



Oakland Housing  
Authority

**Monthly Status Report on the Oakland Housing Authority's  
Site Improvement Strategies  
October 2011**

**Site Physical Condition Improvements or Upgrades – Rehabilitation**

The Authority continues to renovate a number of scattered site units and large sites utilizing Moving to Work funds, the American Recovery and Reinvestment Act (ARRA) Capital Funds, and Public Housing Capital Funds provided to the Authority by HUD.

ARRA Projects

- Palo Vista Gardens Phases of the unit renovations and site improvements to include concrete replacement in the common areas of the site and asphalt replacement is 100% complete. The community center is 100% complete. Staff continues to work towards our milestones in our completion, in order to have residents back in their homes before the holiday season.

Site Improvement Projects (SIP)

- Staff continues evaluating properties through site assessments for upcoming site improvements scheduled to start in the early spring. These projects will mainly focus on our scattered site properties throughout the city.

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

- During the month of October 3 new case were received
- One case was carried over from October to November
- Resolved cases this month include: Property Management request

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

- OPO 3

**Community Meetings Attended by the Property Operations Staff:**

- OHA police officers attended 20 community meetings in October 2011
- Property Operations staff attended 3 community meetings in October 2011

**Lease Compliance Activities:**

- Property Operations Site Intervention staff facilitated 6 Individual Resident Intervention Meetings
- Property Operations Management staff conducted 55 Individual Resident Lease Compliance Meetings

- Property Operations Site Intervention staff facilitated 43 home visits and/or contacts with the residents
- Property Operations Site Intervention staff conducted 15 site inspections
- Property Operations Site Intervention staff conducted 2 Health and Safety inspections

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

Number of pre-notices	94
Number of 3-day notices issued (cause)	0
Number of 3-day notices issued (rent related)	20
Number of 14-day notices issued (rent related)	19
Number of 30-day notices issued	0
Number of move-outs resulting from notices	4
Number of evictions filed in court	0
Number of move-outs after filing and prior to trial	1
Number of cases tried	0
Number of judgments in favor of OHA	1
Number of judgments in favor of defendant	0
Number of Defaults filed for Payback Stipulated Agreements (Non Payment)	1
Number of judgments in favor of OHA to stipulate a stay to vacate eviction	0
Number of judgments in favor of OHA for Rent Payback Stipulated Agreements	0
Number of evictions carried out	1
TOTAL move-outs from lease enforcement	5
TOTAL move-outs from Court Stipulated Agreements	0
Cases Dismissed	2
TOTAL number of active unlawful detainer cases	23

Address of Unlawful Detainer	Non-Payment	Other Lease Violations
NA		
<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>		