

# Quarterly Code Enforcement Report FY 2018-2019 Quarters 2 – 4 (October 2018 – June 2019)



City of Oakland

Planning and Building Department (PBD)

January 14, 2020

Attachment A



# Contents

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- I. FY2018 – 2019 Q2 – Q4 Statistics: Complaints vs. Inspections
- II. Volume of Inspections from FY17 Q1 – FY19 Q4
- III. Complaint & Inspection Maps Q2 – Q4
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- VI. Current Initiatives
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# Complaints Vs. Inspections

## Quarter 3

### (January 2019 – March 2019)

Type	Blighted Property	Building Maintenance	Zoning	Total
Complaints	698	561	80	1,339
1 <sup>st</sup> Inspection	531	593	64	1,188
Follow-up/Monitoring Inspection	517	1,217	50	1,784
<b>Total Inspections by Type*</b>	<b>1,048</b>	<b>1,810</b>	<b>114</b>	<b>2,972</b>

\*Sum of 1<sup>st</sup> Inspections and Follow-up/Monitoring Inspection



# Complaints Vs. Inspections

## Quarter 4

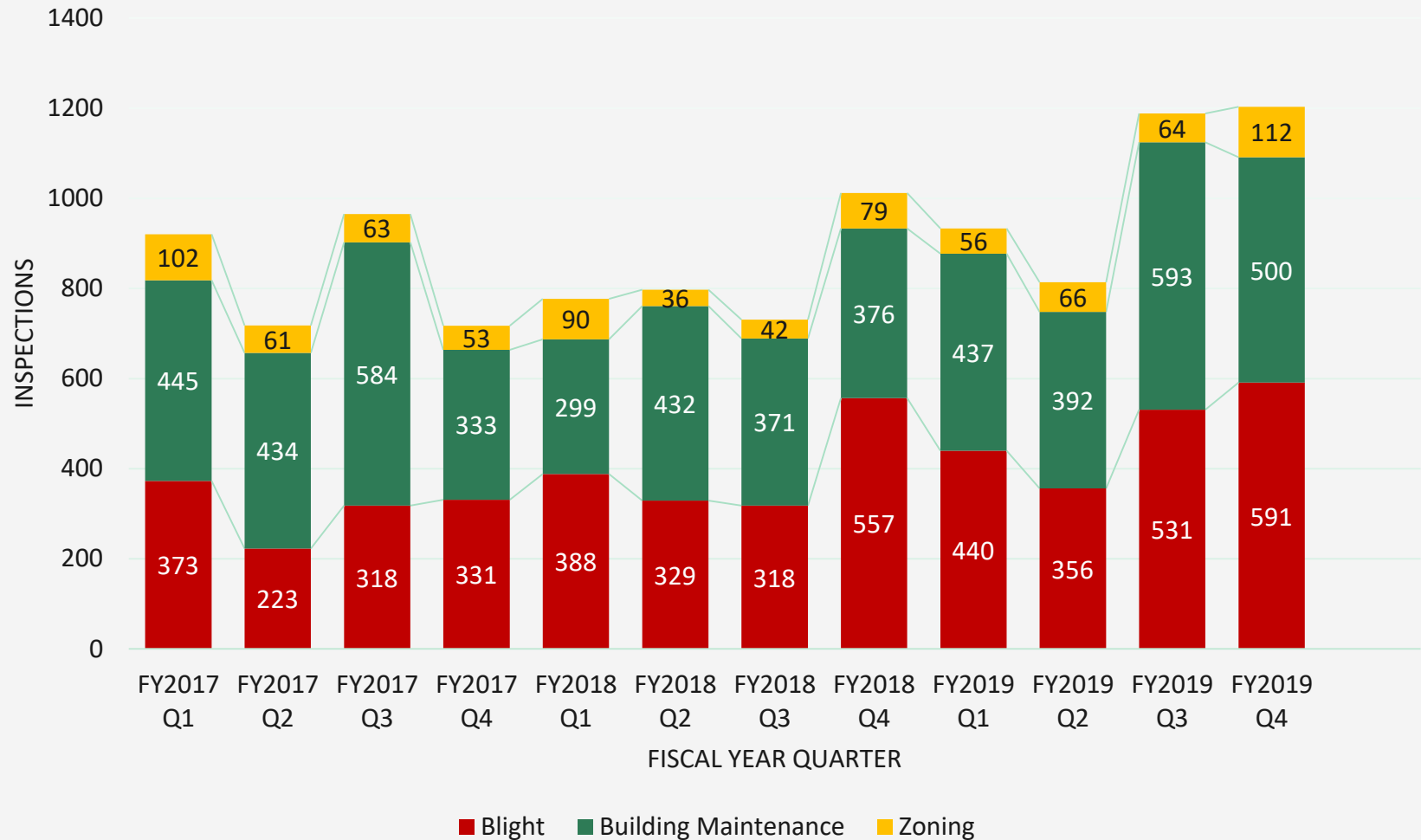
### (April 2019 – June 2019)

