

CITY OF OAKLAND

# AGENDA REPORT

**TO:** Elizabeth Lake,  
Acting City Administrator

**FROM:** William A. Gilchrist,  
Director, Planning &  
Building Department

**SUBJECT:** FY 2025-26, Quarter 1 and Quarter 2  
Update on Code Enforcement's  
Activities

**DATE:** May 21, 2026

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City Administrator Approval

  
Betsy Lake (Jul 1, 2026 15:28:12 PDT)

Date:

Jul 1, 2026

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## **RECOMMENDATION**

**Staff Recommends That The City Council Receive An Informational Report Regarding The Fiscal Year 2025-26 Quarter 1 and Quarter 2 Update On The Planning and Building Department's Code Enforcement Activities.**

## **EXECUTIVE SUMMARY**

The primary goal of Code Enforcement is to promote public health, safety, and welfare by ensuring compliance related to property standards and community well-being. Its key objectives include maintaining safe and healthy living conditions, preserving community quality and appearance, ensuring property maintenance compliance, safeguarding property values, and preventing crime and vandalism through the regulation of vacant and abandoned properties. Overall, Code Enforcement plays a vital role in fostering safe, healthy, and attractive neighborhoods within the City of Oakland (City). This Informational Report provides current information on the code enforcement activities of the Planning and Building Department (PBD) for the first and second quarters of Fiscal Year (FY) 2024-25 (July 1, 2025, through December 31, 2025). The PBD's Code Enforcement Division enforces compliance with building, housing, and zoning codes and regulations. It is important to note that although many other departments within the City enforce property-related regulations, such as Economic Workforce and Development Department (EWDD), Oakland Public Works Department (OPW), Oakland Fire Department (OFD), and Oakland Police Department (OPD), the data and work activities described in this report only pertain to PBD's enforcement activities under the Oakland Municipal Code (OMC).

CED Committee  
July 14, 2026

## **BACKGROUND / LEGISLATIVE HISTORY**

### **Purpose and Origin of Semi-Annual Code Enforcement Report**

The City's FY 2015-17 Policy Budget contains a directive to provide an informational report on a quarterly basis to the City Council concerning the code enforcement activities of PBD. The purpose of the report is to update the City Council and the public on the range of code enforcement work being performed, the statistics related to those categories of enforcement, and key initiatives underway to improve the effectiveness of the Code Enforcement Division services.

At the Community and Economic Development (CED) Committee meeting on September 10, 2024, the CED provided direction to present this report semi-annually rather than on a quarterly basis. This report follows the semi-annual basis as has been the adopted practice since the City Council's September 10, 2024 direction.

The Code Enforcement Division of the Planning and Building Department (PBD) is dedicated to improving community livability through focused neighborhood revitalization efforts. Central to these initiatives is the reduction of blighted properties and the promotion of health and safety for residents and occupants of local structures. By having a direct focus on these concerns, Code Enforcement aims to foster a more vibrant and secure environment for all members of the Oakland community. During the current reporting period, Code Enforcement has played an active role as a collaborative partner in the Neighborhood Enhanced Services Team (NEST) program, which operates in East, West, and Central Oakland. The NEST initiative is designed to address the needs of High Priority Equity communities by deploying interdisciplinary teams that tackle a diverse array of neighborhood issues. Within NEST, Code Enforcement focuses its efforts on resolving problems related to several identified properties within specific service areas, thereby contributing to comprehensive strategies aimed at improving the quality of life for residents in these communities.

Beyond its engagement with NEST, the Code Enforcement Division also coordinates with the Abandoned Auto Task Force and the Encampment Management Team to address distinct challenges within Oakland. Through its partnership with the Abandoned Auto Task Force, Code Enforcement works to confront illegal business activities associated with vehicle thefts and vehicle stripping, reducing the prevalence of dismantled vehicles and improving the overall condition of Oakland's neighborhoods. Meanwhile, collaboration with the Encampment Management Team enables Code Enforcement to provide mutual support in addressing blighted private properties, including evaluating operations for potential public nuisance status and implementing measures to clean up private property and city streets. These coordinated strategies help enhance safety and appearance throughout the community.

PBD has received an average of 1,837 complaints each quarter over the last 3 fiscal years. The lowest number of complaints occurred in FY 2022-23 Q2 where 1,319 complaints were received and the highest number of complaints received was in FY 2024-25, where 2,315 complaints were received. Factors that directly contributed to these averages include climatic changes including inclement weather. This data can be found on **Attachment A**, Slide 4.

The City's Code Enforcement program aims to quickly and efficiently resolve property, building, and zoning code violations. Compliance timelines depend on violation complexity, owner cooperation, and appeals. The complaint-driven program's caseload fluctuates each quarter, as shown in **Attachment A**, Slide 4.

### **Complaint Submittal and Processing**

Complaints are received through various channels including: Oak311, the Accela Online Permit Center, phone calls, emails, and walk-ins. These complaints are then forwarded to Code Enforcement administrative staff, who review each case and begin the enforcement process. Depending on the details of the complaint, the property owner may receive either a Courtesy Notice, or staff may conduct an initial site inspection. For information about the number of first inspections conducted from Quarter 2 of FY 2022-23 to Quarter 2 of FY 2025-26, please refer to Slide 5 of **Attachment A**.

A Courtesy Notice is issued upon receipt of initial reports regarding minor blight or nuisance violations, such as noise disturbances, visible trash and debris, or other non-hazardous conditions. No property inspection is performed at this stage. Property owners are allotted twenty-one days to respond to the notice and may attest that the alleged violations are either unfounded or have been remedied by submitting the Property Owner Self-Certification form along with supporting photographs.

The initial inspection occurs upon receipt of a complaint and serves to determine whether the reported conditions constitute violations of the OMC. Details regarding initial inspections are provided in **Attachment A**, Slide 6. If a violation is confirmed during the site visit, a *Notice of Violation* (NOV) is issued, outlining both the violations and the corrective actions required. NOV's may be issued for various reasons, including unpermitted work, unsecured or deteriorated vacant buildings, graffiti, hazardous conditions on private property, and unresolved repeated violations. Following the issuance of a NOV, subsequent inspections, known as "re-inspections" or "monitoring inspections," are conducted to verify that violations have been addressed. These follow-up inspections are detailed on **Attachment A**, Slide 6.

