



## **Monthly Status Report on the Oakland Housing Authority's site improvement strategies – May 2008**

### **Site physical condition improvement or upgrades – rehabilitation**

#### **The following sites are in planning and design phase:**

- Tassafaronga Village  
Residents have been relocated. The contractor is staging to begin remediation and demolition work, in preparation for the new mixed-use, mixed income development.

- 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)

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

- 3500 Bruce St. (70 percent completed – project completion date September 2008)
- 2056 35<sup>th</sup> Ave. (90 percent completed – projected completion date June 2008)
- 4203 Terrace St. (50 percent completed – project completion date August 2008)
- 2381 East 21<sup>st</sup> St. (Project to be completed July 2008)
- 6921 Fresno St. (10 percent completed – project completion anticipated in March 2009)
- 6916 Arthur St. (10 percent completed – project completion anticipated in March 2009)

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

- 2170 E. 28<sup>th</sup> St. (Occupied during April and May)

**Other improvements to scattered sites:**

- December 2007 through May 2008, OHA authorized 186 contracts under the Building Envelope Program for site improvements at scattered sites; 85 of those contracts are already completed. More than 10 new contracts are expected to be approved in June.

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

- 554 37<sup>th</sup> St. (completed)
- 1999 54<sup>th</sup> Ave. (completed)
- 2255-2261 84<sup>th</sup> Ave (completed)
- 3532 Pierson (completed)
- 3314-3316-3318-3320 E. 17<sup>th</sup> St. (completed)
- 2181 48<sup>th</sup> Ave (completed)

Sites where painting is scheduled to begin in June:

- 2115 328<sup>th</sup> Ave.
- 1951 E. 24<sup>th</sup> St.
- 2017 E. 24<sup>th</sup> St.
- 2102 E. 17<sup>th</sup> St.
- 2228 48<sup>th</sup> Ave.

Sites being surveyed for scope of work/painting:

- 7204 Holly
- 1127 Foothill
- 2181 48<sup>th</sup> Ave.
- All reported graffiti has been abated.

**Site physical condition improvement or upgrades – landscaping**

**Major landscaping projects are complete or nearing completion at:**

- 1126-1135 62<sup>nd</sup> St.
- 2008 landscaping projects are being planned at 10 sites.

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

- Twenty-one cases were received from May 1 to May. 31
- Sixteen of the 21 cases received in May have been resolved.
- The resolved cases include graffiti abatement; City of Oakland maintenance request, cover an open sewer pipe, a complaint against an OHA tenant, and disturbance (loud music, juveniles misbehaving).
- The remaining open cases include maintenance issues (roof and fence repair, tree trimming), a PG&E request, and an OHA tenant behavioral issue
- Nine cases remain open.

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

- |                                |   |
|--------------------------------|---|
| • Maintenance requests         | 6 |
| • Disturbance                  | 3 |
| • Complaint against OHA tenant | 2 |
| • City of Oakland request      | 2 |
| • Weeds/debris removal         | 2 |
| • Customer Assistance          | 2 |

**Site Intervention Team statistics:**

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

- OHA police officers attended 12 community meetings in May.
- Property Operations staff attended four Service Delivery Systems (SDS) meetings with Oakland City Councilmembers Brooks (2), and Nadel (1), and De La Fuente (1).

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

- Property Operations staff facilitated 37 site intervention individual meetings and 14 site intervention community meetings.

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

• Number of pre-notices	19
• Number of 3-day notices issued	1
• Number of 14-day notices issued (rent related)	116
• Number of 30-day notices issued	0
• Number of move-outs resulting from notices	1
• Number of evictions filed in court	9
• Number of move-outs after filing and prior to trial	1
• Number of cases tried	1
• Number of judgments in favor of OHA	1
• Number of judgments in favor of defendant	0
• Number of judgments in favor of OHA to stipulate a stay to vacate with eviction	4
• Number of judgments in favor of OHA for Rent Payback Stipulated Agreements	1
• Number of evictions carried out	1
• TOTAL move-outs from lease enforcement	1
• TOTAL move-outs from Court Stipulated Agreements	0
• TOTAL number of active unlawful detainer cases	29