Type	Blighted Property	Building Maintenance	Zoning	Total
Complaints	794	532	149	1,475
1st Inspection	591	500	112	1,203
Follow-up/Monitoring Inspection	527	1,217	60	1,804
<b>Total Inspections by Type*</b>	<b>1,118</b>	<b>1,717</b>	<b>172</b>	<b>3,007</b>

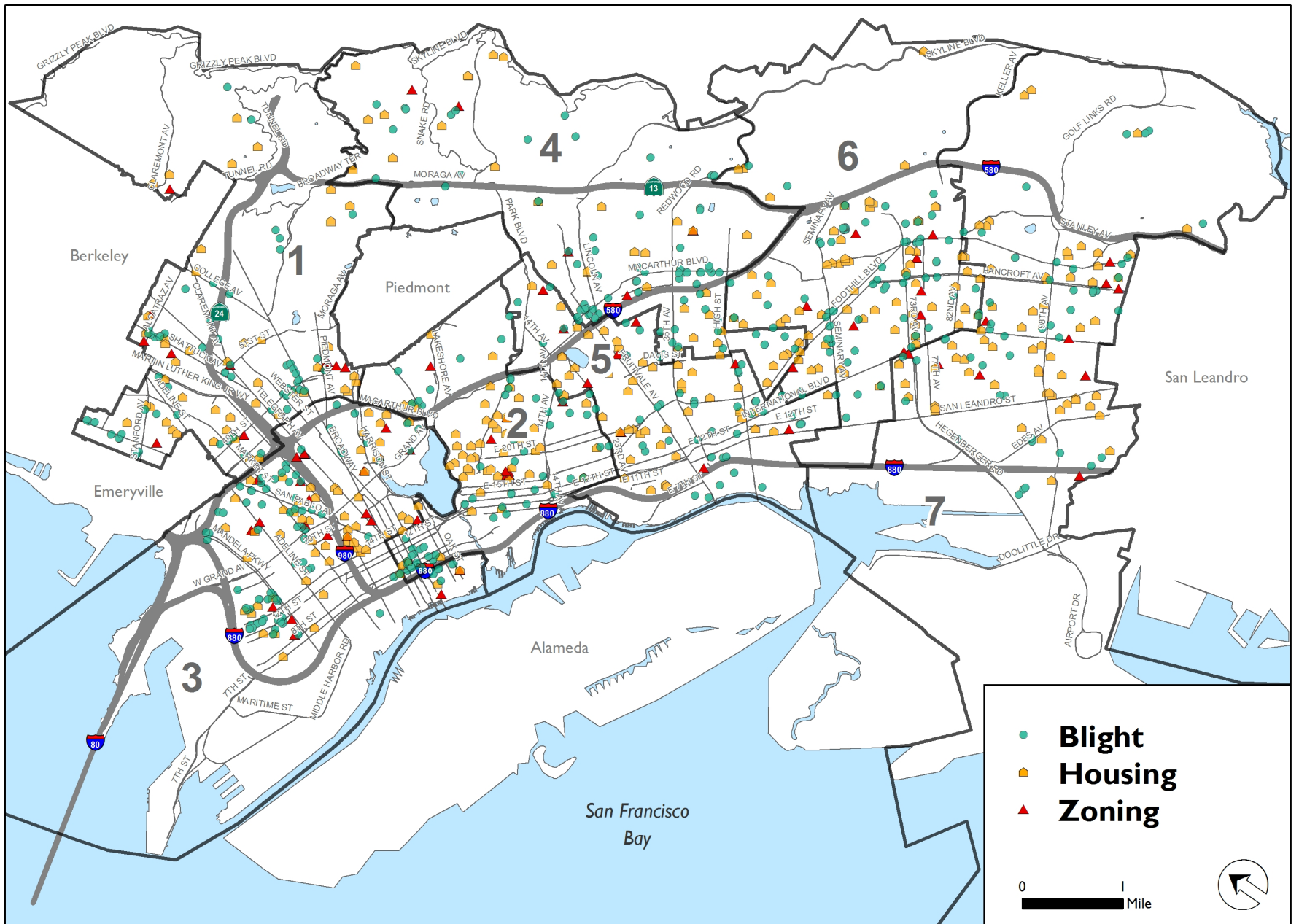
\*Sum of 1<sup>st</sup> Inspections and Follow-up/Monitoring Inspection



