



Oakland Housing  
Authority

## **Monthly Status Report on the Oakland Housing Authority's site improvement strategies – June 2008**

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

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

- Tassafaronga Village

Residents have been relocated. The contractor is staging to begin remediation and demolition work, in preparation for the new mixed-use, mixed income development.

- 1236 E. 17<sup>th</sup> St. (on hold pending disposition decision)
- 2509 77<sup>th</sup> Ave. (on hold pending disposition decision)
- 1739 89<sup>th</sup> Ave. (construction pending tenant relocation)
- 2011 7<sup>th</sup> Ave. (on hold pending disposition decision)
- 2530 9<sup>th</sup> Ave. (on hold pending disposition decision)
- 4118 Lyon Ave. (on hold pending disposition decision)

**The following sites are under construction:**

- 3500 Bruce St. (75 percent completed – project completion date September 2008)
- 2056 35<sup>th</sup> Ave. (95 percent completed – projected completion date August 2008)
- 4203 Terrace St. (70 percent completed – project completion date August 2008)
- 2381 East 21<sup>st</sup> St. (Project to be completed July 2008)
- 6921 Fresno St. (15 percent completed – project completion anticipated in March 2009)
- 6916 Arthur St. (15 percent completed – project completion anticipated in March 2009)

**The following sites were completed during the month and are ready for occupancy:**

- 2170 E. 28<sup>th</sup> St. (Occupied during April and May)

June 2008

**Other improvements to scattered sites:**

- December 2007 through May 2008, OHA authorized 242 contracts under the Building Envelope Program for site improvements at scattered sites; 153 of those contracts are already completed. More than 10 new contracts are expected to be approved in July.

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

- 554 37<sup>th</sup> St. (completed)
- 1999 54<sup>th</sup> Ave. (completed)
- 2255-2261 84<sup>th</sup> Ave (completed)
- 3532 Pierson (completed)
- 3314-3316-3318-3320 E. 17<sup>th</sup> St. (completed)
- 2181 48<sup>th</sup> Ave (completed)

Sites where painting is scheduled to begin in July:

- 2115 328<sup>th</sup> Ave.
- 1951 E. 24<sup>th</sup> St.
- 2017 E. 24<sup>th</sup> St.
- 2102 E. 17<sup>th</sup> St.
- 2228 48<sup>th</sup> Ave.

Sites being surveyed for scope of work/painting:

- 7204 Holly
- 1127 Foothill
- 2181 48<sup>th</sup> Ave.
- All reported graffiti has been abated.

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

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

- 1126-1135 62<sup>nd</sup> St.
- 2995 School St.
- 554 37<sup>th</sup> St.
- 2008 landscaping projects are being planned at 12 sites.

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

- Nineteen cases were received from June 1 to June 30
- Seventeen of the nineteen cases received in June have been resolved.
- The resolved cases include graffiti abatement; City of Oakland maintenance request, fence repair request, a complaint against an OHA tenant,
- The remaining open cases include maintenance issues (electric cover panel missing, tree trimming), and a disturbance (barking dog).
- Four cases remain open. (Note: some cases have multiple issues).

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

- |                                |   |
|--------------------------------|---|
| • Maintenance requests         | 6 |
| • Graffiti                     | 2 |
| • Complaint against OHA tenant | 2 |
| • City of Oakland request      | 2 |
| • Blight                       | 2 |
| • Housing Managers Assistance  | 3 |
| • Other – Investigation        | 1 |
| • Unable to Contact Manager    | 1 |

**Site Intervention Team statistics:**

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

- OHA police officers attended 7 community meetings in June 2008.
- Property Operations staff attended four Service Delivery Systems (SDS) meetings with Oakland City Councilmembers Brooks (2), and Nadel (2),

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

- Property Operations staff facilitated 31 site intervention individual meetings and 25 site intervention community meetings.

June 2008

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

• Number of pre-notices	6
• Number of 3-day notices issued	1
• Number of 14-day notices issued (rent related)	31
• Number of 30-day notices issued	5
• Number of move-outs resulting from notices	0
• Number of evictions filed in court	12
• Number of move-outs after filing and prior to trial	0
• 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	6
• Number of judgments in favor of OHA for Rent Payback Stipulated Agreements	2
• Number of evictions carried out	5
• TOTAL move-outs from lease enforcement	6
• TOTAL move-outs from Court Stipulated Agreements	1
• TOTAL number of active unlawful detainer cases	33

June 17, 2008

Oakland Housing Authority Board of Commissioners  
The Honorable Ron Dellums, Mayor of the City of Oakland  
Deborah Edgerly, 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, Mrs. Edgerly, 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. The warm summer weather permits us to accomplish many site improvement projects, and this is reflected in the May report.

Additionally, we plan on posting the report every month on the OHA Web site, [www.oakha.org](http://www.oakha.org), beginning with this month's report. Please follow the homepage link "Oakland City Council and OHA Commissioner monthly report" to view the document.

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

Sincerely,

Jon Gresley  
Executive Director