If the case does not constitute an imminent hazard, then the City allows corrective action to be taken without the assessment of fees for a 30-day period (plus five extra days for mailing) from the date of the NOV. For persistent non-compliance (when the owner does not abate the complaint by the compliance date stated on the NOV), the City initiates and continues to apply fines until abatement of the violation is achieved. The City will record the NOV with the County to alert potential interested parties to the existing violations. Properties that contain substandard conditions as defined by OMC 15.08.340 will escalate toward an *Order to Abate* or to a *Declaration of Substandard and Public Nuisance*. These actions carry substantial assessments and consequences, such as the demolition of a structure. The temporary or permanent relocation of occupants of a structure also may become necessary whenever there is unpermitted construction of a residential dwelling unit, depending on the extent of the corrections needed and the impact on habitability during the corrective construction.

Recipients of a NOV are given the right to appeal the violation(s). Such appeals must be filed within 21 days (plus five extra days for mailing) from the issuance date of the NOV. See

**Attachment A:**

- Slide 7 for the “Enforcement Actions for Compliance and Abatement”.
- Slide 9 for “Abated and Closed” Cases Reported between Quarter 2 of FY 2024-25 and Quarter 2 of FY 2025-26
- Slide 10 for “Abated and Closed” Cases Distribution by year cases were opened
- Slides 13 to 15 for the “Average Case Management Duration” (or timeframe for abatement), by category, for Quarters 1 and 2 of FY 2025-26.
- Slide 16 for “Total Open Cases” at the end of Quarter 2 of FY 2025-26.
- Slide 17 provides data on “Enforcement Fees Assessed” to gain compliance for Quarter 2 of FY 2024-25 to Quarter 2 of FY 2025-26.
- Slide 18 provides data on “Enforcement Fees Assessed and Collected” to gain compliance for Quarter 2 of FY 2024-25 to Quarter 2 of FY 2025-26; expressed as an amount of funds received, as well as a percentage of funds received based upon what has been assessed.

**ANALYSIS AND POLICY ALTERNATIVES**

The PBD Code Enforcement Program directly relates to the Citywide priorities of **1) holistic community safety** and **2) housing, economic, and cultural security** by providing the means and methods to verify and correct violations of the OMC as they relate to minimum maintenance standards for private property under the categories of property blight and graffiti, building maintenance, and zoning, as discussed below.

**Code Enforcement Categories**

Before outlining Code Enforcement categories, it is important to clarify which violations fall outside Code Enforcement jurisdiction. Code Enforcement only handles issues on private property, for example, items stored on a residential driveway that create a blighted condition or an attractive nuisance. If the same problem occurs on public property, like parks or sidewalks, it is managed by OPW. This also applies to the location of graffiti and similar violations. Below is an overview of Code Enforcement categories for reportable violations on private property.

**Property Blight and Graffiti:** It is unlawful for any person or corporation whether as owner or occupant in possession of the property to maintain any property in a blighted condition per OMC Chapter 8.24. A blighted property (i.e., residential, commercial, or industrial property) is one that exhibits a lack of maintenance, livability, and appearance that does not promote the health, safety, and general welfare of the community. Blight includes: abandoned or unsecured buildings and structures; abandoned construction projects; dilapidated, deteriorated buildings; broken or missing windows, doors, fencing, signs, or retaining walls; defaced buildings;

overgrown vegetation; trash and debris; unclean, unsanitary property; garbage bins left in public view; open storage; property that creates a dangerous condition (i.e., erosion controls); unstable soil conditions; parking and storage of trailers, campers, recreational vehicles, boats, unregistered, inoperative vehicles, appliances, furniture, etc. Per OMC Chapters 8.24.050 and 8.10.110, complaints regarding blight and graffiti on residential, industrial, or commercial properties, as well as privately-owned vacant lots are inspected and issued a NOV. As mentioned above, illegal dumping of items on the street and sidewalk is commonly reported to the Code Enforcement Division of PBD, but this violation falls under the enforcement responsibility of OPW. In those instances, PBD makes a referral to OPW. Graffiti and other built environment-related issues on public property also fall under the enforcement responsibility of OPW.

**Building Maintenance:** It is unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, convert, demolish, equip, use, occupy or maintain any building, structure, portion thereof, or real property or cause or allow the same to be done in violation of this Chapter 15.08 of the OMC. The provisions of the Code apply to real property and to all residential and non-residential buildings used, or designed or intended to be used, for human occupancy and habitation and all accessory buildings and structures on the same lot or parcel. Such occupancies in existing buildings may continue as provided in the Oakland Building Construction Code, except where the Building Official has issued an order to vacate after such structures are found to be substandard and public nuisance as defined in this Chapter, 15.08.030 of the OMC. While enforcement of blight is commonly straight-forward, building maintenance issues may require extensive investigation and research, as well as coordination with other departments like OFD, EWDD and Housing and Community Development (HCD), and guidance from the City Attorney's Office to confirm the City's options under a range of enforcement scenarios. The City Attorney is an essential partner in the successful enforcement and resolution of PBD's cases.

**Zoning:** It is unlawful to establish, substitute, expand, construct, alter, move, paint, maintain or otherwise change any structure, or to create or change lot lines, except in conformity with the Oakland General Plan per Chapter 17 of the OMC (Section 17.010.3). Regulations related to compliance and use for residential, commercial, and industrial zone designations include unpermitted business in residential areas, excessive signage/advertising signage, fencing height, construction noise, persistent noise, and other unapproved activity. Enforcement includes the issuance of Courtesy Notices, NOVs and enforcement noticing described under Building Maintenance to gain compliance.

**Table 1** provides a general sample and categorization of the types of violations that come in as complaints.

**Table 1. Types of complaints by category**

Property Maintenance (Blight) (OMC 8.24)	Building Maintenance (OMC 15.08)	(Minor) Zoning (OMC Title 17)
Trash / Debris	Unpermitted work	Business in residential zone
Graffiti	Mold	Construction noise outside of permitted hours
Overgrown vegetation	Plumbing	Fencing (height/other)

**Abatement and Case Clearance Issues**

During FY 2025-26 Quarters 1 and 2, Code Enforcement received 2,146 and 1,763 complaints, respectively. Slide 16 of **Attachment A** depicts, for Quarters 1 and 2 of FY 2025-26 the caseload in each complaint category and open cases at the end of the last reporting period (Quarter 4 of FY 2025-26), new cases opened, cases abated and closed, as well as open cases at the end of both semi-annual reporting periods in question.

Code Enforcement violations are often viewed as similar, yet each case presents unique circumstances that necessitate distinct strategies and procedures for resolution.

As depicted in **Table 2** below, at the end of Quarter 2, in the Property Maintenance (blight) category, open case volumes decreased from the previous reporting period (Quarter 1 and Quarter 2). Open case volumes decreased about 14 percent within the Building Maintenance category, while the number of open cases decreased 12 percent in the Zoning category. Mitigating the growth in open cases is an identified focus area for the Code Enforcement Division.