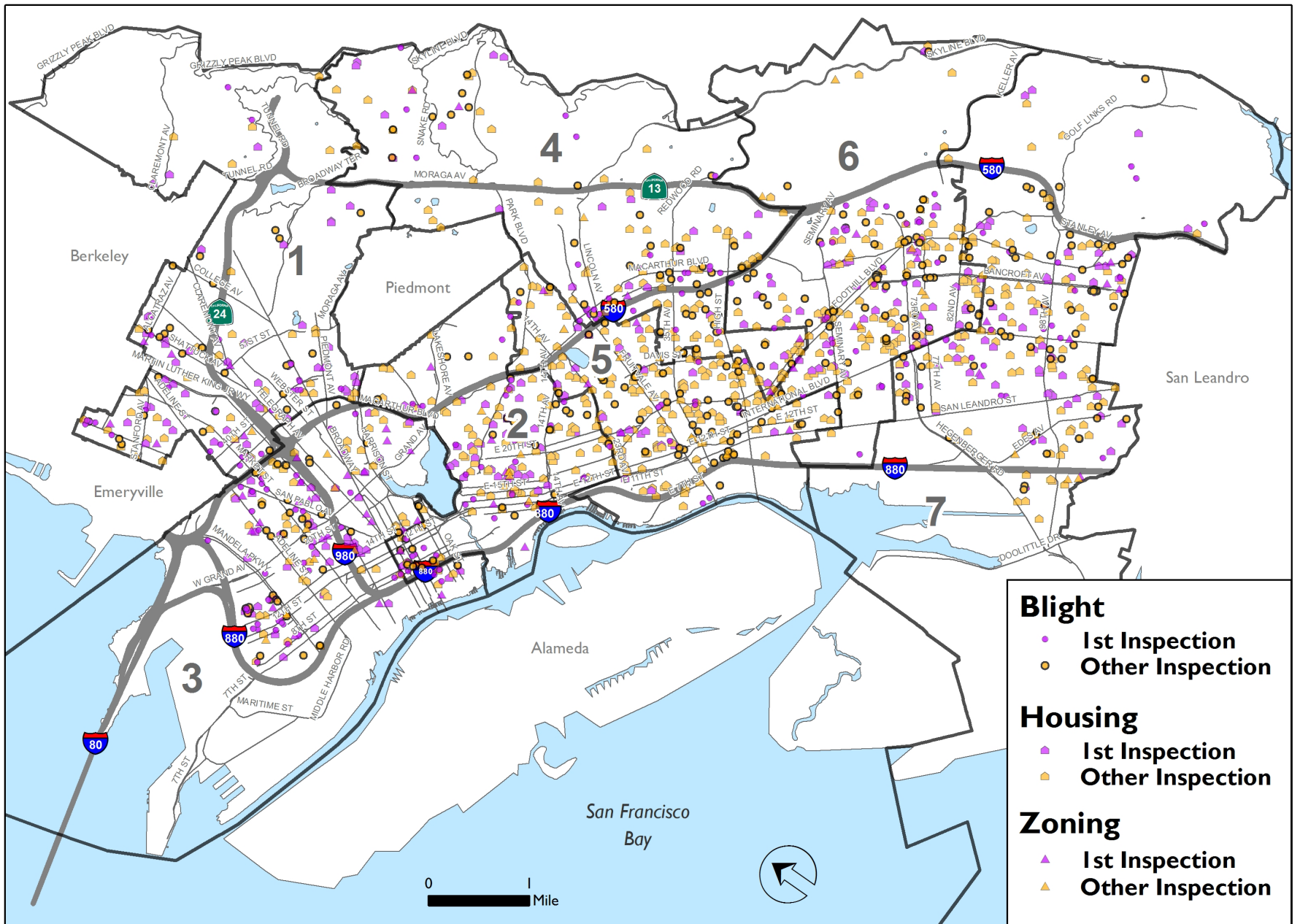
# Volume of 1<sup>st</sup> Inspections Since FY2017 Quarter 1 – FY2019 Quarter 1



