



Oakland Housing  
Authority

## **Monthly Status Report on the Oakland Housing Authority's Site Improvement Strategies – January 2009**

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

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

- 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:**

- 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 financial closing for Phase 2 (20 rental units for HIV/AIDS clientele) has been delayed due to problems in the financial markets. Phase 2 is now scheduled to close in March 2009 with construction starting in early April 2009. Phase 1 and Phase 2 (if construction on Phase 2 starts as currently planned) are scheduled to be complete and ready for occupancy in April 2010.

**The following sites are under construction:**

- 2056 35<sup>th</sup> Ave. (95 percent completed – projected completion date February 2009)
- 1739 89<sup>th</sup> 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 December 2008, OHA authorized 418 contracts under the Building Envelope Program for site improvements at scattered sites; 372 of those contracts are already completed.

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

- 1227 E 17<sup>th</sup> Street (completed)
- 7000 Lacey Avenue (completed)
- 1726 38th Avenue (completed)
- 4737 Ygnacio Street (completed)
- 2933 MLK Jr. Way (completed)
- 565 39th Street (completed)

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

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

- 3901 Webster Street (completed)
- 537 32nd Street (completed)

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

- Twenty two cases were received from January 1 to January 31.
- Twenty one of the twenty two cases received in January have been resolved.
- The resolved cases include graffiti abatements, blight abatement, Manager’s assistance (placement of trash bins and mediation between OHA tenants), Housing Representative assistance (reason for Section 8 termination and Section 8 landlord repair request), and extra patrol.
- The remaining open cases concern drug activities at Section 8 unit.
- One case remains open.

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

- |                                     |   |
|-------------------------------------|---|
| • Graffiti                          | 9 |
| • Blight                            | 3 |
| • Manager’s assistance              | 2 |
| • Customer assistance               | 1 |
| • OHA tenant behavior issue         | 1 |
| • Loitering on OHA property         | 1 |
| • Housing Representative assistance | 2 |
| • Blight – Section 8 unit           | 1 |
| • Drug activity                     | 1 |
| • Extra patrol request              | 1 |

## **Site Intervention Team statistics: January 2009**

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

- OHA police officers attended 5 community meetings in January 2009.
- OPO staff attended 3 community meeting in January 2009
- Property Operations staff attended 3 Service Delivery Systems (SDS) meetings with Oakland City Councilmember, (2) Nancy Nadel (1) Desley Brooks

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

- Property Operations staff facilitated 22 site intervention individual meetings and 4 site intervention community meetings.

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

- Number of pre-notice 25
- Number of 3-day notices issued 0
- Number of 14-day notices issued (rent related) 105
- Number of 30-day notices issued 0
- Number of move-outs resulting from notices 0
- Number of evictions filed in court 5
- 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 Defaults filed for Payback Stipulated Agreements (Non Payment) 3
- 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 1
- TOTAL move-outs from lease enforcement 3
- TOTAL move-outs from Court Stipulated Agreements 1
- TOTAL number of active unlawful detainer cases 9

**Log of Successful Unlawful Detainer Actions**

Address of Unlawful Detainer	Date Unlawful Detainer Filed	Non-Payment	Other Lease Violations
1. 421 Oakland Avenue	11/17/08	x	n/a
2. 59 Pearl Street	11/17/08	x	n/a

*This information is provided pursuant to and MOU with the City of Oakland, monthly reports will provide the following information about pending evictions: where the Housing Authority has filed an unlawful detainer complaint in Superior Court more than 60 days prior to the time period covered by the Monthly Report, the Monthly Report will identify the site (but not the unit) pertaining to such unlawful detainer complaint, provided that the defendant has not prevailed in the unlawful detainer action or that the unlawful detainer complaint was not otherwise dismissed prior to the expiration of 60 days from filing. For each such site, the Housing Authority will identify whether the unlawful detainer action was related to nonpayment of rent or other lease violation. Nothing in this Section shall require the Housing Authority to provide information that would not otherwise be publicly-available pursuant to California Code of Civil Procedure 1161.2.*