

MINUTES OF THE
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE CITY OF OAKLAND HOUSING AUTHORITY
HELD MONDAY, JANUARY 24, 2005

The Oakland Housing Authority Board of Commissioners convened a meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. called the meeting to order at 7:11 p.m.

I. Roll Call

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

II. Modifications to the Agenda

There were no modifications to the agenda.

III. Report from the Legal Counsel regarding final decisions made during the Closed Session held on January 14, 2005.

Legal Counsel, Jennifer Bell reported that there were no final decisions made during the Closed Session held on January 14, 2005.

IV. Approval of minutes: Special Meeting of December 3, 2005

With no objection, the minutes were approved as submitted.

V. New Business

A. Consideration of Foothill Family Apartments documentation. Phil Neville addressed the Board and referred to the summary comments memorandum included in the Board Packet dated January 18, 2005. Mr. Neville introduced the following individuals to the Board: Isabel Brown, Goldfarb & Lipman; Nicole Graham, CSG; Alex Pratt, CVE; Zainab Al-Shamkhani, Simpson Housing Solutions, and Velda Goe, the Development Department's new HOPE VI Program Manager.

Mr. Neville reviewed page six of the memorandum regarding Board approval of submission of the evidentiary documents for Coliseum Gardens HOPE VI off-site Foothill Family Apartments, to the U.S. Department of Housing and Urban Development (HUD). He highlighted the Rental Term Sheet. He reviewed the recently changed land value, now at full appraised value, and the ground lease. He pointed out that the OHA will have an option to purchase and a right of first refusal to purchase the Foothill apartments at the end of the 15-year tax credit compliance period. Neville indicated that several documents were still in development, and would be brought to the Board at the next regular meeting. Neville also

discussed the parking relationship requested by Wings of Love Church. He recommends that no formal parking arrangement be made at this time.

Ms. Donna Hayes from Wings of Love Church addressed the Board and thanked Mr. Neville for contacting her and for explaining the situation to her and said that she hoped to work with OHA in the future.

Following discussion, Commissioner Pittman made a motion to approve the resolution. Commissioner Brown seconded and the Board voted unanimous approval.

VI. Written Communications

Mr. Gresley referred to the monthly status report and the East Bay Express article.

VII. Executive Director's Report

Mr. Gresley asked Mr. Stephen Knight to address the Commission and explained that funding for Section 8 for the first six months of calendar year 2005 has been estimated to be at 96% of the funds needed, which comes out to a \$4million shortfall. Mr. Gresley then asked the Commission to begin considering in the future, whether OHA should either reduce the size of the programs so that families aren't asked to do with less or to just reduce the number of families to be served. Chair Mayne asked whether the Commission would be receiving input from the Resident Advisory Board (RAB). Mr. Gresley described the current RAB process.

Commissioner Taylor asked about the renting of retail space at Mandela Gateway. Mr. Neville described BRIDGE's efforts using two commercial brokers. Commissioner Pittman asked about OHA's relationship with Walgreens and Mr. Gresley replied by describing the past relationship with them.

VIII. Commission Committees

Commissioner Pittman spoke about how impressed he was with the creative minds of our senior tenants at the RAB meeting he attended. He recommended that OHA approach younger residents to encourage them to attend RAB meetings.

IX. Announcements by Commissioners

There were none.

X. Adjournment to Closed Session

The Commissioners adjourned the regular meeting to closed session at 8:02 p.m.