



Oakland Housing  
Authority

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

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

Comprehensive reconstruction has just been completed at **2381 East 21<sup>st</sup> St.**

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

- Tassafaronga Village

All residents were relocated, and the contractor completed remediation and demolition work. We have executed a contract for infrastructure work. Approval for the financial closing for Phase 1 of the new mixed income development is scheduled for a Special October 6<sup>th</sup> Board of Commissioners meeting. The closing is scheduled for October 21.

- 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)
- 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. (95 percent completed – project completion date October 2008)
- 2056 35<sup>th</sup> Ave. (98 percent completed – projected completion date November 2008)
- 4203 Terrace St. (95 percent completed – project completion date October 2008)
- 1739 89<sup>th</sup> Ave. (construction commenced September 2008)
- 6921 Fresno St. (28 percent completed – project completion anticipated in March 2009)
- 6916 Arthur St. (28 percent completed – project completion anticipated in March 2009)

#### **Other improvements to scattered sites:**

- December 2007 through September 2008, OHA authorized 325 contracts under the Building Envelope Program for site improvements at scattered sites; 267 of those contracts are already completed. Twenty eight new contracts are to be recommended to the Board of Commissions for approved on October 6.

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

- 1323 MacArthur Blvd. (completed)
- 1227 E 17<sup>th</sup> Street (completed)
- 1500 38th Street (completed)
- 2308 96<sup>th</sup> Avenue (completed)
- 1900 E 24<sup>th</sup> Street (completed)
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**Site physical condition improvements or upgrades – landscaping**

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

- 3291 Lynde Street (completed)
- 2008 landscaping projects are being planned at 15 sites.

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

- Seventeen cases were received from September 1 to September 30.
- Nine of the seventeen cases received in September have been resolved.
- The resolved cases include pest abatement, adding handicap parking stall, blight, lock change, vacant unit board up, and contractor debris removal.
- The remaining open cases include maintenance issues (pest abatement, tree trimming, blight, drainage hole), and Leased Housing Assistance.
- Ten cases remain open.

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

- |  |   |
|--|---|
| • Maintenance                                  | 6 |
| • Customer Assistance                          | 4 |
| • Blight                                       | 4 |
| • Drug activities (Section 8 and Conventional) | 2 |
| • Unable to contact Leased Housing             | 1 |

**Site Intervention Team statistics:**

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

- OHA police officers attended 24 community meetings in September 2008.
- Property Operations staff attended two Service Delivery Systems (SDS) meetings with Oakland City Councilmember De La Fuente (1), and Nancy

Nadel

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

- Property Operations staff facilitated 44 site intervention individual meetings and 9 site intervention community meetings.

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

• Number of pre-notices	10
• Number of 3-day notices issued	0
• Number of 14-day notices issued (rent related)	10
• Number of 30-day notices issued	1
• Number of move-outs resulting from notices	0
• Number of evictions filed in court	1
• Number of move-outs after filing and prior to trial	0
• 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	0
• Number of judgments in favor of OHA for Rent Payback Stipulated Agreements	0
• Number of evictions carried out	2
• TOTAL move-outs from lease enforcement	0
• TOTAL move-outs from Court Stipulated Agreements	2
• TOTAL number of active unlawful detainer cases	25

October 13, 2008

Oakland Housing Authority Board of Commissioners  
The Honorable Ron Dellums, Mayor of the City of Oakland  
Dan Lindheim, Acting 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, Mr. Lindheim, 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. The warm dry weather is permitting us to continue to accomplish many site improvement projects this summer, and this is reflected in the September report, and we expect this level of work to continue through November.

This report is now posted every month on the OHA Web site, [www.oakha.org](http://www.oakha.org). Please follow the homepage link "Oakland City Council and OHA Commissioner monthly report" to view the document.

Please feel free to contact me at (510) 874-1510 if you have any questions.

Sincerely,

Jon Gresley  
Executive Director