**Table 2. Growth of open cases by category: Quarter 1 and 2 of FY 2025-26**

Property Maintenance (Blight)	Building Maintenance	(Minor) Zoning
Open cases decreased 10 percent through Quarter 2 from the last report, going from 2,339 open cases to 2,111 open cases.	Open cases decreased 13 percent through Quarter 2 from the prior report, going from 3,227 open cases to 2,803 open cases.	Open cases decreased 12 percent through Quarter 2, going from 769 open cases to 677 open cases.
In terms of abatement, 1,799 cases were opened while 2,087 cases were abated and closed.	In terms of abatement, 1,403 new cases were opened, while 1,827 cases were abated and closed.	In terms of abatement, 703 new cases were opened while 795 cases were abated and closed.

The previous report for Quarters 3 and 4 of FY 2024-25 reflected an ongoing rise in cases. Although Code Enforcement had improved its operational capacity and efficiency, which helped

slow down the increase in open cases, there was still notable growth, especially in the zoning category. As described in this report, increased operational capacity and efficiency resulted in a reduction in open cases, which is the primary goal.

PBD routinely monitors operational performance metrics and workload indicators to assess staffing needs for inspection and administrative functions. Resources are strategically allocated and work assignments are periodically redistributed to maintain operational effectiveness, address priority community concerns, and ensure critical services are delivered efficiently.

### **Code Enforcement Fees**

Slides 17 and 18 of **Attachment A** reflect the volume of cases with violations that necessitated the imposition of fees and fines, over a one-year period. As depicted in those slides, enforcement fees collected have generally increased as the Code Enforcement Division's capacity increased. Even the collection of monies owed from delinquent property owners is generally increasing through end of the previous reporting period, Quarter 2, having the highest percentage of funds collected based upon actual fees assessed. Why that particular quarter saw a higher amount collected can be explained by contributing factors such as the fact that Code Enforcement transferred Priority Lien amounts to the County of Alameda late in Quarter 1. Amounts owed to the City then, theoretically, get paid along with property taxes in November (or Quarter 2). Code Enforcement is committed to ensuring that the costs of services provided are fully covered by fees and fines paid by delinquent property owners, and not the public at large.

Fees and penalties increase for property owners who don't comply, helping the City recover inspection and administrative costs. These charges are imposed only after communication efforts fail. The appeal process helps establish protections for property owners' rights.

#### **Invoicing and Fees:**

In Quarter 1 - 1,128 cases were invoiced, while in Quarter 2, this number decreased to 591 cases, reflecting a compliance trend. To emphasize this point, these fees and fines encourage property owners to address and abate code violations. The fees and fines assessed and collected are directly related to the costs incurred in remedying properties that generate public complaints. Ultimately, these costs are borne by non-responsive property owners who either: 1) do not appeal the violation notices they receive, or 2) lack valid reasons to contest those notices.

### **Key Initiatives**

The following bullet points briefly outline key initiatives—such as new methods, partnerships, technical training, personnel updates, programs, and permitting efficiencies—that will affect the Code Enforcement Division's ability to close cases. Some of these key initiatives are highlighted in **Attachment A**, Slide 19. Several programs will temporarily increase Code Enforcement's caseload, while others should reduce complaints over time. For example, hiring additional Inspectors and staff has helped lower individual workloads, whereas enforcing new standards for lead-based paint is likely to raise the caseload.

Increased recruitment efforts and improved interdepartmental coordination will be reflected by a gradual decline in the number of open cases. Expanding the Inspector staff is essential. To support this effort, PBD continues to prioritize hiring with assistance from the Human Resources Department through a continuous recruitment process for the Specialty Combination Inspector positions and the reestablishment of the Assistant Code Enforcement Inspector classification. The goal is to strengthen staffing levels within Code Enforcement and increase overall departmental capacity.

Additionally, PBD onboarded three exempt limited duration employee (ELDE) Code Enforcement Inspector Assistants to help manage the workload more effectively and is planning to fill an additional three Office Assistant II positions, along with one Administrative Assistant, to further bolster the department's staffing.

As of the end of Quarter 2, the department filled three ELDE positions. The increase in the number of resolved cases during this period is primarily attributed to staffing up. The department remains committed to expanding its staffing resources to better address the growing case volume.

As a result of staffing-up the Code Enforcement unit, PBD's service delivery has improved inspection response and abatement times from the last reporting period. For example, in the last reporting period PBD had an average of 26 days from case intake to abatement for blight complaints, while the current reporting period shows a reduction to 17 business day, a 35 percent improvement (see **Attachment A**, Slides 13 to 15).

#### *Staff Coordination, Training and Hiring*

The Code Enforcement Division holds weekly internal staff meetings and facilitates a scheduled bi-weekly meeting with other City departments including OFD's Fire Prevention Bureau, City Attorney's Office, EWDD, and HCD to address effective and timely responses for complex cases.

- The Acting Principal Inspection Supervisor and Senior Inspectors in the Code Enforcement Division frequently participate in meetings with the Chief Building Official, Acting Inspections Manager, other staff, and representatives from the City Attorney's Office, OPW, Encampment Management Team, and other departments and divisions. These ongoing meetings help to clarify strategies for ensuring compliance or determining whether to escalate enforcement actions on complex cases, depending on the specific issues involved.
- Code Enforcement Inspectors regularly participate in training to improve their knowledge and skills related to their duties. This includes customer service training, Situational Awareness Training, and collaborations with Alameda County Public Guardian (Adult Protective Services and Children and Family Services) and the Oakland Police Encampment Management Team (EMT) unit. These training sessions help inspectors better navigate the complexities and interpersonal dynamics inherent in their profession.
- To enhance efficiency and adapt to staffing changes, Inspectors and administrative staff are continually cross-trained in different focus areas. In some cases, team members

have been reassigned to various units, such as Residential Inspections, Code Enforcement, or Commercial Inspections.

- In Quarters 1 and 2, Code Enforcement added three ELDE Code Enforcement Inspector Assistants. During the reporting period, there was also: one Senior Public Service Representative, one Administrative Analyst I, two Administrative Analyst II's, two Administrative Assistants, and three Office Assistants assigned to work on the abatement of the 4,706 cases that have been abated and closed during this period, detailed on **Attachment A**, Slide 9.

### *Digital Enhancements*

Inspections App: The Code Enforcement Division in collaboration with PBD Digital Division has completed development of the Code Enforcement Inspector App, which went live on March 1, 2024. The app has since been used exclusively for all field work, and the automation has shown to reduce the time inspectors spend in the office typing notices and has allowed for gradual increases in inspection capacity as staff continue to improve the app. This is reflected in **Attachment A**, Slide 6 where the quarterly number of first inspections began to rise (beginning in Quarter 3 of FY 2023-24) above the long-term trend to settle at 1,200 to 1,300 inspections per quarter.