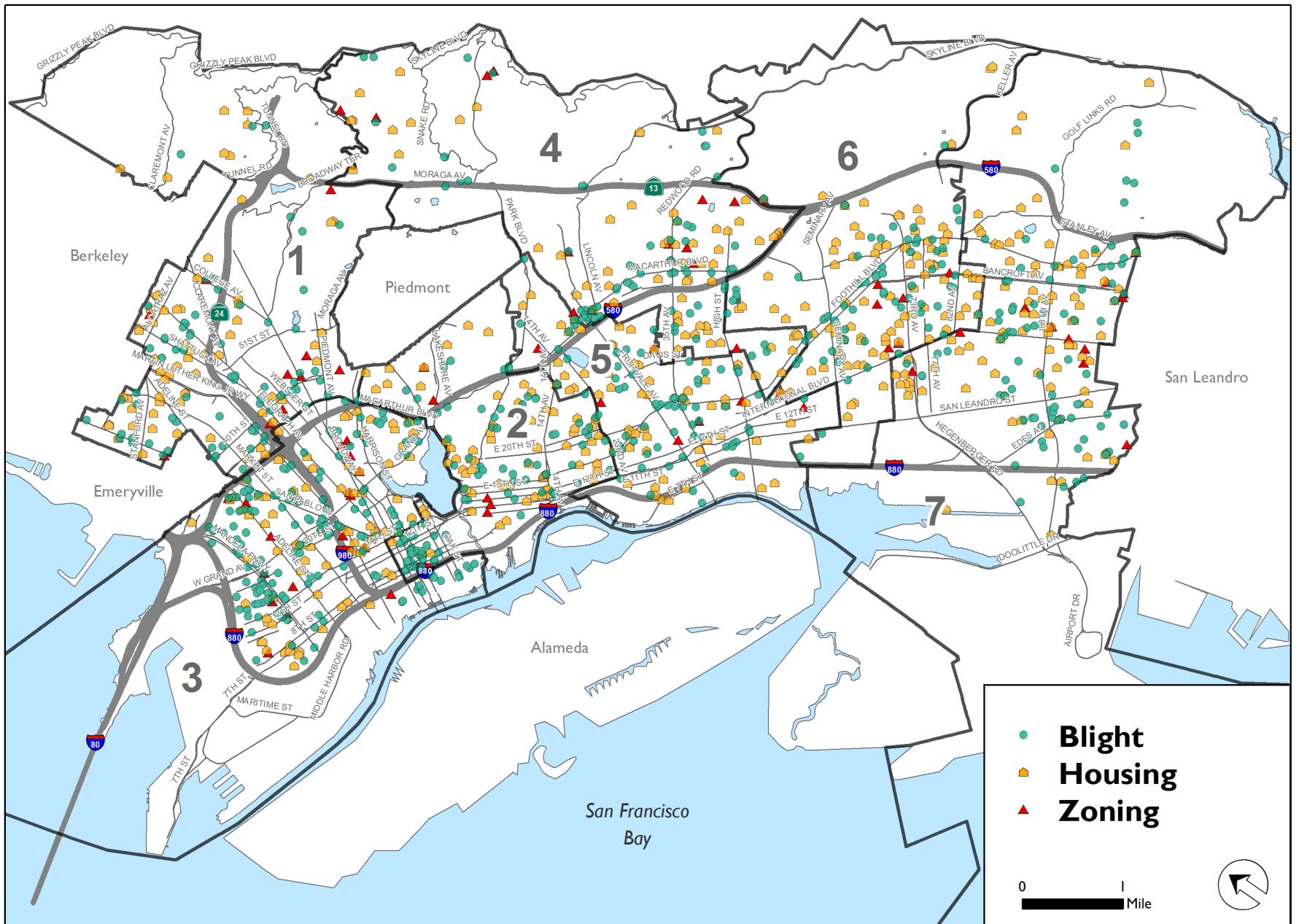
Note: Q1: July – Sept.; Q2: Oct. – Dec.; Q3: Jan.– March; Q4: April – June



