

MINUTES OF SPECIAL MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA  
HELD FRIDAY, FEBRUARY 11, 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 12:05 p.m.

I. Roll Call

Commissioners present were Joe L. Brown, Alfred Lee, Jacqueline Taylor and Chair Moses L. Mayne, Jr.

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.)

Chair Mayne suggested that the order of items under New Business be changed. Item B was put over to another meeting when more Commissioners will be present.

III. Report from Legal Counsel regarding final decision made during Closed Session on Jan. 24, 2005.

Jennifer Bell, General Counsel, reported that there were no final actions taken in the closed session of Jan 24.

IV. New Business

A. Consideration of recommendation to award a contract for repairs of fire damage at 724 39<sup>th</sup> Streets, apartments 1 and 4.

Jon Gresley provided background and recommended approval to award a contract for repairs for fire damage. He said that temporary repairs have been made, but that OHA needs to proceed to complete repairs and to paint the entire building.

Alfred Lee asked what the insurance deductible is and Mr. Gresley said that it was \$25,000. Jacqueline Taylor asked what caused the fire and Mr. Tim Jones responded by saying that it was intentionally set.

Discussion followed regarding the need to make an assessment of properties with fires to determine the best course of action from an asset management point of view.

Following discussion, Commissioner Lee moved approval of the recommendation. With a second from Commissioner Taylor, the motion was unanimously approved.

- B. Briefing on Ralph M. Brown Act, the Oakland Sunshine Ordinance, Proposition 59, and the Statement of Economic Interest. This item was put over to a future meeting.
- C. Briefing and discussion on proposed use of a Request for Proposals (RFP) process to sell three vacant Oakland Housing Authority-owned parcels in west Oakland.

Due to the lack of a quorum (Chair Mayne had had to leave the meeting) the item was put over to a future meeting.

- D. Briefing on past, current and anticipated federal funding levels of public housing and Section 8 programs.

Jon Gresley described a history of shortfalls in funding that OHA has received since 1995.

- E. Consideration of funding priorities under the flexibility provided by the Making Transitions Work demonstration program.

Mr. Gresley said that OHA is faced with a serious dilemma with Section 8 and that OHA will receive about \$5.5 million less than anticipated for calendar year 2005. This means that the Board will be faced with choosing between funding fewer households or keeping the same number of families while providing each with less subsidy. This could be accomplished by either asking landlords to voluntarily accept less subsidy or by requiring tenants to make a larger payment.

Discussion followed on what it would take for OHA to operate at optimum levels.

Mr. Gresley said that he would like the Board to arrange an emergency meeting within the next week to discuss budget process ideas and proposed next Friday, February 18, 2005. He would also like to discuss use of the Section 8 "Project Reserve" which could mean about \$11 million funding as a one-time grant.

- F. Briefing on Status of plans to reorganize the Leased Housing Department.

The Executive Director referred to a spreadsheet previously given to Commissioners and he passed out a handout. He said that there are a number of tasks that have been completed and that Joseph Villarreal,

Director of Leased Housing will outline the goals and timetable for completion.

Joseph Villarreal addressed the Board giving an update on steps being taken to prepare for the conversion.

Commissioner Lee asked about the timeline for improving the perception of OHA services and workflow and he also asked about electronic payment systems. Ms. RoseMarie Griffin, Sr. Systems Analyst, responded by saying that an estimated implementation for electronic payments system to be in place by May of 2005.

Commissioner Lee asked about improving our voicemail system. Mr. Gresley said that OHA is looking into replacing our system and into holding staff accountable for cleaning out their voicemail boxes.

Commissioner Taylor asked about the number of OHA households with incomes below the 20% AMI. Mr. Gresley responded that staff will provide a report to the Commissioners.

V. Recognition of people wishing to address the Commission

No one was present that wished to address the Commission.

VI. Written Communication

Mr. Gresley reported that he would be presenting a report to the City Council Community and Economic Development Committee on March 8, 2005 instead of February 22.

VII. Executive Director's Report

VIII. Adjournment

Meeting adjourned at 1:50 p.m.