



Oakland Housing  
Authority

## **Monthly Status Report on the Oakland Housing Authority's Site Improvement Strategies – July 2008**

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

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

- Tassafaronga Village

All 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 application decision)
- 2509 77<sup>th</sup> Ave. (on hold pending disposition application decision)
- 1739 89<sup>th</sup> Ave. (construction pending tenant relocation)
- 2011 7<sup>th</sup> Ave. (on hold pending disposition application decision)
- 2530 9<sup>th</sup> Ave. (on hold pending disposition application decision)
- 4118 Lyon Ave. (on hold pending disposition application decision)

**The following sites are under construction:**

- 3500 Bruce St. (80 percent completed – project completion date September 2008)
- 2056 35<sup>th</sup> Ave. (96 percent completed – projected completion date August 2008)
- 4203 Terrace St. (80 percent completed – project completion date August 2008)
- 2381 East 21<sup>st</sup> St. (Project to be completed August 2008)
- 6921 Fresno St. (20 percent completed – project completion anticipated in March 2009)
- 6916 Arthur St. (20 percent completed – project completion anticipated in March 2009)

**Other improvements to scattered sites:**

- December 2007 through July 2008, OHA authorized 248 contracts under the Building Envelope Program for site improvements at scattered sites; 178 of those contracts are already completed. More than 10 new contracts are expected recommended to the Board of Commissions for approved in August.

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

- 2030 E 25<sup>th</sup> Street (completed)
- 2474 26<sup>th</sup> Avenue (completed)

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

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

- 5825 Canning Street
- 1126-1135 62<sup>nd</sup> Street
- 2995 School Street
- 554 37<sup>th</sup> Street
- 6631 Laird Avenue
- 1716 E 20<sup>th</sup> Street
- 1853 38<sup>th</sup> Avenue
- 2008 landscaping projects are being planned at 12 sites.

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

- Twenty four cases were received from June 1 to June 30.
- Twenty two of the twenty four cases received in July have been resolved.
- The resolved cases include graffiti abatement, trash abatement, complaint against OHA tenant, roof repair, and permit requests.
- The remaining open cases include maintenance issues (tree trimming and missing electrical panels), dispute between OHA tenants, and drug activity at a Section 8 unit.
- Five cases remain open.

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

- |  |    |
|--|----|
| • Graffiti                                   | 10 |
| • Manager’s Assistance                       | 3  |
| • Blight                                     | 2  |
| • City of Oakland request                    | 2  |
| • OHA Tenant Issue                           | 2  |
| • Drug activities (Conventional & Section 8) | 2  |
| • Roof repair                                | 1  |
| • Customer Assistance                        | 1  |
| • Section 8 Landlord rent complaint          | 1  |

## **Site Intervention Team statistics:**

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

- OHA police officers attended community meetings in July 2008.
- Property Operations staff attended two Service Delivery Systems (SDS) meetings with Oakland City Councilmembers Brooks (1), and De La Fuente (1),

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

- Property Operations staff facilitated 18 site intervention individual meetings and 11 site intervention community meetings.

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

- |   |    |
|---|----|
| • Number of pre-notices   | 1  |
| • Number of 3-day notices issued  | 1  |
| • Number of 14-day notices issued (rent related)                                  | 42 |
| • Number of 30-day notices issued   | 1  |
| • Number of move-outs resulting from notices                                      | 0  |
| • Number of evictions filed in court  | 5  |
| • Number of move-outs after filing and prior to trial                             | 0  |
| • Number of cases tried   | 6  |
| • 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 | 5  |
| • Number of judgments in favor of OHA for Rent Payback Stipulated Agreements      | 4  |
| • Number of evictions carried out   | 4  |
| • TOTAL move-outs from lease enforcement  | 1  |
| • TOTAL move-outs from Court Stipulated Agreements                                | 2  |
| • TOTAL number of active unlawful detainer cases                                  | 27 |