# Code Enforcement Complaints Oct - Dec 2018

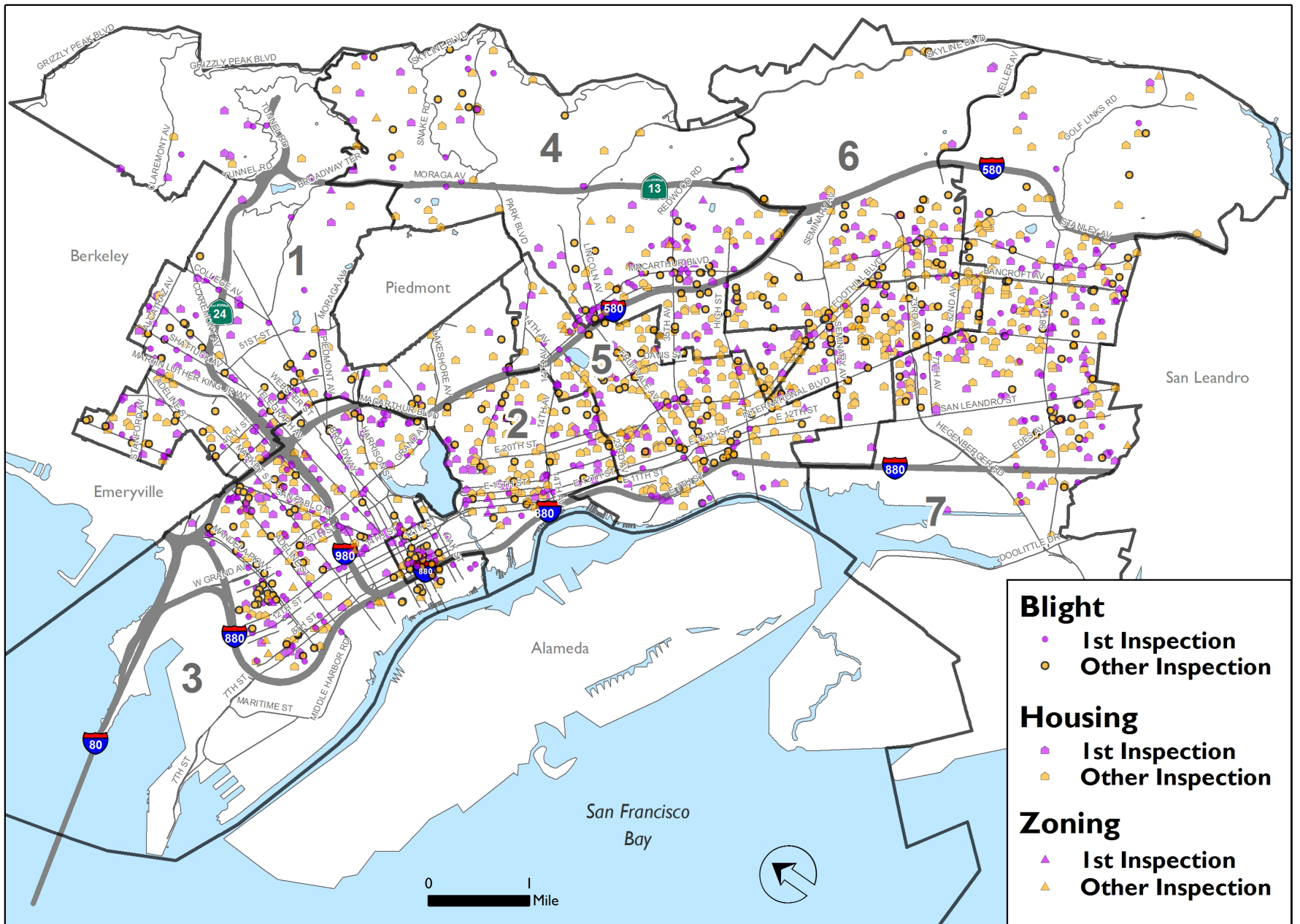


# Code Enforcement Inspections Oct - Dec 2018

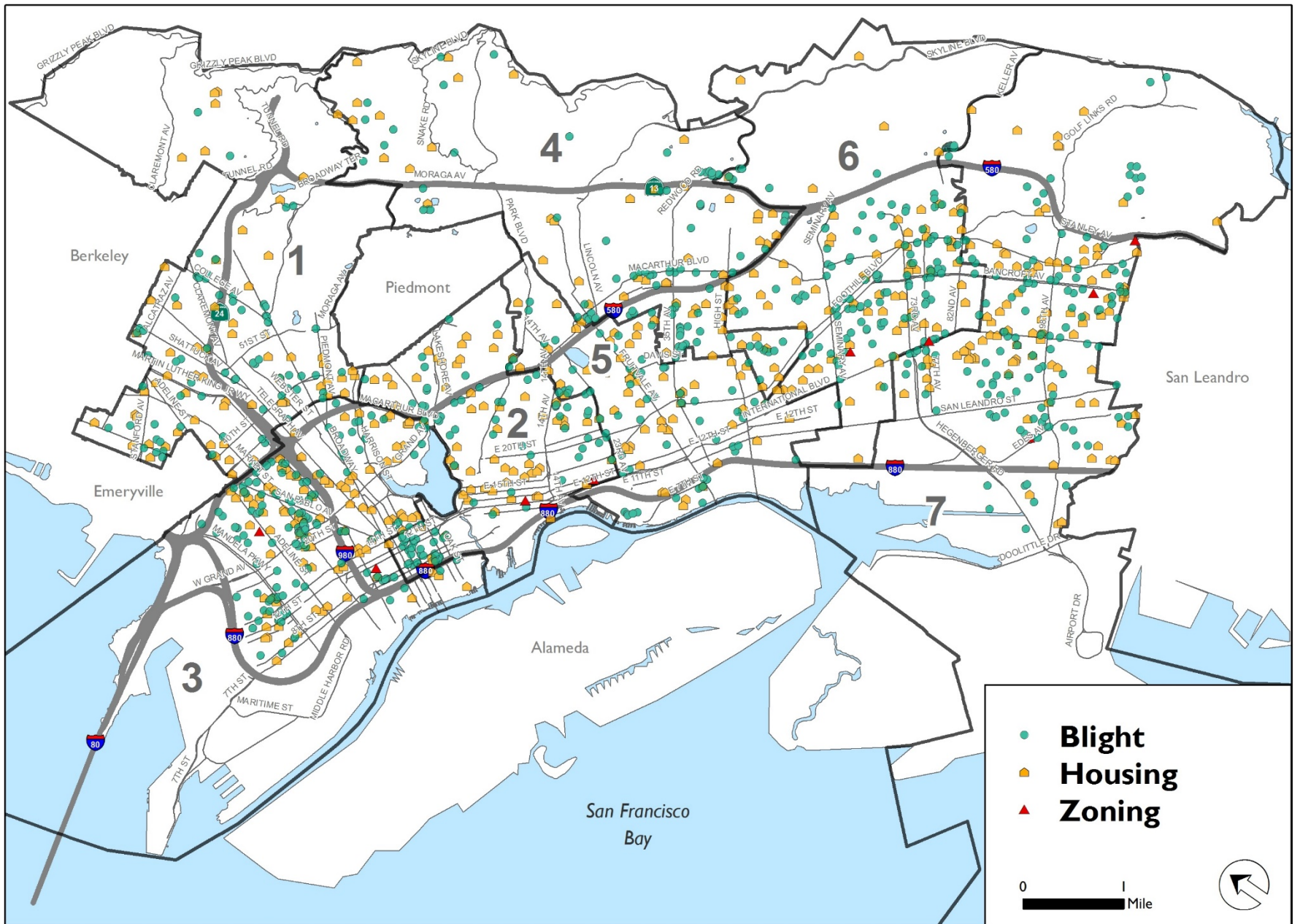


# Code Enforcement Complaints Jan - Mar 2019

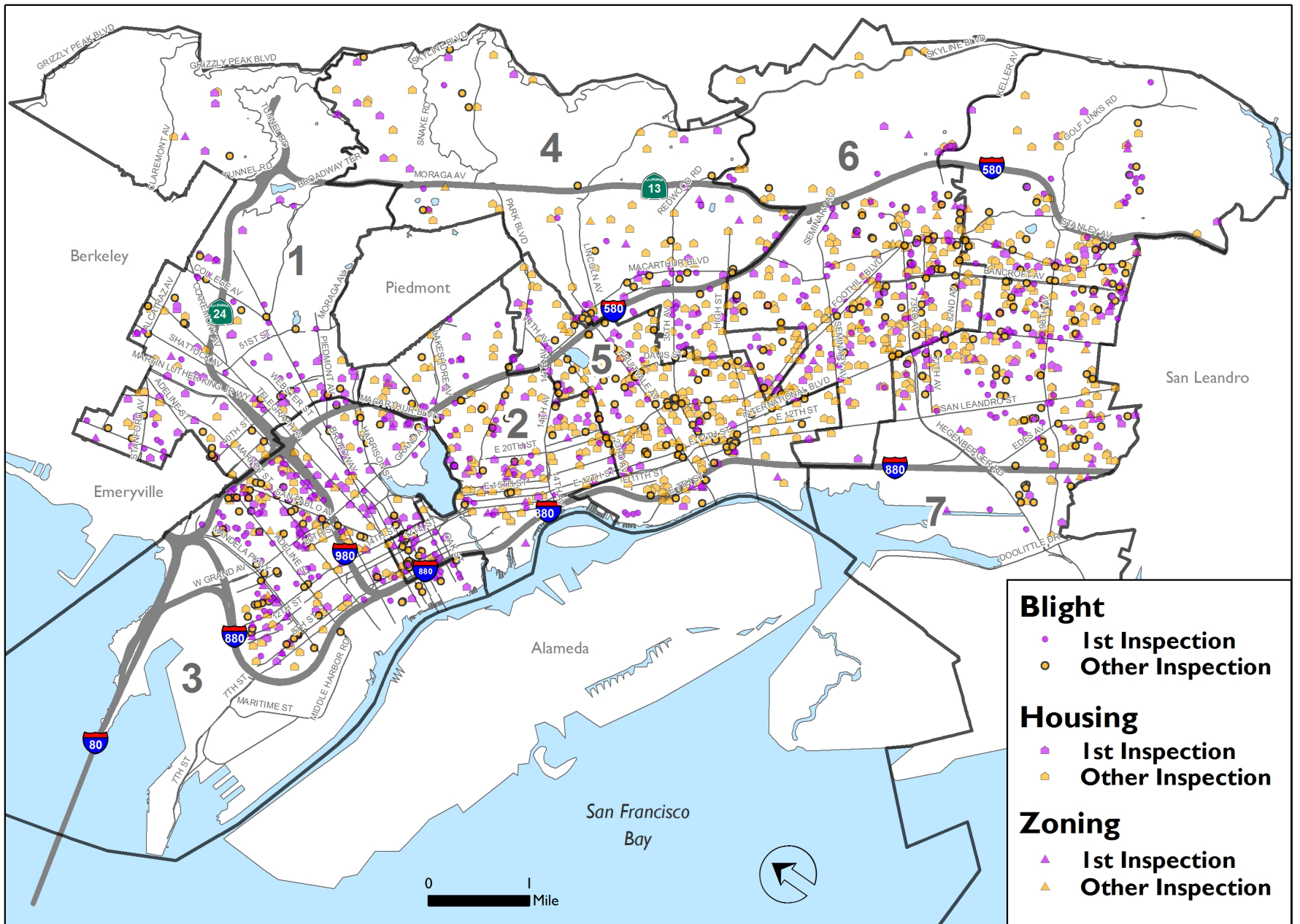




# Code Enforcement Inspections Jan - Mar 2019



# Code Enforcement Complaints April - June 2019



# Code Enforcement Inspections April- June 2019

# Enforcement Actions for Compliance or Abatement

Quarter	Clean-up Contract	Repeat Violators	Stop Work Order	Compliance Plan
October – December 2018	7	15	42	10
January – March 2019	11	7	56	8
April – June 2019	7	28	52	4

# Abated & Closed\*

## FY2018 – FY2019 Q2 – Q4

Quarter	Total
October 2018 – Dec 2018	262
January 2019 – March 2019	267
April 2019 – June 2019	264
<b>TOTAL</b>	<b>793</b>

\* Abated & Closed includes all Non Actionable, Referred, Withdrawn, etc.



