



Oakland Housing
Authority

Monthly Status Report on the Oakland Housing Authority's Site Improvement Strategies – May 2009

Site physical condition improvements or upgrades – rehabilitation

Request for Expressions of Interest:

In May the Oakland Housing Authority issued a Request for Expressions of Interest (RFEI) seeking qualified, interested organizations to substantially rehabilitate or redevelop six small former multi-family properties in the City of Oakland. Primary goals for this effort are:

- To provide training and/or employment opportunities for qualified participants of OHA housing programs, as well as other low-income persons;
- To return the units to service, primarily as an affordable housing resource, either to low-income renters, housing for persons with special needs, or qualified first-time home buyers;
- To remove the negative impact of the currently-blighted properties on the surrounding neighborhood.

Through this RFEI, OHA is willing to entertain any feasible approach to achieve any of the goals outlined above, to the extent possible given the particular circumstances of each of the following properties:

1236 E. 17th St.
2509 77th Ave.
2011 7th Ave.
2530 9th Ave.
1242 95th Ave.
4118 Lyon Ave.

Complete details regarding this Request for Expression of Interest (RFEI) #09-01 can be located on line at: http://oha.infolane.com/vendor/?mode=view_bid&id=234.

The following sites are under construction:

- Tassafaronga Village
Families were relocated in spring and the public housing 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. Phase 2 (20 rental units for HIV/AIDS clientele) is scheduled to commence construction in June 2009.

Phase 1 is scheduled to be complete and ready for occupancy in April 2010.
Phase 2 will be complete in May 2010.

The following sites were completed during the month:

- 1739 89th Ave. (100 percent complete)

The following sites are under construction:

- 2056 35th Ave. (99 percent completed – projected completion date June 2009)
- 6921 Fresno St. (76 percent completed – project completion anticipated in August 2009)
- 6916 Arthur St. (76 percent completed – project completion anticipated in August 2009)

Other improvements to scattered sites:

- December 2007 through May 2009, OHA authorized 420 contracts under the Building Envelope Program for site improvements at scattered sites; 415 of those contracts are already completed.

Site physical condition improvements or upgrades – painting and graffiti abatement

- 1486 77th Avenue (completed)
- 2440 E 21st Street (completed)
- 3336 Arkansas Street (completed)
- 565 45th Street (completed)

Customer Assistance Center (CAC) report:

- Thirty-six new cases were received from May 1 to May 31.
- Two cases from April were carried over into May. One has been closed and one remains open.
- Thirty-two of the thirty-eight cases received/carried over in May have been resolved.
- The resolved cases include graffiti abatements, blight abatement, OHA-Generated Property Site Inspection items, Leased Housing Issues; Office of Property Operations/Maintenance cases including a mediation meeting between tenants, overgrown shrubs that have been removed, replacement of trash bins and basic tenant inquiries.
- The remaining open cases regard a tenant's security deposit being returned, Notice to Abate from the City of Oakland, Leased Housing Inspection inquiries, and requests to relocate by tenants.
- A total of six cases remained open at the end of the month.

Most frequent type of complaint/request:

- Graffiti 11
- Leased Housing 8

- Property Operations 7
- Facilities Management 6
- OHA-Generated Property Site Inspection Items 2
- Oakland Housing Police Department 2
- Development Department 2

Site Intervention Team statistics: May 2009

Community meetings attended by Property Operations staff:

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

Sites where households were counseled on lease compliance issues:

- Property Operations staff facilitated 37 site intervention individual meetings and 10 site intervention community meetings.

Enforcement of OHA Lease and House Rules:

- Number of pre-notices 8
- Number of 3-day notices issued 2
- Number of 14-day notices issued (rent related) 59
- Number of 30-day notices issued 0
- Number of move-outs resulting from notices 1
- Number of evictions filed in court 8
- Number of move-outs after filing and prior to trial 0
- Number of cases tried 3
- Number of judgments in favor of OHA 0
- Number of judgments in favor of defendant 3
- Number of Defaults filed for Payback Stipulated Agreements (Non-Payment) 2
- 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 2
- Number of evictions carried out 2
- TOTAL move-outs from lease enforcement 0
- TOTAL move-outs from Court-Stipulated Agreements 0
- TOTAL number of active unlawful detainer cases 8

Log of Successful Unlawful Detainer Actions

Address of Unlawful Detainer	Date Unlawful Detainer Filed	Non-Payment	Other Lease Violations
N/A	N/A	N/A	N/A
<p><i>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.</i></p>			