

NOTES OF THE MEETING – COMMITTEE OF THE WHOLE
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD FRIDAY, JANUARY 9, 2004

As a quorum was not present, members of the Oakland Housing Authority Board of Commissioners convened as a Committee of the Whole in lieu of a Special Meeting /Work Session in the Commissioners Room, 1619 Harrison Street, Oakland, California on the above date. Commissioner Moses L. Mayne, Jr. presided and called the meeting to order at 12:07 P.M.

I. Roll Call

Commissioners present were Moses L. Mayne, Jr., Marion M. Mills and Melanie M. Shelby. Commissioners Alfred Lee, Robert J. Pittman, Jr., Jacqueline Taylor and Chair Richard E. Winnie were excused.

II. New Business

A. Briefing on Architectural Plans for Phase II Coliseum Gardens HOPE VI.

1. Podium-Kodama Diseno. (Tape Side A – Queue 10 – 271)

Mr. Phil Neville, Director of Development, noted that this briefing was primarily focused on Phase II of the Coliseum Gardens HOPE VI. He introduced Mr. Joshua Simon from EBALDC. Mr. Simon indicated that the presentation would be broken into two parts namely, the architectural portion for Phase II and the near-term items related to Coliseum Gardens HOPE VI. He introduced the architects involved, Mr. Ron Fabio from Kodama Diseno and Y.H. Lee and Steve Yamamoto from Y.H. Lee Associates. He first called upon Mr. Ron Fabio for his presentation.

Mr. Fabio's presentation was focused on the Podium portion. He provided graphs and briefly discussed them. He specifically noted that the Podium portion was a combination of 67 flats and townhouses. Mr. Fabio said that the second and third floors consist primarily of townhouses. The fourth floor consists primarily of flats. Laundry facilities are on the first and fourth floors. Discussion ensued. Commissioner Mayne asked how many floors were handicap accessible. Mr. Fabio said that the units on the fourth floor were handicap accessible. Commissioner Mayne indicated that when the plan was previously brought to the Board, the Commissioners were looking at

handicap accessibility on the first floor. Messrs. Simon and Fabio provided information in response. Commissioner Shelby expressed her concerns about the handicap accessibility being on the fourth floor. She asked what the provisions were in case of emergency. Mr. Simon said that the overall development was done exactly in conformance with their original discussion with the Board. He further stated that, as far as their management plans, they have emergency procedures and safety features. Commissioner Mills asked for the procedures to be taken in case of an emergency. Mr. Simon said he would ask their property management staff to provide the Authority staff with the safety plans.

Ms. Sharon Harrison Brown, Deputy Executive Director, asked that the project be reviewed to answer all the questions and the issues that were brought about and bring it back to the Board in a future Board meeting. The Commissioners agreed.

2. Townhouses – Y.H. Lee. **(Tape Side A – Queue 280 – 450)**

Mr. Y.H. Lee from YHL Architects made the presentation on the second half of the Phase II project. He provided graphs and briefly discussed them. He said they were doing the “low-rise” portion, next to the Podium building. The Commissioners asked questions, particularly focused on handicap accessibility. Mr. Lee, along with Mr. Yamamoto, provided information in response. Commissioner Mayne suggested that YHL Architects should have discussions with the Authority’s Facilities Management Department regarding the gates, as there were some issues in the past.

3. Park and Creek – Walter Hood. **(Tape Side A – Queue 459 – 747)**

Mr. Simon called upon Mr. Walter Hood from Hood Designs for a brief presentation. Mr. Hood indicated that they were contracted with EBALDC to provide a master plan for the development of the central park space located centrally with the Coliseum housing lot. The Park and Creek space is approximately 5.5 acres. Mr. Hood talked about the creek that cuts through the project. He discussed the two zones of the creek and their potential uses. The Commissioners asked questions and Mr. Hood provided answers.

B. Briefing on near-term items related to Coliseum Gardens HOPE VI.

1. Land Exchange with the City of Oakland. **(Tape Sides A & B – Queue 750 – 051)**

Mr. Neville gave a briefing on the item and indicated that staff would be bringing it back to the Board during the meeting of January 26, 2004. The Commissioners asked questions and Mr. Neville provided answers.

2. Predevelopment Services Agreement Amendment related to the park and creek and affecting all phases. (Tape Side B – Queue 052 – 61)

Mr. Neville noted that from prior discussions with the Board, staff needed to amend the Predevelopment Services Agreement (PSA) in order to add specific work details of the park and creek. He said that EBALDC and Related have been working with staff on the PSA primarily focused on affordable housing, but not much on the park and creek aspect. He said it would be brought to the Board when the amendment of the PSA is in final form. The Commissioners asked questions and Mr. Neville provided answers.

3. Rental Term-Sheet for Phase I. (Tape Side B – Queue 062 – 118)

Mr. Neville corrected that the Rental Term-Sheet was for Phase 1 not for Phase II. He said that the first submission to HUD for the Rental Term-Sheet for Phase I was in December 2003. Mr. Neville said it would be brought back to the Board on January 26, 2004. The Commissioners asked questions and Mr. Neville provided answers.

C. Briefing on organization and functions of the Facilities Management Department. (Tape Side B – Queue 119 –

Ms. Brown provided an overview of the Facilities Department. Commissioner Shelby asked that this item be brought back to the Board for discussion at a future meeting.

III. Adjournment

Without any further business, the meeting was adjourned at 1:26 p.m.

Chair

Secretary