

Please read "Consideration of Complaints by Commission" before filling in form.

If you wish to address the Commission, you must fill in a form prior to the meeting with your name, address, phone number and the number or letter of the relevant agenda item. Forms are provided on the table by the entrance. Give completed forms to the Secretary.

Commission Members

CHAIR MOSES L. MAYNE, JR.
VICE CHAIR ROBERT J. PITTMAN, JR.
COMMISSIONER WILLIAM CURRY
COMMISSIONER GREGORY D. HARTWIG
COMMISSIONER MARLENE HURD
COMMISSIONER TANYA PITTS
COMMISSIONER ESTHER PURVIS-ALLEN, M.Ed.

Executive Director

JON GRESLEY

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

CLOSED SESSION

Monday, January 26, 2009 at 6:00 pm

In the Commissioners Room, first floor, 1619 Harrison Street, Oakland, California.

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators.

- **Property: 2923 and 2935 Telegraph Avenue. (Courthouse Athletic Club site), and 550 and 556 29th Street, Oakland, CA.
Owner: Trammell Crow Residential Company.**

Negotiating Parties:

Owner: Alex Waterbury, and Sue O'Bannon

Oakland Housing Authority: Philip Neville, Deputy Executive Director, and Jerry Suich, Real Estate Attorney.

REGULAR MEETING

Monday, January 26, 2009 following the closed session

1619 Harrison Street, Oakland, California, Commissioners' Room first floor.

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1517 (TDD: 510-832-0633). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

Persons wishing to address the Commission are asked to first read "Consideration of Complaints by Commission," then complete a "Speaker Identification Card" and present it to the Secretary at the beginning of the meeting.



AGENDA

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
Regular and Annual Meetings of December 8, 2008
- IV. 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.
- V. Report from Legal Counsel regarding final decisions made during closed session
- VI. New Business
 - A. Consent Agenda:
Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

1. Consideration of recommendation to approve commissioner travel.

[Memorandum](#)

2. Consideration of recommendation to approve the purchase of two police vehicles.

[Memorandum](#)

- B. Consideration of recommendation to approve the acquisition of real property located at 2935 Telegraph Avenue in Oakland for affordable housing including the acquisition of work product and assumption of certain development contracts, approve the financing for demolition and other predevelopment costs, and adopt findings pursuant to the California Environmental Quality Act.

[Draft Environmental Impact Report – February 2007](#)

[Draft Environmental Impact Report – March 2007](#)

[Memorandum](#)

- C. Consideration of recommendation to award a contract for the installation of moisture barriers and sump pumps at 39 buildings in Lockwood Gardens.

[Memorandum](#)

- D. Consideration of approval of a Disposition and Development Agreement with Habitat for Humanity East Bay to develop the affordable homeownership component of the Tassafaronga Village project.

[Memorandum](#)

- E. Consideration of recommendation to approve contracts for unlawful detainer (eviction) legal services for an initial two-year term and two one-year option terms with three law firms: Edrington, Schirmer, & Murphy, LLC; Law Offices of Charles Tillman Ramsey; and Zanghi Torres Arshawsky, LLP.

[Memorandum](#)

- F. Consideration of recommendation to contract with Home Depot U.S.A., Inc. for purchase of maintenance, repair, and operating supplies.

[Memorandum](#)

- G. Consideration of recommendation to authorize a two-year contract with two one-year option terms with Casterline Associates, P.C. for financial advisory services.

[Memorandum](#)

H. Consideration of recommendations to award contracts for property management services for six public housing properties.

1. Barcelon Associates Management Corporation for Adel Court.

[Memorandum](#)

2. Barcelon Associates Management Corporation for Palo Vista Gardens.

[Memorandum](#)

3. Satellite Housing for 1619 Harrison Street.

[Memorandum](#)

4. John Stewart Company for Oak Grove North.

[Memorandum](#)

5. John Stewart Company for Oak Grove South.

[Memorandum](#)

6. John Stewart Company for Campbell Village.

[Memorandum](#)

I. Consideration of recommendation to authorize amendments to previously approved contracts for temporary employment services with Robert Half and Renoir Staffing Services.

[Memorandum](#)

J. Briefing on the impact of deteriorating financial markets on the affordable housing developments of the Authority.

K. Appointment of a Commission Budget Committee.

VII. Recognition of people wishing to address the Commission.

VIII. Written Communications.

IX. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission.

X. Reports of Commission Committees.

XI. Announcements by Commissioners.

XII. Adjournment to Closed Session.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

CLOSED SESSION

January 26, 2009 following the Regular Meeting

In the Commissioners Room, first floor, 1619 Harrison Street, Oakland, California.

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators.

- **Property: Park Village Apartments, located at 3761 Park Boulevard Terrace in Oakland, CA.
Owner: The Mortimer Howard Trust,**

Negotiation Parties:

Owner: Mort Howard, Ed Higgenbotham, Attorney.

EAH: Al Bonnett, Benny Kwong; Joyce Glatt, Attorney; Bill Karr, TRI Commercial Real Estate.

Oakland Housing Authority: Philip Neville, Deputy Executive Director, Michelle Brewer, Attorney.

- **Property: 616-620 and 634 21st Street, and 635 22nd Street and 2100 and 2126 Martin Luther King Jr. Way (St. Francis Church site), Oakland, CA. Owner: Catholic Diocese of Oakland.**

Negotiating Parties:

Owner: Frank Arthur, TRI Commercial Real Estate.

EAH: Al Bonnett, Benny Kwong, Bill Karr of TRI Commercial Real Estate.

Oakland Housing Authority: Philip Neville, Deputy Executive Director, Michelle Brewer, Attorney.

- **Property: 901 Jefferson Street, Oakland, California
Owner: A.F. Evans Development Inc.**

Negotiating Parties:

Owner: Natalie Williams.

Oakland Housing Authority: Philip Neville, Deputy Executive Director, and Jerry Suich, Real Estate Attorney

Purpose: Consideration of a matter related to the performance of the Executive Director.

THE HOUSING AUTHORITY OF THE CITY OF
OAKLAND, CALIFORNIA

Moses L. Mayne, Jr., Chair of the Commission

By _____
Secretary

cc: Legal Counsel and Mailing List