



Oakland Housing
Authority

Monthly Status Report on the Oakland Housing Authority's Site Improvement Strategies – August 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. 17th St. (on hold pending disposition application decision)
- 2509 77th Ave. (on hold pending disposition application decision)
- 1739 89th Ave. (construction pending tenant relocation)
- 2011 7th Ave. (on hold pending disposition application decision)
- 2530 9th 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. (85 percent completed – project completion date September 2008)
- 2056 35th Ave. (96 percent completed – projected completion date November 2008)
- 4203 Terrace St. (90 percent completed – project completion date September 2008)
- 2381 East 21st St. (Project to be completed August 2008)
- 6921 Fresno St. (25 percent completed – project completion anticipated in March 2009)
- 6916 Arthur St. (25 percent completed – project completion anticipated in March 2009)

Other improvements to scattered sites:

- December 2007 through August 2008, OHA authorized 317 contracts under the Building Envelope Program for site improvements at scattered sites; 241 of those contracts are already completed. Nine new contracts are to be recommended to the Board of Commissions for approved in September.

Site physical condition improvements or upgrades – painting and graffiti abatement

- 2228 48th Avenue (completed)
- 2435 26th Avenue (completed)
- 2102 E 17th Street (completed)
- 2115 38th Avenue (completed)
- 1951 E 24th Street (completed)
- 2017 E 24th Street (completed)
- 2621 High Street (completed)

Site physical condition improvements or upgrades – landscaping

Major landscaping projects are complete or nearing completion at:

- 768 41st Street (completed)
- 557 46th Street (completed)
- 2102 e 17th Street (completed)
- 2147 E 24th Street (completed)
- 2017 E 24th Street (completed)
- 880 45th Street
- 648 57th Street
- 2008 landscaping projects are being planned at 14 sites.

Customer Assistance Center (CAC) report:

- Twenty six cases were received from August 1 to August 31.
- Nineteen of the twenty six cases received in August have been resolved.
- The resolved cases include trash abatement, light repair, fence repair, tenant behavior issues, and City of Oakland abatement requests.
- The remaining open cases include maintenance issues (pest abatement, fence repair), OHA tenant behavior issues, and drug activity at a Section 8 unit.
- Eight cases remain open.

Most frequent type of complaint/request:

- Maintenance 7
- OHA Tenant Issue 5
- Customer Assistance 5
- Blight 3
- City of Oakland request 3

- Unable to contact Housing Manager 1
- Drug activities (Section 8) 1
- Section 8 complaint 1

Site Intervention Team statistics:

Community meetings attended by Property Operations staff:

- OHA police officers attended five community meetings in August 2008.
- Property Operations staff attended one Service Delivery Systems (SDS) meetings with Oakland City Councilmember De La Fuente (1),

Sites where households were counseled on lease compliance issues:

- Property Operations staff facilitated 50 site intervention individual meetings and 10 site intervention community meetings.

Enforcement of OHA Lease and House Rules:

- Number of pre-notices 2
- Number of 3-day notices issued 0
- Number of 14-day notices issued (rent related) 25
- Number of 30-day notices issued 0
- 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 1
- Number of cases tried 0
- Number of judgments in favor of OHA 0
- Number of judgments in favor of defendant 0
- Number of judgments in favor of OHA to stipulate a stay to vacate with eviction 1
- Number of judgments in favor of OHA for Rent Payback Stipulated Agreements 1
- Number of evictions carried out 3
- TOTAL move-outs from lease enforcement 0
- TOTAL move-outs from Court Stipulated Agreements 1
- TOTAL number of active unlawful detainer cases 23