# Total Open Cases by Quarter

Quarter	Open Cases from previous Quarter	New Cases from Quarter	Abated & Closed*	Total Open Cases at end of Quarter
October – December 2018	817	1,028	262	1,583
January – March 2019	1,583	1,339	267	2,655
April – June 2019	2,655	1,475	264	3,866
*Abated & Closed includes all Non Actionable, Referred, Withdrawn, etc.				



# Fees Assessed

	Cases Invoiced	Fees (Includes Bonds)	Bonds for Compliance Plan
October – December 2018	225	\$433,648.18	\$80,000.00
January – March 2019	217	\$629,347.76	\$48,000.00*
April – June 2019	227	\$556,075.38	\$23,000.00*

\*Includes lien amounts



# Current Code Enforcement Initiatives Underway





- Update Standard Operating Procedures and Train Staff
- Continuous Recruitment for Specialty Combination Inspector classification
- Implementation of Key Performance Indicators  
FY19-20 Q1 Report available on website
- Assigned Process Coordinator to facilitate permit issuance for housing and habitability cases.
- FUSE Fellow assigned to Code Enforcement  
Joined the team on September 30<sup>th</sup>



Current Housing and Community  
Development Initiatives Underway to  
Protect Tenants from Displacement:  
***Code Compliance Relocation Program  
(CCRP)***



- **Education** – Tenants facing a prospective or actual evacuation from their homes due to a code enforcement action receive information from Code Enforcement, Fire Inspectors, and/or Housing and Community Development Department (HCD) staff on their rights under the CCRP.
- **Replacement Housing Information & Referrals** – Tenants are provided with assistance by HCD staff in locating alternative housing including emergency shelter and permanent affordable housing.
- **Relocation Benefits** – In cases where tenants are determined to be eligible for relocation benefits and an owner refuses to pay, the City may make this payment to the tenant. Determinations and payments handled by HCD.



Current Housing and Community  
Development Initiatives Underway to  
Protect Tenants from Displacement:  
***Rent Adjustment Program***



- **Education** – Conducted six (6) Tenant’s Rights Workshops to inform tenants of local and state housing laws including Oakland’s Just Cause for Eviction Ordinance (OMC 8.22.300), which does not permit landlords to evict tenants merely because of an outstanding Notice of Violation (NOV).
- Expanded Drop-In Counseling Hours for Tenant & Property Owners from 12 to 24.5 Hours per Week
- Created Oakland Guide to Rent Control, New Tenant & Property Owner Packets and 12 New Information Sheets Regarding Rights under State and Local Laws



Community Outreach Efforts to  
Prevent Tenant Displacement as  
Result of Notices of Violation:  
***Rent Adjustment Program***



- Partnered With Housing & Economic Rights Advocates to Provide Counseling to Property Owners on Evictions & Other Responsibilities
- Presented at workshops targeting the African American Community in East & West Oakland
- Partnered With Centro Legal De La Raza To Conduct Tenant Workshop In Spanish & with ACCE for Weekly Counseling in Fruitvale District
- Staff attended 13 community outreach events, including Art + Soul, Dia de los Muertos, and the Chinatown Street Festival where they provided onsite housing counseling to both property owners and tenants.



# Additional Information

- Notice of Violations available to public at <https://aca.accela.com/OAKLAND/Cap/CapHome.aspx?module=Enforcement&TabName=Enforcement>
- Detailed source data reports to search by Council District are available at <https://www.oaklandca.gov/documents/city-of-oakland-quarterly-building-code-enforcement-reports>
- Key Performance Indicator Reports are available at <https://www.oaklandca.gov/documents/planning-and-building-department-key-performance-indicators>





**Questions?**