

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

REGULAR MEETING

Monday, February 22, 2010 at 6:00 p.m.

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:

Special Meeting of December 7, 2009

Regular Meeting of January 25, 2010

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 a recommendation to award a contract for site improvements at Lockwood Gardens using ARRA funds.
2. Consideration of a recommendation to award a contract for exterior painting at Lockwood Gardens using ARRA funds.
3. Consideration of a recommendation to award a contract for plumbing work at Lockwood Gardens using ARRA funds.
4. Consideration of a recommendation to award a contract for site improvements at Palo Vista Gardens using ARRA funds.
5. Consideration of a recommendation to award a contract for installation of solar power at Palo Vista Gardens using ARRA funds.

6. Consideration of a recommendation to award a contract for site improvements at Peralta Villa using ARRA funds.
 7. Consideration of a recommendation to award a contract for exterior painting at Peralta Villa using ARRA funds.
 8. Consideration of a recommendation to award a contract for repair and improvements to playgrounds at Campbell Village and Peralta Villa using ARRA funds.
 9. Consideration of a recommendation to award a contract for roof replacement on 14 buildings at Lockwood Gardens using ARRA funds.
 10. Consideration of recommendation to award a contract for roof replacements for Palo Vista Gardens, single & multi-story buildings using ARRA funds.
- B. Consideration of a recommendation to issue tax-exempt bonds for the construction of Phase 4 of the Lion Creek Crossings (formerly Coliseum Gardens) HOPE VI revitalization project.
- C. Consideration of a recommendation to authorize the execution of a Letter of Interest and Acquisition Conditions Agreement with Affordable Housing Associates ("AHA") with regard to the Oaks Hotel and Jefferson Inn Hotel, subject to approval under the California Environmental Quality Act and the National Environmental Policy Act, including due diligence and predevelopment funds not to exceed six hundred thousand dollars (\$600,000).
- D. Consideration of recommendation to authorize the dissolution of Tassafaronga LLC.
- E. Consideration of a recommendation to convey 2333 23rd Avenue and 1240 77th Avenue to the Youth Employment Partnership for \$1 each.
- F. Consideration of a recommendation authorizing a request to the U.S. Department of Housing and Urban Development for an amendment to the disposition approval for two vacant multi-family properties.
- G. Consideration of a recommendation authorizing of the disposition of nine (9) vacant single family houses through an RFP process.
- H. Consideration of a recommendation authorizing of the disposition of 1242 95th Avenue.

- I. Consideration of approval for Commissioner travel to the NAHRO Pacific Southwest Regional Conference to be held in Scottsdale Arizona May 2nd to the 4th, 2010.
- 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.

CLOSED SESSION

Monday, February 22, 2010 following the Regular Meeting

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

Purpose: Pursuant to Government Code § 54957, performance evaluation of the Executive Director.

Purpose: Pursuant to Government Code 54956.9(b), Conference with Legal Counsel – Anticipated Litigation: Significant exposure to litigation pursuant to Government Code Section 54956.9, four potential cases.

Purpose: Pursuant to Government Code Section 54956.9 – Conference with Legal Counsel re existing litigation: Francisco Bautista v. Oakland Housing Authority, Alameda County Superior Court Case No. RG0740309; Thlitiha Smith v. Oakland Housing Authority, Alameda County Superior Court, Case No. RG09436106; Janet Charles v. Oakland Housing Authority, Alameda County Superior Court Case No. RG09478953; Betty Robertson v. Oakland Housing Authority, Alameda County Superior Court Case No. RG09455308; Jack Daniels v. Oakland Housing Authority, Alameda County Superior Court Case No. RG09461122; James Brown v. Oakland Housing Authority, Alameda County Superior Court Case No. RG09439873; and BTC v. OHA, PERB Case No. SF-CE-607-M.

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

negotiators.

- **Property: 116 East 15th Street, and 1507-1517 2nd Avenue**
Owner: RCMR, LLC a California Limited Liability

Negotiating Parties:

Seller: Jay Wentz

Satellite, Inc.: Dori Kojima and Ryan Chao

Oakland Housing Authority: Philip Neville, Bridget Galka

- **Property: 198 10th Street, and 176 10th Street, and 1110 Jackson Street.**
Owner: Tom Peterson

Negotiating Parties:

Seller: Tom Peterson, Lakeshore Partners

East Bay Asian Local Development Corporation, Carlos Castellanos and Ener Chiu

Oakland Housing Authority: Philip Neville

- **Property: Oaks Hotel at 1424 Jefferson Street,**
Owner: Oaks Hotel-Oakland Community Housing, Inc. and Oaks Associates, LP

Negotiating Parties:

Seller: Oakland Community Housing, Inc. and Oaks Associates, LP

Acquirer/Developer: Affordable Housing Associates, Inc. Susan Friedland, Eve Stewart, and Millicent Anglin.

Oakland Housing Authority: Philip Neville, Jonathan Austin, Consultant

- **Jefferson Inn Hotel at 587 15th Street**
Owner: Jefferson Inn Hotel- Nga Bach Nguyen, Hai Van Nguyen and Kim Dung Vu

Negotiating Parties:

Seller; Jefferson Inn Hotel; Hai Van Nguyen

Acquirer/Developer: Affordable Housing Associates, Inc. Susan Friedland, Eve Stewart, and Millicent Anglin.

Oakland Housing Authority: Philip Neville, Jonathan Austin, Consultant

- **Property: 460 Grand Avenue**
Owner: D&B Bellevue LLC, James Burns
Developer: BRIDGE Housing Corp.

Negotiating Parties:
Seller: James Burns
BRIDGE Housing Corp.: Lydia Tan and Kevin Griffith
Oakland Housing Authority: Philip Neville

- **Property: 2501 Chestnut St.**
Owner: BRIDGE Housing Ventures, Inc.

Negotiating Parties:
BRIDGE Housing Ventures, Inc.: Lydia Tan
Oakland Housing Authority: Philip Neville

- **Property: 1711 & 1745 14th Ave.**
Owner: Steven O. Von Quernor and Grace Von Quernor and Richard H. Roberts, a general partnership

Negotiating Parties:
Seller: Robert Hamilton, Realtor
Oakland Housing Authority: Philip Neville

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

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