

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, FEBRUARY 24, 2003

Closed Session

The Oakland Housing Authority Board of Commissioners convened in Closed Session at 1619 Harrison Street, Oakland, California on the above date. Chair Richard E. Winnie called the meeting to order at 6:10 p.m. regarding the following litigation matters pursuant to § 54956.9: (I) OHA vs. Katherine J. Barfield; (II) Anticipated or Potential Litigation on One Matter.

Attendance

Commissioners present were Alfred Lee, Moses L. Mayne, Jr., Marion Mills, Melanie M. Shelby, Jacqueline Taylor and Chair Richard E. Winnie. Commissioner Teresa Limon was absent.

The Closed Session was adjourned at 7:05 p.m. to a public session.

Public Session

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Richard E. Winnie called the meeting to order at 7:10 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Alfred Lee, Moses L. Mayne, Jr., Marion Mills, Melanie M. Shelby, Jacqueline Taylor and Chair Richard E. Winnie. Commissioner Teresa Limon was absent.

III. Report from the City Attorney regarding final decisions made During Closed Session

Legal Counsel Bruce Plebuch reported that there were no final decisions made during the Closed Session.

- IV. Approval of Minutes: Special Meeting of January 15, 2003; Regular Meeting of January 27, 2003; Special Meeting of February 12, 2003

The minutes of the foregoing meetings were approved as submitted.

- V. Modifications to the Agenda

There were no modifications.

- VI. New Business

- A. Public Hearing for the FY 2003/04 Annual Plan.

Mr. Jon Gresley, Executive Director, gave a briefing on the Annual Plan. Ms. Patricia Ison explained the purpose of the public hearing to Section 8 and conventional housing residents who were present. Interpreters for Spanish, Vietnamese, Cambodian and Laotians were available. The interpreter for Chinese did not come.

Chair Winnie called upon some speakers on the Annual Plan. The speakers were: Mtangulizi Sanyika from OCCUR; Henry Flowers, OHA resident; David A. Bonello and Bettina Neufiend from the Bay Area Legal Aid; and Jackie Tapia, resident of 405 14th Street, Oakland. Brendan Mulholland from Latham Terrace Neighborhood Association spoke regarding neighborhood concerns with one family residing in a public housing scattered site in the neighborhood. Following discussion, Commissioner Lee moves to close the public hearing. With a second by Commissioner Mayne, the Commissioners voted unanimously to close the hearing. Chair Winnie noted that the final 2003/04 Annual Plan will be presented to the Board for approval at the March meeting in order to be submitted to HUD by the deadline on April 15, 2003.

- B. Consideration of recommendation to authorize execution of a Predevelopment Loan Agreement for Coliseum Gardens HOPE VI Revitalization – Phase 1.

Mr. Gresley provided an overview of the recommendation. Mr. Neville provided details of Phase 1 of the Coliseum Gardens HOPE VI revitalization. Following a brief discussion, Commissioner Lee moved to accept the recommendation. Commissioner Mayne seconded the motion and the Board voted unanimous approval.

- C. Consideration of recommendation for approval of Amendment to Procurement Policy.

Mr. Gresley informed the Board that Authority staff reviewed with HUD's staff the language of the Authority's Procurement Policy governing Contract Modification and Change Order process. HUD staff urge that the Board amend the Policy to adopt the language on the "change order" process. A discussion ensued concerning interest in reviewing the entire policy. After the discussion, Chair Winnie suggested that the Board moves on to amend the language on the "change order" process of the Procurement Policy, then make a commitment to later consider further the entire policy.

Commissioner Lee made a motion to accept the recommendation for approval of amendment to the Procurement Policy. Commissioner Taylor seconded the motion and the Commissioners voted with five "Ayes." Commissioner Shelby voted "Nay."

D. Consideration of recommendation for approval of By-Law amendment to the Hotel Oakland Housing Development Financing Corp. (HOHDFC)

Mr. Gresley gave a briefing on the resolution. Commissioner Shelby reiterated her concern that more woman members be included and then moved approval of the recommendation. Commissioner Taylor seconded the motion and the Board voted unanimous approval.

E. Consideration of approval of endorsement of the National Blueprint for Youth Development.

Mr. Gresley called upon Ms. Patricia Ison, Director of Resident and Community Services Department to provide a briefing on the item. Ms. Ison gave a detailed briefing of the National Blueprint for Youth Development. Commissioner Lee moved approval of the endorsement of the National Blueprint for Youth Development. With a second by Commissioner Mills, the Commissioners voted unanimous approval.

