



Oakland Housing
Authority

Monthly Status Report on the Oakland Housing Authority's Site Improvement Strategies – November 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

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 21st, 2008, and construction is underway. The Board of Commissioners approved OHA funding and all closing documents for Phase 2 (20 rental units for HIV/AIDS clientele) on December 8th, 2008. The financial closing has been delayed to February, 2009 and construction should commence in March, 2009.

- 1236 E. 17th St. (on hold pending disposition application decision)
- 2509 77th Ave. (on hold pending disposition application decision)
- 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:

- 2056 35th Ave. (98 percent completed – projected completion date November 2008)
- 1739 89th Ave. (40 percent completed – project completion anticipated in May 2009)
- 6921 Fresno St. (40 percent completed – project completion anticipated in March 2009)
- 6916 Arthur St. (40 percent completed – project completion anticipated in March 2009)

Other improvements to scattered sites:

- December 2007 through November 2008, OHA authorized 410 contracts under the Building Envelope Program for site improvements at scattered

sites; 334 of those contracts are already completed. Ten new contracts are to be recommended for approved in December.

Site physical condition improvements or upgrades – painting and graffiti abatement

- 3291 Lynde Street (completed)
- 810 60th Street (completed)
- 648 57th Street (completed)
- 557 46th Street (completed)
- 2126 High Street (completed)

Site physical condition improvements or upgrades – landscaping

Major landscaping projects are complete or nearing completion at:

- 1900 E 24th Street (completed)
- 2416 88th Avenue (completed)
- 2008 landscaping projects are being planned at 9 sites.

Customer Assistance Center (CAC) report:

- Sixteen cases were received from November 1 to November 30.
- Fifteen of the sixteen cases received in November have been resolved.
- The resolved cases include graffiti abatement, exterior light repair, trash bins replacement, securing of exterior electrical panel, music disturbance, and a Section 8 landlord requesting additional information on contract between tenant and OHA.
- The remaining open case is concerning a tenant behavior issue.
- One case remains open.

Most frequent type of complaint/request:

- | | |
|------------------------|---|
| • Graffiti | 8 |
| • Maintenance | 3 |
| • Manager’s assistance | 2 |
| • OHA tenant issue | 1 |
| • Disturbance | 1 |
| • Customer assistance | 1 |

Site Intervention Team statistics:

Community meetings attended by Property Operations staff:

- OHA police officers attended three community meetings in November 2008.
- Property Operations staff attended one Service Delivery Systems (SDS) meetings with Oakland City Councilmember Desley Brooks (1),

Sites where households were counseled on lease compliance issues:

- Property Operations staff facilitated 15 site intervention individual meetings and 2 site intervention community meetings.

Enforcement of OHA Lease and House Rules

• Number of pre-notices	17
• Number of 3-day notices issued	1
• Number of 14-day notices issued (rent related)	4
• Number of 30-day notices issued	0
• 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	2
• Number of judgments in favor of OHA	2
• Number of judgments in favor of defendant	0
• Number of judgments in favor of OHA to stipulate a stay to vacate with eviction	2
• Number of judgments in favor of OHA for Rent Payback Stipulated Agreements	2
• Number of evictions carried out	0
• TOTAL move-outs from lease enforcement	0
• TOTAL move-outs from Court Stipulated Agreements	0
• TOTAL number of active unlawful detainer cases	17

November 2008

December 5, 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. This report is also posted every month on the OHA Web site, www.oakha.org. Please follow the homepage link "Oakland City Council and OHA Commissioner monthly report" to view the document.

We anticipate there will be a slowing in the amount of work in the coming months as we move toward what we all hope will be a wet rainy season, however OHA has authorized a total 410 contracts under our Building Envelope Program for site improvements at our scattered sites, with 334 of those contracts completed.

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

Sincerely,

Jon Gresley
Executive Director