The use of the app and the creation of automated Notices of Violation have led the Code Enforcement Division to discover the need for Address Parcel Owner (APO) information to be updated more frequently in Accela, to ensure that any changes in legal ownership are captured in a more timely manner. Currently, the contract between Accela and the City only allows for APO information to be updated quarterly. The Code Enforcement Division needs, at minimum, monthly updates to comply with legal noticing requirements as per OMC 15.08.110. Doing so would also reduce the number of corrections, amendments, and the re-mailing of notices that administrative staff have to undertake, thereby reducing a source of additional delays in the process of property owner notification. As of this reporting period, this is still an on-going conversation.

Notwithstanding this operating constraint and minor issues, work continues to take place with the app to improve efficiency and accuracy. Highlights of the Code Enforcement Inspector App include:

- Reduced time spent by inspectors in the office generating Notices of Violations manually.
- Ability to create a NOV instantaneously upon resulting inspection in the field.
- Checklist-based violation documentation based on the OMC, with specific violation images and corrective action populated for each violation identified.
- The ability to create “favorites” of common notes for staff to copy and paste their most used inspection results and a streamlined process to easily result the inspection in the field.
- The ability for emergency structural assessment responders dispatched by Oakland Fire to easily document and create cases in the field during their response.

Finally, there are plans underway to expand the Code Enforcement Inspector App's capabilities by adding Exterior Elevated Element enforcement as per the legal requirements of Senate Bill (SB) 721 and SB 326.

### *Implementation of Recent Laws and Regulations*

Code Enforcement operations are regularly impacted by the adoption of new or revised Municipal Codes or by new State or Federal laws and programs. The adoption of superseding jurisdictional laws can lead to adjustments in how complaints may be legally processed, how complaints are categorized, the manner in which inspections are performed, and the legal requirement for prioritization, escalation, or penalties for certain violations. The most recent laws and programs include:

- Lead Based Paint Hazard Abatement Standards adopted into the OMC in December 2022: require all residential properties built before 1978 to obtain permits to confirm practices consistent with federal and state regulations are followed when presumed lead-based paint is disturbed due to painting and or construction activities.
- Adoption of Assembly Bill (AB) 838 – This requires local agencies to promptly respond to tenant complaints about substandard or unsafe housing conditions when a complaint is reported to the City.
- Standards for Delayed Enforcement for Accessory Dwelling Units and Joint Live/Work Quarters (JLWQ) adopted into the OMC in December 2022: when correction of violations is not necessary for health and safety, this Delay of Enforcement provides properties with non-compliant spaces to obtain a five-year period to bring the property into full compliance as long as minimum health and safety regulations are in place, as required by state law.
- Adoption of AB 548, which enhances code enforcement procedures as they relate to inspection protocols when a substandard condition is found in multi-unit residential buildings. This bill requires that Code Enforcement Divisions reasonably attempt to inspect other units at a property where an affected unit has been found.
- Proactive Rental Inspection Program (PRIP): The development of the Proactive Rental Inspection Program (PRIP) is underway and is being coordinated to align with the launch of the Equitable Lead Hazard Abatement Program (ELHAP). Similarly, the Planning and Building Department (PBD) is collaborating closely with Housing and Community Development (HCD) colleagues to ensure seamless integration and effective interface between both programs.

### **FISCAL IMPACT**

There is no fiscal impact associated with this Informational Report.

### **PUBLIC OUTREACH / INTEREST**

No public outreach has been conducted for this informational report beyond the required posting to the City's website.

### **COORDINATION**

This report was prepared in coordination with the City Administrator's Office and the Office of the City Attorney.

### **SUSTAINABLE OPPORTUNITIES**

This is an informational report, so there are no actions requested of the Council. The following areas of impact and opportunity are noted for further consideration.

**Economic:** Code enforcement activities have economic benefits by preserving quality of life and ensuring safety for Oakland residents, business owners, and visitors.

**Environmental:** Code enforcement activities have environmental benefits by enforcing codes designed to protect the environment and residents from adverse environmental impacts.

**Race & Equity:** Enforcement activities can have equity implications. For example, with the current complaint-based system, people with access to the system are more likely to submit complaints. Conversely, historically marginalized communities living in substandard conditions may be reluctant to submit complaints and may need outside assistance to make their buildings safer. With AB 548 cited in this Report (*Implementation of Recent Laws and Regulations*), PBD is taking an incremental step towards proactive inspection to supplement the current complaint-based system to better achieve equity in safe, affordable, and healthy housing.

### **ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that the City Council receive an Informational Report regarding the FY 2025-26 Quarters 1 and 2 update on the Planning and Building Department's Code Enforcement activities.

For questions regarding this report, please contact Cecilia Muela, Chief Building Official, at 510-238-6315.

Respectfully submitted,



[William Gilchrist \(Jul 1, 2026 14:03:50 PDT\)](#)

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WILLIAM A. GILCHRIST  
Director, Planning and Building Department

Reviewed by:  
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Planning and Building Department

**Attachments (1):**

**A:** Quarterly Code Enforcement Data and Statistics FY 2025-26, Quarters 1 and 2.

Attachment A  
Code Enforcement Bi-Annual Report  
FY 2025-26  
Quarter 1: Jul – Sep 2025  
Quarter 2: Oct – Dec 2025

Mariano Rojo  
Acting CE Inspections Supervisor  
Planning and Building Department



CITY OF  
**OAKLAND**



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- **Initial and Re-Inspections by Category**
- **Average Case Resolution Time**
- **Enforcement Actions Issued**
- **Enforcement Fees Assessed**
- **Cases Abated and Closed**
- **Total Open Cases at the End of Quarter**
- **Additional Online Resources**

