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### **City of Oakland Files Suit Against Owner of Blighted Drug House**

Oakland, CA - In its continuing efforts to rid Oakland's neighborhoods of properties that diminish quality of life, the City filed suit in Alameda County Superior Court yesterday against the owner of 2443-2447 Telegraph Avenue. The action by the City, termed a Drug Nuisance Abatement, will force the owner to assume responsibility for the problems his building imposes on its tenants and neighbors.

Since 1999, this property housed criminal and nuisance activity, generating nearly 500 calls for police response and leading to over 100 arrests, many drug-related. This chronic activity has troubled tenants and neighbors alike, establishing a detrimental presence in the neighborhood.

Meanwhile, the property's owner let the building itself fall into significant disrepair, resulting in the City's declaring the building substandard and a public nuisance two months ago. The substandard determination was recently upheld following an administrative hearing. Negligent maintenance of the building left tenants living in deplorable conditions, among broken walls, water damage, sloping floors, and rat holes.

"By filing this lawsuit, the City is fulfilling its responsibility to eliminate nuisance activity in Oakland. Buildings like 2445 Telegraph can bring down an entire neighborhood," said City Attorney John Russo. "We will not stand by and let opportunistic and negligent property owners subject tenants and neighbors to this level of nuisance. As a result of the City's action, the building tenants will get decent housing and the neighbors can reclaim the neighborhood."

The City has aggressively targeted nuisance properties in Oakland over the past six years, and will continue to fight on behalf of the people of Oakland until the properties are returned to productive use.

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