



Oakland Housing
Authority

Monthly Status Report on the Oakland Housing Authority's Site Improvement Strategies – December 2008

Site physical condition improvements or upgrades – rehabilitation

The following sites are in planning and design phase:

- Tassafaronga Village

Families were relocated during the Spring and the old buildings were demolished during the Summer of 2008. Cahill Contractors began work on the infrastructure in the Fall and construction of the Phase 1 (137 units) rental development was underway by November, 2008. The Board of Commissioners also approved OHA funding and closing documents for Phase 2 (20 rental units for HIV/AIDS clientele) on December 8th, 2008. The financial closing has been delayed due to problems in the financial markets. We now plan to close in March, 2008 and construction should commence in April, 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 February 2009)
- 1739 89th Ave. (60 percent completed – project completion anticipated in May 2009)
- 6921 Fresno St. (45 percent completed – project completion anticipated in March 2009)
- 6916 Arthur St. (45 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; 349 of those contracts are already completed.

Site physical condition improvements or upgrades – painting and graffiti abatement

- 1061 Elmhurst Avenue (completed)
- 421 Oakland Avenue (completed)
- 2349 83rd Avenue (completed)
- 656 – 666 53rd Street (completed)
- 1919 E 15th Street (completed)
- 827 52nd Street (completed)
- 2402 E 27th Street (completed)
- 873 32nd Street (completed)

Site physical condition improvements or upgrades – landscaping

Major landscaping projects are complete or nearing completion at:

- 1227 E 17th Street (completed)
- 59 Pearl Street (completed)

Customer Assistance Center (CAC) report:

- Thirteen cases were received from December 1 to December 31.
- Eleven of the thirteen cases received in December have been resolved.
- The resolved cases include graffiti abatements, manager’s assistance (eligibility status), and Leased Housing assistance (voucher information).
- The remaining open cases concern a tenant behavior issue and tree trimming request.
- Two cases remain open.

Most frequent type of complaint/request:

- | | |
|-------------------------------------|---|
| • Graffiti | 9 |
| • Maintenance | 1 |
| • Manager’s assistance | 1 |
| • OHA tenant behavior issue | 1 |
| • Housing Representative assistance | 1 |

Site Intervention Team statistics: December 2008

Community meetings attended by Property Operations staff:

- OHA police officers attended no community meetings in December 2008 other than holiday gatherings in a number of our communities and developments.
- Property Operations staff attended no Service Delivery Systems (SDS) meetings with Oakland City.

Sites where households were counseled on lease compliance issues:

- Property Operations staff facilitated 20 site intervention individual meetings but conducted no site intervention community meetings.

Enforcement of OHA Lease and House Rules:

• Number of pre-notices	68
• Number of 3-day notices issued	0
• Number of 14-day notices issued (rent related)	92
• Number of 30-day notices issued	0
• Number of move-outs resulting from notices	0
• Number of evictions filed in court	4
• 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	0
• 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	1
• TOTAL move-outs from Court Stipulated Agreements	0
• TOTAL number of active unlawful detainer cases	12

December 2008