

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, January 26, 2009

[Meetings are recorded. A copy of the recording can be made available
via email by sending a request to dbutler@oakha.org or by calling 510-874-1517]

CLOSED SESSION

The Oakland Housing Authority Board of Commissioners convened a Closed session in their Regular Meeting in the Commissioners' Room, first floor at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. presided and called the meeting to order at 6:10 p.m.

Commissioners present were Vice Chair Robert J. Pittman, Jr., William Curry, Greg D. Hartwig, Marlene Hurd, Tanya Pitts and Chair Moses L. Mayne, Jr. Commissioner Esther Purvis-Allen was excused.

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.

The Closed Session adjourned at 6:50 p.m.

REGULAR MEETING

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. presided and called the meeting to order at 6:53 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Vice Chair Robert J. Pittman, William Curry, Greg Hartwig, Tanya Pitts, Marlene Hurd, and Chair Moses L. Mayne, Jr. Commissioner Esther Purvis-Allen was excused.

III. Approval of Minutes:

A. Minutes of the Special Meeting of December 08, 2008.

Commissioner Pittman moved approval of the Minutes for the Special Meeting of December 8, 2008. Commissioner Pitts seconded the motion and the board voted unanimous approval.

IV. Modifications to the agenda.

Mr. Gresley withdrew items A.2 under the Consent agenda, and Item C.

V. Report from Legal Counsel regarding final decisions made during Closed Session.

There were none.

VI. New Business

A. Consent Agenda:

1. Consideration of recommendation to approve commissioner travel.

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

This item was removed from the agenda.

Commissioner Hartwig moved to approve the remaining item on the consent agenda. Commissioner Pitts seconded and the board voted unanimous approval.

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.

Mr. Gresley called upon Phil Neville, Deputy Director for Real Estate Development to present this item.

Following the report and a brief discussion, Commissioner Hartwig moved to approve this item. Commissioner Pitts seconded and the board voted unanimous approval.

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

This item was removed from the agenda.

- 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.

Mr. Gresley called upon Mr. Neville to address the Board regarding this item. Mr. Neville called upon Bridget Galka, Sr. Development Program Manger, with OHA and Doug Stinson with Habitat for Humanity East Bay to elaborate on this project.

OHA has partnered with Habitat on the affordable homeownership component of the Tassafaronga Project, which includes the disposition of a portion of the site for \$1 to facilitate the development of 22 affordable homeownership units for low-income families.

Following a brief discussion, Commissioner Hartwig moved to approve this item. Commissioner Pitts seconded and the board voted unanimous approval.

- 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.

Mr. Gresley called upon Eric Johnson, Deputy Executive Director for Property Operations, to provide a briefing to the Board. Mr. Johnson explained that this recommendation allows OHA to enter into contracts with three law firms to provide legal services for unlawful detainer cases for an initial period of two years in an amount not-to-exceed \$125,000 for each contract. Each contract includes an option to renew the contract for two additional one-year terms.

Following a brief discussion, Commissioner Hartwig moved to approve this item. Commissioner Pitts seconded and the board voted unanimous approval.

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

Mr. Gresley called upon Mr. Johnson to provide a briefing to the Board on this item. Mr. Johnson explained that the proposed two year contract with Home Depot, under the U.S. Communities Government Purchasing Alliance Program, would assist the Authority as it transitions to property-based management. The proposed contract would expedite procurement of supplies and materials, reduce the labor costs associated with purchasing maintenance, repair and operating supplies while at the same time providing competitive pricing.

Under the contract, OHA staff will have the option of ordering items directly from the Home Depot's catalog for next day delivery or pick up at one of two locations.

Following a brief discussion, Commissioner Hartwig moved to approve this item. Commissioner Hurd seconded and the board voted unanimous approval.

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.

Mr. Gresley addressed the Commission regarding this recommendation. Mr. Gresley suggested that the proposed contract provides the Authority with expertise familiar with HUD accounting requirements and management rules. In addition, Mr. Gresley explained that the proposed contract will also provide the Authority with the resources for a smooth transition and continuity of services during the planned departure of two senior staff from the Finance Department during the first half of 2009.

Mr. Gresley then called upon Mr. Johnson to provide a summary of the procurement for this contract.

Following a report and brief discussion, Commissioner Hartwig moved to approve this item. Commissioner Pitts seconded and the board voted unanimous approval.

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

1. Barcelon Associates Management Corporation for Adel Court.
2. Barcelon Associates Management Corporation for Palo Vista Gardens.
3. Satellite Housing for 1619 Harrison Street.
4. John Stewart Company for Oak Grove North.
5. John Stewart Company for Oak Grove South.
6. John Stewart Company for Campbell Village.

Mr. Gresley briefly addressed the commissioners regarding the six separate contracts for property management and then called upon Mr. Johnson to explain the procurement process for the contracts.

Following a report and brief discussion, Commissioner Hartwig moved to approve this item. Commissioner Pittman seconded and the board voted unanimous approval.

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

Mr. Gresley called upon Mr. Johnson to give a briefing on this item.

Following a brief discussion, Commissioner Hartwig moved to approve this item. Commissioner Pittman seconded and the board voted unanimous approval.

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

Mr. Gresley called upon Mr. Neville to give a briefing on this item. Mr. Neville provided a brief report on the two properties that have been affected due to the economy. Those properties are Lion Creek Crossings, Phase 4 and Tassafaronga, Phase 2.

K. Appointment of a Commission Budget Committee.

Chair Mayne asked that Commissioner Hartwig Chair the Budget Committee. Chair Mayne also asked that commissioners Pittman and Pitts serve on the Budget Committee. All three commissioners agreed to serve on the Budget Committee.

Mr. Gresley announced that the first meeting of the Budget Committee would be February 3, 2009.

VII. Recognition of people wishing to address the Commission.

Donnell Livingston addressed the Commission regarding affordable housing in his community. Mr. Livingston stated his concern that affordable housing developers were not necessarily building housing or providing the necessary services for low-income residents in single room occupancy buildings.

Chair Mayne requested that Mr. Gresley arrange to have someone follow up with a contact to Mr. Livingston.

VIII. Written Communication

There were no comments on written communications.

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

Mr. Gresley updated the board on the application to HUD for the disposition of the scattered site Public Housing units. Mr. Gresley provided the commissioners with a report on the activities of the Oakland Housing Authority Police Department related to the civil unrest following the shooting by a BART police officer. Mr. Gresley also notified the commissioners that OHA's amended MTW Plan for FY 2009 was approved by HUD contingent on OHA executing the new MTW Standard Agreement.

X. Announcements by Commissioners

There were no announcements.

XI. Adjournment

The meeting adjourned to closed session at 8:45 p.m.

CLOSED SESSION

January 26, 2009 following the Regular Meeting

The Oakland Housing Authority Board of Commissioners convened in closed session in the Commissioners' Room, first floor at 1619 Harrison Street, Oakland, California following the public session on the above date. Chair Moses L. Mayne, Jr. presided and called the meeting to order at 9:00 p.m.

Commissioners present were Vice Chair Robert J. Pittman, Jr., William Curry, Greg D. Hartwig, Marlene Hurd, Tanya Pitts and Chair Moses L. Mayne, Jr. Commissioner Esther Purvis-Allen was excused.

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: Pursuant to Government Code § 54957, consideration of matters related to the performance of the Executive Director.

The Closed session adjourned at 9:30 pm.

Chair

Secretary