



Oakland Housing  
Authority

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

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

Comprehensive reconstruction has just been completed at **4203 Terrace Street & 3500 Bruce Street.**

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

- Tassafaronga Village

All residents were relocated in June, and the contractor has completed remediation and demolition work. We have executed a contract for infrastructure work. The financial closing for Phase 1 of the new 137 unit mixed income rental development occurred on October 21<sup>st</sup>, 2008, and construction is underway. The Board of Commissioners is scheduled to review and approve all documents and funds for Phase 2 (20 rental units for HIV/AIDS clientele) on December 8<sup>th</sup>, 2008. The financial closing is scheduled for December 10<sup>th</sup>, 2008 and construction should commence in January, 2009.

- 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:**

- 2056 35<sup>th</sup> Ave. (98 percent completed – projected completion date November 2008)
- 1739 89<sup>th</sup> Ave. (10 percent completed – project completion anticipated in May 2009)
- 6921 Fresno St. (35 percent completed – project completion anticipated in March 2009)
- 6916 Arthur St. (35 percent completed – project completion anticipated in March 2009)

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

- December 2007 through October 2008, OHA authorized 359 contracts under the Building Envelope Program for site improvements at scattered sites; 294 of those contracts are already completed. Twenty six new contracts are to be recommended for approved in November.

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

- 3017 West Street (completed)
- 7510 Ney Avenue (completed)
- 522 32<sup>nd</sup> Street (completed)
- 2323 E 22<sup>nd</sup> Street (completed)
- 2017 E 24<sup>th</sup> Street (completed)
- 9615 E Street (completed)

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

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

- 1323 MacArthur Boulevard (completed)
- 2008 landscaping projects are being planned at 15 sites.

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

- Twenty eight cases were received from October 1 to October 31.
- Twenty seven of the twenty eight cases received in October have been resolved.
- The resolved cases include graffiti abatement, blight, pest abatement (City of Oakland), contractor debris removal, fence replacement, tree trimming, re-stripe parking stalls, disturbance involving juveniles, drug activities, and a tenant housekeeping issue.
- The remaining open case is concerning a tenant behavior issue.
- One case remains open.

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

- |                                  |    |
|----------------------------------|----|
| • Graffiti                       | 10 |
| • Blight                         | 5  |
| • Maintenance                    | 5  |
| • City of Oakland requests       | 3  |
| • Manager’s assistance           | 2  |
| • Drug activities (Conventional) | 1  |
| • OHA tenant issue               | 1  |
| • Disturbance                    | 1  |

**Site Intervention Team statistics: October 2008**

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

- OHA police officers attended three community meetings in October 2008.
- Property Operations staff attended four Service Delivery Systems (SDS) meetings with Oakland City Councilmember Desley Brooks (2), and Nancy Nadel (2)

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

- Property Operations staff facilitated 35 site intervention individual meetings and 6 site intervention community meetings.

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

- Number of pre-notices 27
- Number of 3-day notices issued 0
- Number of 14-day notices issued (rent related) 4
- Number of 30-day notices issued 1
- Number of move-outs resulting from notices 0
- Number of evictions filed in court 2
- Number of move-outs after filing and prior to trial 0
- 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 0
- Number of judgments in favor of OHA for Rent Payback Stipulated Agreements 1
- Number of evictions carried out 2
- TOTAL move-outs from lease enforcement 1
- TOTAL move-outs from Court Stipulated Agreements 1
- TOTAL number of active unlawful detainer cases 16

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