

MINUTES OF THE SPECIAL MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA  
HELD FRIDAY, JANUARY 14, 2005

The Oakland Housing Authority Board of Commissioners convened a Special Meeting /Work Session at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. called the meeting to order at 12:30 p.m.

I. Roll Call

Commissioners present were Joe L. Brown, Robert J. Pittman, Jr., Ramon J. Terrazas, M.D., Richard E. Winnie and Chair Moses L. Mayne, Jr. Commissioners Alfred Lee and Jacqueline Taylor were excused.

II. Modifications to the Agenda

(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists or a need arose after agenda posting.

Mr. Jon Gresley, Executive Director, asked that Item B – “ Briefing on status and next steps for Foothill Family Apartments - ...” to be moved to the end of the New Business Agenda so that the Legal Advisor and Financial Advisor would be available for a shorter period of time since they would stay for the Closed Session. Chair Mayne said that some people would like to speak on Item B and would like to move Item V. – “Recognition of people wishing to address the Commission” to be the first item. The Board approved the request.

III. Report from the Legal Counsel regarding final decisions made during the Closed Session held on December 3, 2004.

Legal Counsel Ms. Jennifer Bell reported that there were no final decisions made during the Closed Session held on December 3, 2004.

V. Recognition of people wishing to address the Commission.

Chair Mayne called on Mr. David Franklin of the Wings of Love, the speaker on Item B. Mr. Franklin introduced himself as the Associate Pastor for Wings of Love Ministries. Mr. Franklin outlined issues related to parking from the perspective of the Wings of Love Church. The Commissioners asked Mr. Phil Neville, Director of Development, to address the issue. Mr. Neville discussed the history and issues related

to parking from the standpoint of the funders and lenders. After discussion, Commissioner Winnie moved that the item be moved for continued discussion to the meeting on January 24<sup>th</sup>, and he would like to see a report back. Commissioner Pittman seconded and the Board approved the motion.

IV. New Business

A. Briefing on MTW policy issues prior to consideration by the Resident Advisory Board. (Tape Sides A & B: Queue 200 - 918)

Mr. Gresley provided some background on the reasons for asking the Resident Advisory Board to consider and comment on five suggested changes in policy or practice. He identified the five changes as: change in the policy on minimum rent, change in the hardship policy, and any change in doing certifications. He also noted the two items that do not require Board action: simplify utility allowances and relate Section 8 payment standards to family size instead of unit size. Mr. Gresley noted that this is a preliminary discussion with the Board prior to taking it to the Resident Advisory Board for their feedback. He called upon Mr. Joseph Villarreal, Director of Leased Housing and Mr. Tim Jones, Director of Housing Management.

Mr. Villarreal and Mr. Jones provided additional explanation and background.

Mr. Gresley, after checking with Counsel Jennifer Bell and with the permission of Chair Mayne, distributed copies of Commissioner Alfred Lee's email about his comments on various items of the Agenda today.

C. Briefing on the Family Independence Initiative. (Tape Side B: Queue 919-1039)

Mr. Gresley said that staff recently met with Ms. Marisa Castuera, Executive Director of the Family Independence Initiative (FII). He said that the Initiative is examining ways to help low-income families break the cycle of poverty. Mr. Gresley introduced Ms. Marisa Castuera. Ms. Castuera discussed FII, a pilot project that helps Alameda County families to achieve self-sufficiency. FII is distinguished by its emphasis on helping build stable communities that possess both financial and social assets. Ms. Castuera described the FII's State CalWorks Waiver that impacts policy and social services.

D. Briefing on the Ralph M. Brown Act, the Oakland Sunshine Ordinance, Proposition 59, and the Statement of Economic Interest. (Tape Side B: Queue 1040 - 1047)

Mr. Gresley asked that this item be brought over to the next Board meeting on February 11, 2005. The Commissioners agreed.

E. Consideration and approval of increase in authorized expense for General Counsel Services. **(Tape Side B: Queue 1048 - 1052)**

Commissioner Winnie moved approval of increase in authorized expense for General Counsel Services. Commissioner Pittman seconded and the Board voted unanimous approval.

F. Consideration and approval of Commissioner Travel. **(Tape Side B: Queue 1054 – 1098)**

Commissioner Winnie moved approval of the following Commissioners travel to attend the NAHRO Legislative Conference. Chair Mayne, who has assumed a position on the NAHRO Pacific-Southwest Regional Commissioners Committee will attend the Northern California-Nevada Chapter Conference on February 6-8, 2005 in Sacramento, CA. Commissioners Brown and Terrazas will attend the “Commissioners Fundamentals” on March 12 and 13 in Washington, D.C. Commissioners Lee, Brown, Pittman and Winnie will attend the Legislative Conference on March 14 – 16 in Washington, D.C.

Commissioner Pittman seconded and the Board voted unanimous approval.

B. Briefing on status and next steps for Foothill Family Apartments – replacement public housing for the Coliseum Gardens HOPE VI. **(Tape Side B: Queue 1000 – 1216)**

Mr. Neville first introduced Ms. Velda Goe, Project Manager of Development Department replacing Mr. Martin Zone.

Mr. Neville provided a brief background with respect to the original partnership, including the Wings of Love Ministries, through their Helping Hands Community Center, both located at the site where the Foothill Family housing complex was built. He discussed the release of the Church from its obligation from the partnership. Mr. Gresley indicated that the Authority had received a letter from HUD warning that that the Authority is in danger of being in default on this portion of the Coliseum Gardens HOPE VI. Mr. Neville gave further description to the status of the Foothill Family Apartments.

VI. Executive Director’s Report.

Mr. Gresley reported he had received a notice from Headstart that they will close their site at Lockwood Gardens. Mr. Gresley distributed to the Commissioners a draft schedule of meetings and pointed out that two (2) of the Monday meetings fall on holidays: March 28<sup>th</sup>, observance of Cesar Chavez's birthday; December 26<sup>th</sup>, observance of Christmas holiday. He indicated that under the By-laws, the meetings are to be held on the following days, March 29<sup>th</sup> and December 27<sup>th</sup>, respectively. Mr. Gresley also noted that September 9<sup>th</sup> is Admission Day and November 11<sup>th</sup> is Veterans Day and those Friday workshops will either be cancelled or rescheduled to some other times.

VII. Adjournment to Closed Session.

The meeting was adjourned at 2:15 p.m. to a Closed Session.

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Chair

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Secretary