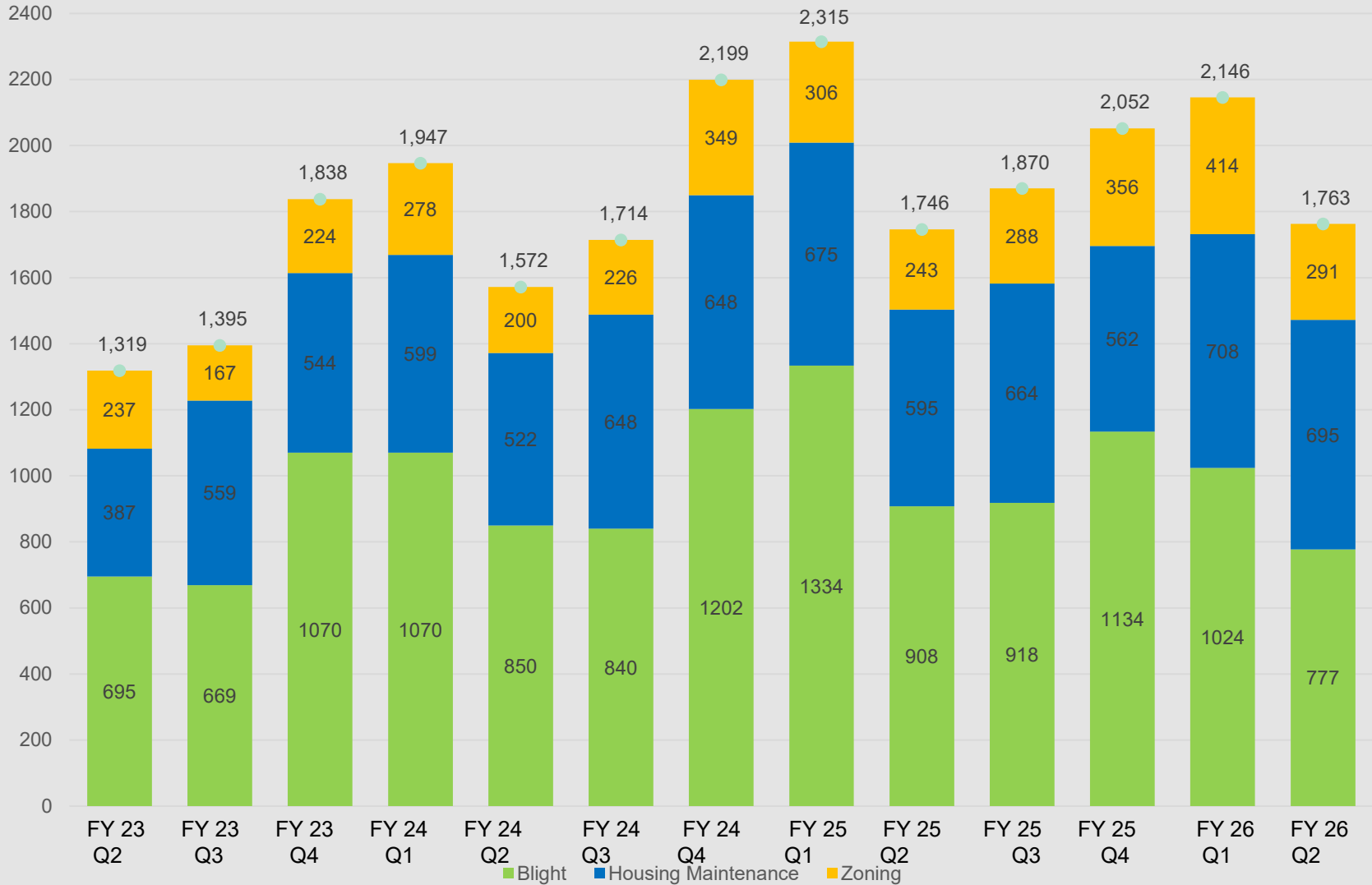


# Top Complaints by Category

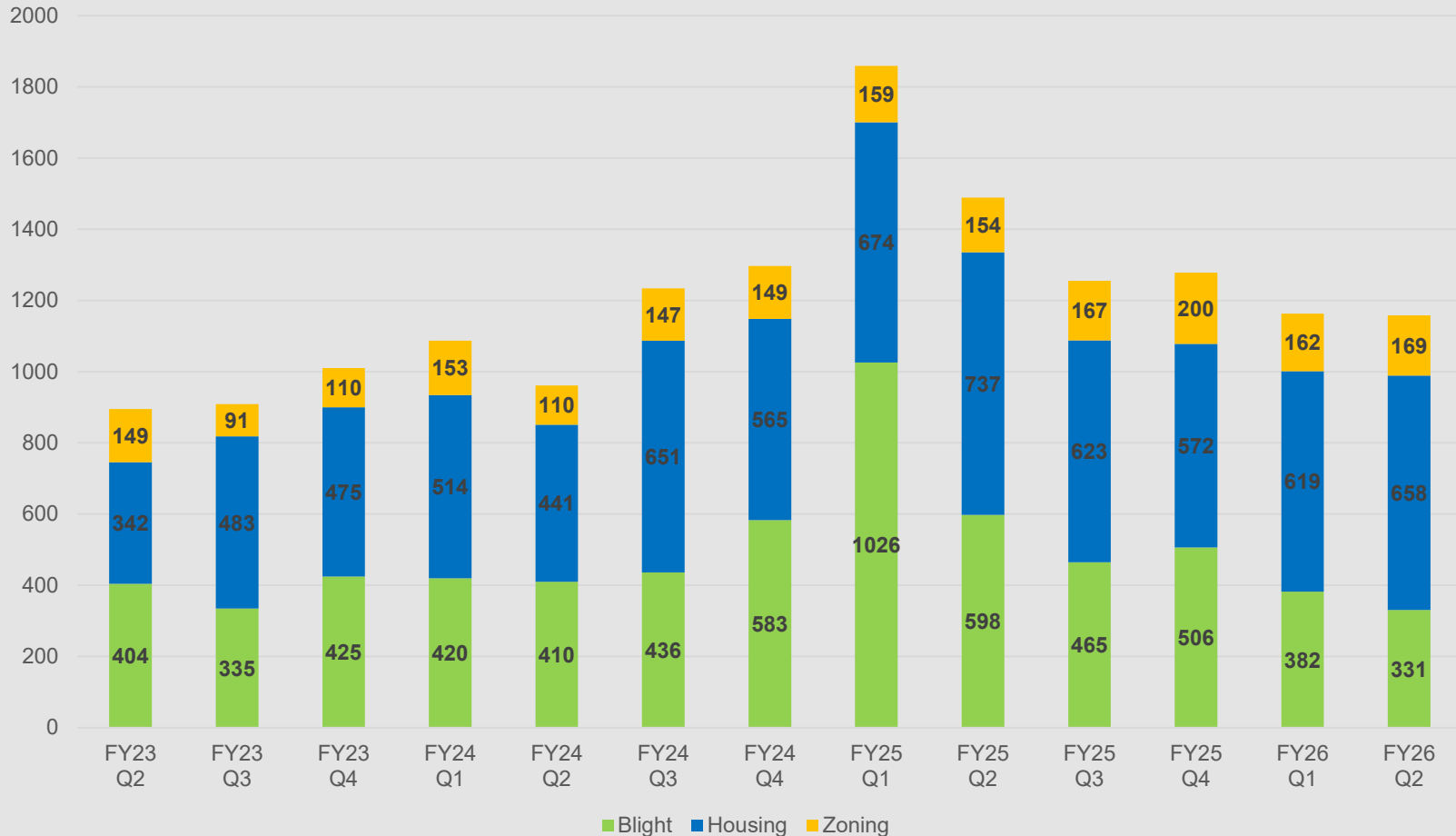
<b>Blight / Property Maintenance [OMC 8.24]</b>	<b>Housing Maintenance [OMC 15.08]</b>	<b>Zoning [OMC Title 17]</b>
Trash / Debris	Unpermitted work	Business in residential zone
Graffiti	Mold	Fencing (height, other)
Overgrown vegetation	Lack of adequate heat	Construction noise outside of permitted hours
Trash/recycle bins left curbside past collection day	Plumbing	Equipment setback
Use of gas-powered leaf blower	Electrical	Livestock, e.g. roosters



