

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, FEBRUARY 23, 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]

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 6:07 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes

Minutes of the Regular Meeting of January 26, 2009.

Commissioner Pittman moved approval of the minutes of the Regular Meeting of January 26, 2009. Commissioner Pitts seconded and the Board voted unanimous approval.

IV. Modifications to the Agenda

Jon Gresley suggested that Commissioner Hartwig give a report of the Commission Budget Committees meeting before item F. Noting no objection, Chair Mayne made the suggested change to the order of the agenda.

V. Reports from Closed Session

There were no new items.

VI. New Business

A. Consent Agenda:

1. Consideration of a recommendation to authorize the Executive Director to renew the Commercial Automobile Liability insurance policy and to make payment of the annual premium.

2. Consideration of a recommendation to approve the submission of an Application for up to \$700,000 in Housing Opportunities for Persons with AIDS (HOPWA) loan funds from the Alameda County Housing and Community Development Department for Phase 2 of the Tassafaronga Project.
3. Consideration of a recommendation to approve a purchase order for \$150,000 to the City of Oakland for the fueling of Authority vehicles.
4. Appointment of Resident Advisory Board Members

Commissioner Pittman moved to approve the above four consent items. Commissioner Pitts seconded and the Board voted unanimous approval.

- B. Consideration of a recommendation to authorize the Executive Director to execute an amendment to the contract with Goldfarb and Lipman, LLP to extend the provision of legal advisory services for general development projects.

Jon Gresley, Executive Director, called upon Phil Neville, Deputy Executive Director of Real Estate Development to give a briefing on this item. According to Mr. Neville, OHA needs to extend the provision of legal advisory services for six months. Following a brief discussion, Commissioner Hartwig moved to approve this item. Commissioner Pitts seconded and the Board voted unanimous approval.

- C. Consideration of a recommendation to make a conditional award of Section 8 Project Based Assistance to the Park Village Apartments.

Mr. Gresley called upon Phil Neville, Deputy Executive Director of Real Estate Development, and Doug Lee, Senior Program Analyst, to give a briefing on this item. Lyn Bernard of EAH also contributed to the discussion.

Following a brief discussion, Commissioner Hartwig moved to approve this item. Commissioner Purvis-Allen seconded and the Board voted unanimous approval.

- D. Consideration of a recommendation to approve an amendment to the Section 8 Administrative Plan to establish a waiting list preference for families currently assisted by the Disaster Housing Assistance Program (DHAP). Mr. Gresley called upon Madhu Misri, Housing Assistance Manager in the Leased Housing Department, to provide a briefing on this item. Ms. Misri outlined the staff recommendation.

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

E. Approval of Commissioner travel to attend NAHRO-Pacific Southwest Regional Conference Spring meeting in Santa Barbara

In addition to Chair Mayne, five commissioners have indicated their interest in attending the Santa Barbara meeting: Commissioners Pittman, Curry, Hartwig, Purvis-Allen, Hurd.

Commissioner Pittman moved to approve the travel of the five commissioners. Commissioner Pitts seconded and the Board voted unanimous approval.

F. Briefing on the current draft operating budget for the fiscal year ending June 30, 2010.

Commissioner Hartwig gave a brief report on this item. Mr. Gresley announced that a Budget Committee meeting has been scheduled for Tuesday March 3, 2009 at 3:30 p.m.

G. Briefing on current and future plans for the development of affordable housing and implications for the Authority's budget.

Mr. Gresley called upon Phil Neville, Deputy Executive Director for Real Estate Development, to provide a briefing on the Agency's plans for development of affordable housing and possible budget implications. Mr. Neville described several current real estate development activities and their funding.

VII. Recognition of People Wishing To Address the Commission
There were no public speakers.

VIII. Written Communications
Mr. Gresley reviewed the items included in the Commissioners' package.

IX. Executive Director's Report Regarding Matters of Special Interest to the Commission Occurring Since the Last Meeting of the Commission.
Mr. Gresley announced that travel packets to Washington, DC NAHRO were ready to be distributed.

X. Reports of Commission Committees

XI. Announcements by Commissioners

Chair Mayne commended the new commissioners for being on the Resident Advisory Board.

XII. Adjournment

The meeting adjourned to closed session at 9:19 p.m.

CLOSED SESSION

February 23, 2009 following the Regular Meeting

The Oakland Housing Authority Board of Commissioners convened in closed session at 1619 Harrison Street, Oakland, California following the public session on the above date. Chair Mayne, Jr. presided and called the meeting to order at 9:29 p.m.

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

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.

- 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: 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

The closed session adjourned at 9:49 p.m.

Chair

Secretary