056 35<sup>th</sup> Ave. (90 percent completed – projected completion date June 2008)
- 4203 Terrace St. (30 percent completed – project completion date August 2008)
- 2381 East 21<sup>st</sup> St. (Project to be completed July 2008)

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

- 2170 E. 28<sup>th</sup> St. (completed – mostly occupied)

**Other improvements to scattered sites:**

- December 2007 through April 2008, OHA authorized 167 contracts under the Building Envelope Program for site improvements at scattered sites; 59 of those contracts are already completed. More than 10 new contracts are expected to be approved in May.

**Site physical condition improvement or upgrades – painting and graffiti abatement**

- 554 37<sup>th</sup> St. (completed)
- 1999 54<sup>th</sup> Ave. (completed)
- Sites where painting is scheduled to begin in May:
  - 2255-2261 84<sup>th</sup> Ave
  - 3532 Pierson
  - 3314-3316-3318-3320 E. 17<sup>th</sup> St.
  - 2181 48<sup>th</sup> Ave
- Sites being surveyed for scope of work/painting:
  - 2228 48<sup>th</sup> Ave.
  - 7204 Holly
  - 1127 Foothill
  - 2181 48<sup>th</sup> Ave.
  - 2102 E. 17<sup>th</sup> St.
- 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 being planned at 10 sites.

**Customer Assistance Center (CAC) report:**

- Twenty-three cases were received from April. 1 to April. 30.
- Seventeen of the 23 cases received in April have been resolved.
- The resolved cases include graffiti abatement stemming from a City of Oakland maintenance request, fence replacement and tree trimming, a complaint against an OHA tenant, and loitering on OHA property (was not OHA property).
- The remaining open cases include maintenance issues (pest abatement, leaky roofs and wall damages), a PG&E request, and an OHA tenant

- behavioral issue,
- Six cases remain open.

**Most frequent type of complaint/request:**

- Maintenance requests 7
- Graffiti 6
- Complaint against OHA tenant 2
- City of Oakland request 2

**Site Intervention Team statistics:**

**Community meetings attended by Property Operations staff:**

- OHA police officers attended one community meeting in April.
- Property Operations staff attended three Service Delivery Systems (SDS) meetings with Oakland City Councilmembers Brooks (1), and Nadel (2).

**Sites where households were counseled on lease compliance issues:**

- Property Operations staff facilitated 38 site intervention individual meetings and nine site intervention community meetings.

**Enforcement of OHA Lease and House Rules:**

- Number of pre-notices 13
- Number of 3-day notices issued 2
- Number of 14-day notices issued (rent related) 45
- Number of 30-day notices issued 1
- Number of move-outs resulting from notices 0
- Number of evictions filed in court 3
- Number of move-outs after filing and prior to trial 0
- Number of cases tried 4
- Number of judgments in favor of OHA 2
- Number of judgments in favor of defendant 2
- Number of judgments in favor of OHA to stipulate a stay to vacate with eviction 0
- Number of judgments in favor of OHA for Rent Payback Stipulated Agreements 0
- Number of evictions carried out 3
- TOTAL move-outs from lease enforcement 0

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- TOTAL move-outs from Court Stipulated Agreements 2
- TOTAL number of active unlawful detainer cases 29

April 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. You will notice many landscaping projects being planned for the warmer months, as well as several large construction sites slated for completion this summer.

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

Sincerely,

Jon Gresley  
Executive Director