# Quarterly Complaint Volume by Category FY 2023 Q4 – FY 2026 Q2



# Initial Inspections FY 2023 Q2 – FY 2026 Q2



# Inspections (site visits) Q1 and Q2 Jul – Dec 2025

<b>Enforcement Category</b>	<b>Blighted Property (Including graffiti)</b>	<b>Housing Maintenance</b>	<b>Zoning (Including Noise)</b>	<b>Total</b>
<b>Initial Inspections</b>	713	1,277	331	<b>2,321</b>
<b>Re-Inspections and Monitoring Inspections</b>	2,231	5,630	766	<b>8,627</b>
<b>Total Inspections</b>	<b>2,944</b>	<b>6,907</b>	<b>1,173</b>	<b>10,948</b>



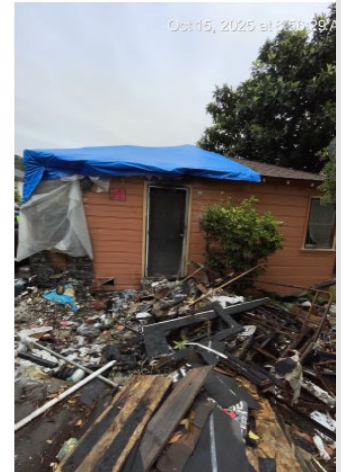
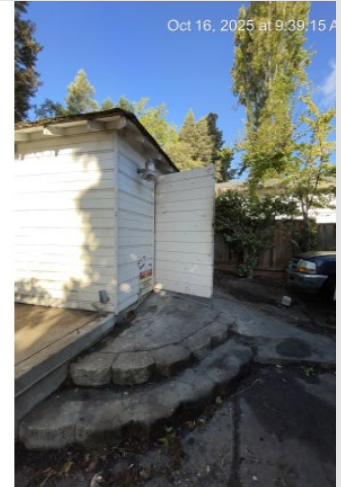
# Enforcement Actions Issued

## Q1 and Q2 Jul through Dec 2025

Enforcement Action	Definition	Cases
<b>Clean-up Contract</b>	An agreement with the owner agreeing to pay the cost of City-facilitated clean-up.	<b>8</b>
<b>Notice of Repeat Violation</b>	The same or similar violation has been verified within 24 months.	<b>2</b>
<b>Stop Work Order</b>	Stops unpermitted work or work beyond scope	<b>92</b>
<b>Compliance Plan</b>	A path to compliance that includes fees and abatement measures.	<b>33</b>