F. Consideration of Resolution honoring Congress Member Barbara Lee.

Chair Winnie suggested that the Board present Congress Member Barbara Lee with a Resolution of Appreciation for her support of funding for the Oakland Housing Authority. The Resolution would be presented to Congress Member Lee by a delegation of the Housing Authority during the NAHRO Legislative Conference in Washington, D.C. March 17-19. He asked the Board to authorize the Executive Director and himself to prepare the Resolution. Commissioner Mayne moved approval of the recommendation. Commissioner Lee seconded and the

Board voted unanimous approval.

- G. Consideration of recommendation to authorize execution of a contract for the design-build of a stair section and other repairs at 1031 East 24th Street.

Mr. Gresley indicated that the Authority's property at 1031 East 24th Street, Oakland, requires the design-build of stair section, wall framing and miscellaneous repairs. The Authority issued an Invitation to Bid and Eagle's General Construction Company submitted the lowest bid for \$57,000. Commissioner Shelby made a motion to award the contract to Eagle's General Construction Company for \$57,000. With a second by Commissioner Mayne, the Board voted unanimous approval.

- H. Consideration of status report on negotiations with Capital Vision Equities (CVE) for the Foothill Property.

Mr. Gresley provided a brief report on the status of the Authority's continued negotiation with CVE regarding Foothill Family Housing. Mr. Alexander Pratt represented CVE. Following discussion, Chair Winnie noted that a progress report would be coming back to the Board in a future Board meeting.

- I. Consideration of report on response to complaint concerning the Authority's property at 1639 84th Ave.

Mr. Gresley provided a status report about the concerns expressed by Ms. Jacquee Castain and Mr. Harry Mouton on the Authority's property at 1639 84th Avenue. He informed the Board about the staff's ongoing process in resolving the problems. Mr. Harry Mouton and Ms. Jacquee Castain addressed the Commission. Mr. Mouton reported about the drug activities in the neighborhood. Ms. Castain again reported anti-social behavior by some OHA residents. A discussion followed. Mr. Carel Duplessis, Director of OHA Police Department (OHAPD), provided a summary report of the analysis of calls conducted by his department. Mr. Timothy Jones, Director of Housing Management, discussed the process his staff undertakes in resolving problems involving OHA residents. He specifically discussed the process undertaken by his staff at 1639 84th Avenue address. Mr. Gresley indicated that staff would continue to work with Mr. Mouton and Ms. Castain in resolving the current problems in their neighborhoods.

- J. Consideration of staff response to Protocol Committee's recommendations.

Commissioner Lee stated he would like to maintain documentation for all Board meetings on the Authority website for at least six (6) months. Thereafter, Commissioner Mayne moved to accept staff response to the Protocol Committee's recommendations. Commissioner Shelby seconded the motion and the Commissioners present voted unanimous approval.

- K. Consideration of recommendation to authorize the use of \$2,254,000 in Local Section 8 Reserves for the purchase of property at 928 66th Avenue in conjunction with the Coliseum Gardens HOPE VI – primary site revitalization.

Mr. Gresley gave an overview of the resolution. Commissioner Lee moved approval of the recommendation. With a second by Commissioner Mayne, the Commissioners voted unanimous approval.

- L. Consideration of recommendation to authorize the use of up to \$7,000,000 in Local Section 8 Reserves as gap financing in the several phases of development (both primary and off-site) for the Coliseum Gardens HOPE VI revitalization.

Mr. Gresley recommended that up to \$7,000,000 in local Section 8 Administrative reserve funds be committed to the Coliseum Gardens HOPE VI. Following discussion, Commissioner Lee moved approval of the recommendation. Commissioner Mayne seconded and the Board voted to approve the recommendation with an abstention from Commissioner Shelby.

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

There no further speakers.

VII. Written Communications

- Thank-you letter from the United Way, in which OHA exceeded its contribution goals in 2002.
- Copies of NAHRO comparison of funding between FY2002 and FY2003, both enacted by Omnibus Bill and the proposed budget for 2004, showing a decline in Section 8 funds.
- Copies of another NAHRO article.
- Change in procedures of the Facilities Management Department pertaining to calls for repair works not performed due to unavailability of residents.

- Distribution of the OHA Commission Bylaws including all amendments.

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

Mr. Gresley requested confirmation that the next Budget Committee meeting is on March 6, 2003, from 2-4pm. Chair Winnie polled the Committee and confirmed the time.

IX. Reports of Commission Committees.

There were none.

X. Announcements by Commissioners

Commissioner Taylor thanked the Board and staff for their thoughtfulness during the time she was away.

XI. Adjournment

Without any further business, the meeting was adjourned at 10:25 p.m.

Chair

Secretary