

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD THURSDAY, FEBRUARY 17, 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 2:45 p.m.

I. Roll Call

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

There were no modifications to the Agenda.

III. New Business

A. Briefing on past, current and anticipated sources of funding for Oakland Housing Authority activities and programs.

Mr. Gresley gave a briefing of the history of the Authority's sources of funding for public housing, going back eleven years. He discussed the operating subsidy of the public housing – the eligible funding, the actual funding and the funding shortfall. He said that over eleven years the funding shortfall has accumulated to about \$4.1 million. As a result, the Authority's residents have been disadvantaged by cuts in repairs and services. It also resulted in positions being eliminated or not being filled, most in the Maintenance Division of the Facilities Management Department. There has also been a reduction in Police and Resident Community staff.

Mr. Gresley discussed the Capital Fund. He indicated that estimated full funding by HUD from 1995 to 2006 would have been at an annual rate of about \$11.2 million, but the actual funding for the indicated years has been varied amount of much less. The accumulated shortfall from 1995 to 2006 is \$24

million.

Mr. Gresley went on and discussed various funding sources. Commissioners actively engaged the Executive Director in questions and discussion on the financial history and proposed funding for the coming year. Mr. Gresley also discussed the uses of funding to meet the operating requirements of the Authority. He indicated that at this preliminary stage in the preparation of the budget for next year there is a shortfall of \$6,136.

Mr. Gresley referred to the Authority's mission statement and strategic goals. He discussed a short-term strategy, a mid-term strategy, and a long-term strategy in order to fill the gaps, made some recommendations and discussed each of them.

Continued discussion ensued. Commissioner Winnie expressed his disagreement with the recommendations. He is opposed to the approach of the recommendation, as he believes it is a homeless program. He believes that the impact is putting the low-income residents on the street. While he was not absolutely opposed to the approach, he would like to see some cost savings and needs to look at what is to be achieved. Mr. Gresley outlined some strategies that he would like the Board to consider. He would like to get some directions from the Board in order to set priorities for the budget.

Mr. Gresley continued his discussion on the Public Housing and Section 8 household income distributions.

After a lengthy discussion, Commissioner Winnie made a motion to adopt the recommendations in the hand-out with the exception of the recommendations regarding the income levels of participants. He asked for further analysis and specific estimates regarding the recommendation pursuing cost savings and strategies throughout the program operations. Mr. Pittman seconded.

Commissioner Lee commented that he does not want to see staff to be hampered in doing the full analysis of all the areas. Further discussion followed.

Commissioner Pittman made a friendly amendment to the motion. He would like to change the language in the 4th and 5th recommendations to "Pursue and evaluate" in lieu of "Adopt policies...." Commissioner Winnie was willing to accept the friendly amendment.

Following discussion to clarify the motion and friendly amendment, Chair Mayne asked for a vote of the motion as amended. The Board voted unanimous approval. (A copy of the recommendations is attached.)

- A. Briefing and discussion of expenditure priorities under the flexibility provided by the Making Transitions Work demonstration program.

It was agreed that the discussion on Item A had included Item B.

- IV. Recognition of people wishing to address the Commission.

There were none.

- V. Executive Director's Report

Mr. Gresley reported that the Resident and Community Services Department and the Housing Management-West District Department are moving from Willow Street to 935 Union Street, Oakland effective February 23, 2005.

- VI. Adjournment

The meeting was adjourned at 5:45 p.m.

Chair

Secretary