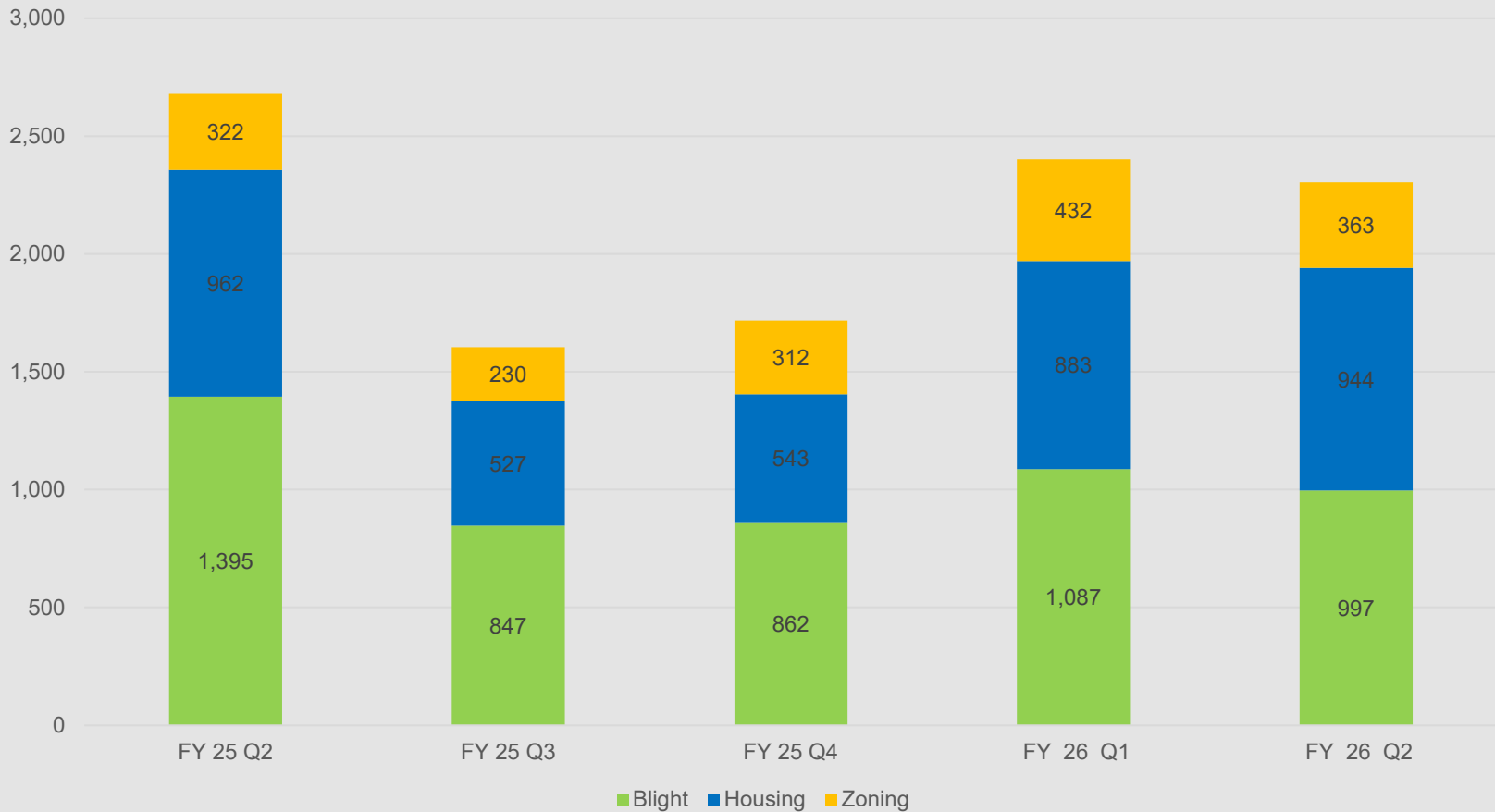
# Code Enforcement: Before & After #1



# Abated & Closed\*

## FY 2025 Q2 – FY 2026 Q2

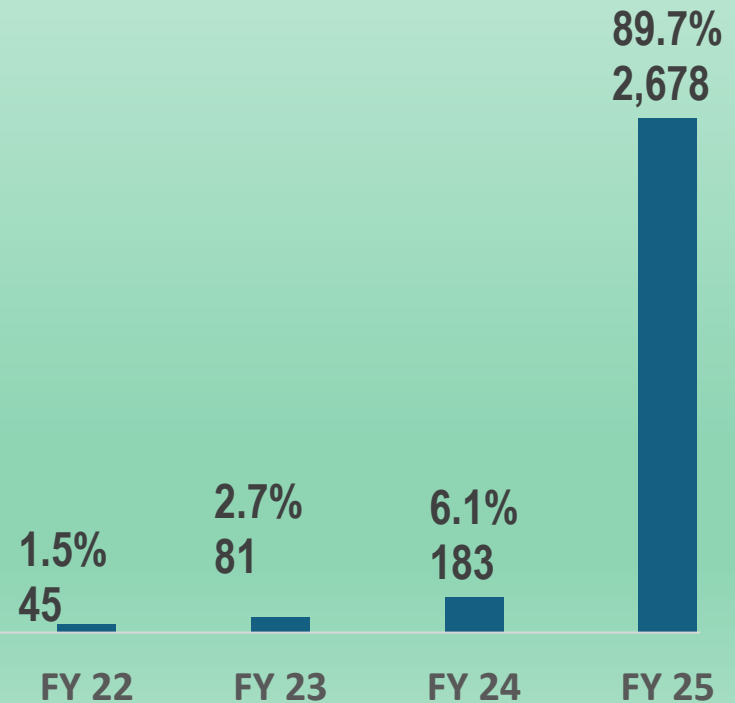
\*Includes non-actionable (referred to other agencies) and referred cases (multiple complaints)



# Abated & Closed FY 2022-23 to FY 2025-26

## Distribution by Year Case was Opened

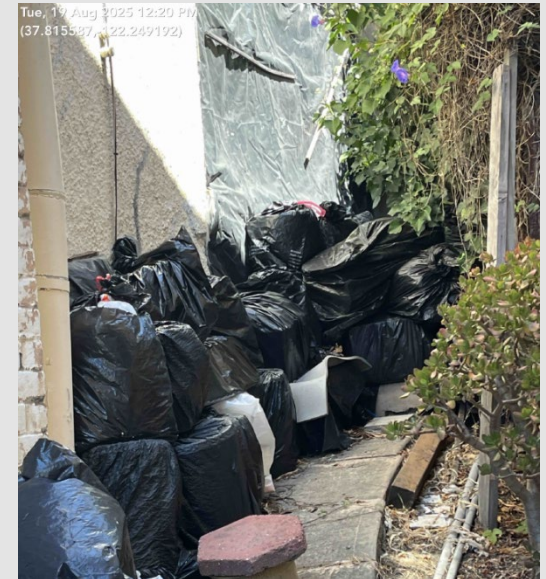
Each Bar represents the percentage of cases, opened in various fiscal years, that were abated and closed in Quarters 1 and 2 of FY 2025-26.



# Code Enforcement: Before #2



**August 19, 2025**



# Code Enforcement: After #2

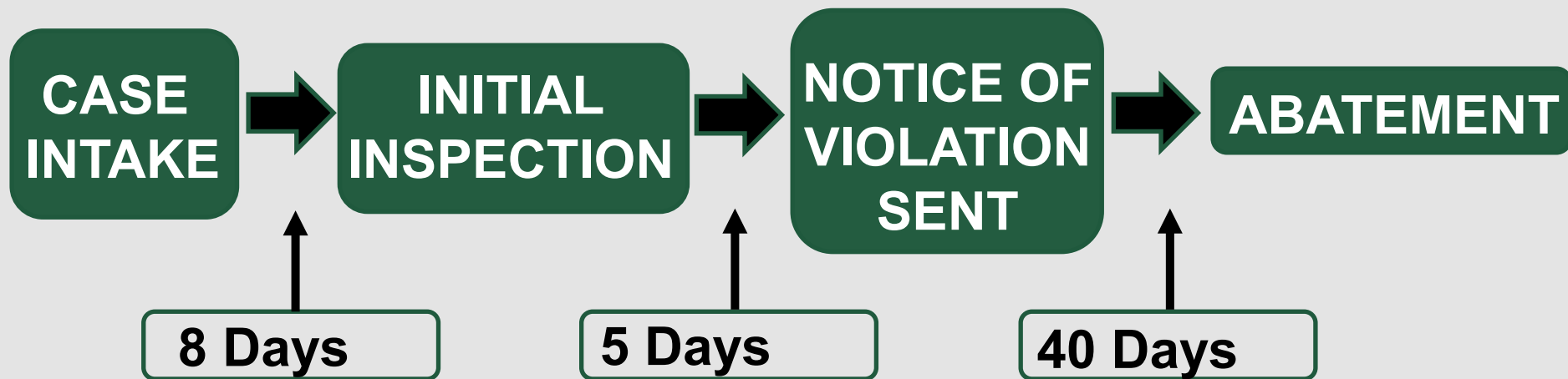
November 6, 2025



# Average Case Resolution - Blight Q1 and Q2 Jul to Dec 2025

Average time from complaint intake, initial inspection, NOV,  
to violation abatement **within the quarter:**

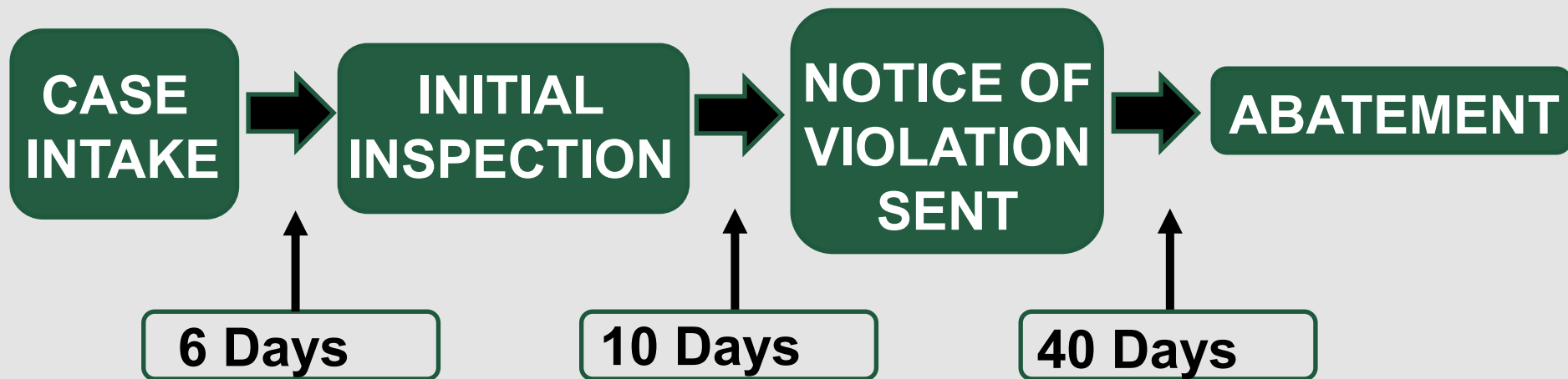
*17 Business Days*



# Average Case Resolution - Housing Q1 and Q2 Jul to Dec 2025

Average time from complaint intake, initial inspection, NOV, to violation abatement **within the quarter:**

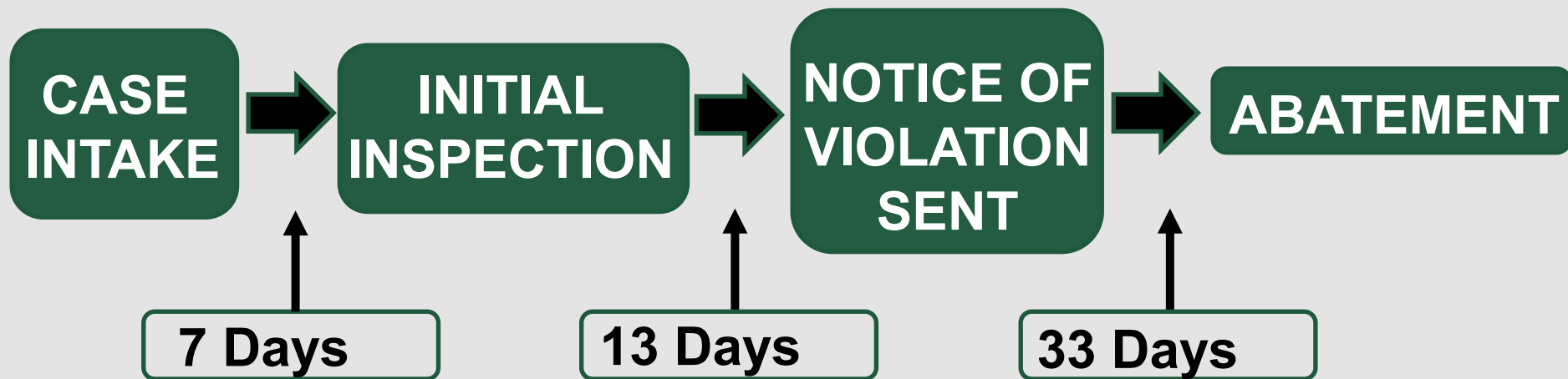
*12 Business Days*



# Average Case Resolution - Zoning Q1 and Q2 Jul to Dec 2025

Average time from complaint intake, initial inspection, NOV,  
to violation abatement **within the quarter:**

*13 Business Days*



# Total Open Cases

## FY 2025-26 Q1 and Q2 - Jul through Dec 2025

Type	Open Cases at End of Q4	New Cases through Q2	Abated and Closed	Open Cases End of Quarter 2
Blight	2,339	1,799	2,087	2,111
Maintenance	3,227	1,403	1,827	2,803
Zoning	769	703	795	677
<b>Total</b>	<b>6,335</b>	<b>3,905</b>	<b>4,709</b>	<b>5,591</b>

# Enforcement Fees Assessed

## FY 2024-25 Q2 – FY 2025-26 Q2

Quarter	Cases Invoiced	Fees (Includes Bonds)	Bonds for Compliance Plan
FY25 Q2	370	\$2,046,324	\$23,000
FY25 Q3	626	\$2,348,799	\$103,500
FY25 Q4	965	\$2,852,366	\$81,000
FY26 Q1	1128	\$2,500,831	\$76,501
FY26 Q2	591	\$2,184,114	\$94,000



# Enforcement Fees Assessed/Collected

## FY 2024-25 Q2 – FY 2025-26 Q2

Quarter	Cases Invoiced	Fees (Includes Bonds)	Funds Received	Percentage of Funds Collected
FY25 Q2	370	\$2,046,324	\$1,282,540	62%
FY25 Q3	626	\$2,348,799	\$674,246	28%
FY25 Q4	965	\$2,852,366	\$1,186,950	41%
FY26 Q1	1128	\$2,500,831	\$2,298,237	91%
FY26 Q2	591	\$2,184,114	\$4,092,509	187%



# Key Initiatives

- Digital Enhancements: Code Enforcement Inspector App -Reduces Inspector time on tedious administrative tasks
- Rapid permits allow for ease of obtaining permits that are required for compliance where there is no structural work involved.
- Collaborative work with the EMT to address blighted properties where an encampment exists or where there may be a potential for encampment growth
- Collaborative work with OFD Prevention Bureau to address properties in blighted or hazardous conditions requiring a expeditious response anda preventive response
- Collaborative work with EWD to identify code compliance hazards, unpermitted work, and/or zoning violations
- Proactive Rental Inspection Program: Coordinated with Equitable Lead Hazard Abatement Program and focusing on older rental housing and marginalized tenants within that type of housing



# Additional Information

- Notice of Violations available to public at <https://aca.accela.com/OAKLAND/Cap/CapHome.aspx?module=Enforcement&TabName=Enforcement>
- Previous Code Enforcement Reports are available at <https://www.oaklandca.gov/Planning-Building/Code-Enforcement-Services/City-of-Oakland-Quarterly-Building-Code-Enforcement-Reports>

