

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, FEBRUARY 25, 2008

[Meetings are recorded. A copy of the recording can be made available
via email by sending a request to eotemp@oakha.org or by calling 510-874-1517]

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 6:36 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Joe L. Brown, Gregory D. Hartwig, Robert J. Pittman Jr., Jacqueline M. Taylor, and Chair Moses L. Mayne Jr. Commissioners Lee and Terrazas were excused.

III. Approval of Minutes: Regular Meeting of January 18, 2008

Commissioner Pittman moved that the minutes be approved. The motion was seconded and the minutes were unanimously approved.

IV. Modifications to the Agenda

There were none.

V. Old Business

A. Consideration of request by Councilmember Brooks for Assistance with Financing a Partial Cap on Lion Creek.

City Councilmember Brooks addressed the Commission regarding the request and explained her involvement in the project. She spoke about the response she received from the community due to changes in the process for the project.

After much discussion on the issue, Commissioner Pittman proposed forming an ad hoc committee to ensure progress towards a possible vote on a proposal at the next Board Meeting.

Chair Mayne and the Commissioners established a committee to review plans for funding a cap for the culvert. It was agreed that Commissioners Brown, Hartwig and Pittman would form the committee.

By consensus of the Commissioners, Chair Mayne concluded the discussion stating that the Board will convene on this item in a month at the next meeting with a decision.

V. New Business

A. Consent Agenda.

Mr. Jon Gresley explained that Item VI. A. on the agenda was prepared as a consent item so that the Board could adopt all items in one motion. He explained that the Consent Agenda includes two comprehensive modernizations, five building envelopes and one fire repair item.

There was discussion on the process for voting on the Consent Agenda. Commissioner Taylor asked about the accessibility of units. Mr. Phil Neville briefed the Commission on accessibility and answered questions from the Commission.

Commissioner Pittman moved to approve the resolutions. Commissioner Hartwig seconded and the Board voted unanimous approval.

B. Consideration of recommendation to authorize the execution of a Ground Lease for Lion Creek Crossings Phase 4 (formerly Coliseum Gardens) Primary Site HOPE VI Revitalization.

Staff provided a briefing on this item and a brief discussion followed.

Commissioner Pittman moved to approve the resolution. Commissioner Taylor seconded and the Board voted unanimous approval.

C. Consideration of recommendation for the approval of a Predevelopment Loan Agreement in the amount of \$1,750,000 to Oakland Housing Initiatives and Christian Church Homes for the Harrison Street Senior Housing Project.

Staff provided a briefing on this item and a brief discussion followed.

Commissioner Taylor moved to approve the resolution. Commissioner Hartwig seconded and the Board voted unanimous approval.

- D. Consideration of recommendation for the formation of the Initial Tassafaronga Limited Partnership between the Tassafaronga Housing Corporation and the Oakland Housing Authority.

Staff provided a briefing on this item and a brief discussion followed.

Commissioner Hartwig moved to approve the resolution. Commissioner Taylor seconded and the Board voted unanimous approval.

- E. Consideration of recommendation to award a commitment of 87 Section 8 Vouchers to Tassafaronga Village.

Staff provided a briefing on this item and a brief discussion followed.

Commissioner Hartwig moved to approve the resolution. Commissioner Brown seconded and the Board voted unanimous approval.

- F. Briefing on a proposal to expand the number of Housing Choice Vouchers to be project-based.

Staff provided a briefing of this item and a brief discussion followed.

- G. Consideration of recommendation for the establishment of income mixing in newly renovated developments.

Staff provided a brief discussion on this item. Mr. Jon Gresley suggested implementing income mixing for a time period in which the outcome could be evaluated. The Commissioners briefly discussed the recommendation.

Commissioner Hartwig moved to approve the resolution. Commissioner Brown seconded and the Board voted unanimous approval.

- H. Consideration of Commissioner travel to attend.

There was discussion regarding reservations for the PSWRC travel May 3rd through May 6th. The Commission agreed that Commissioners Pittman, Brown, Taylor, and Chair Mayne would be authorized to attend.

- I. Briefing on proposed rent setting formula for Public Housing under MTW.

Staff provided a briefing on this item and a brief discussion with questions and answers followed. Several goals were discussed, and Commissioner Hartwig

requested a budget that would include line items and other necessary information be submitted.

VII. Recognition of people wishing to address the Commission.

There were none.

VIII. Written Communications.

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

The following meetings and events were announced.

Feb. 27th: Special Session Commissioners' Meeting

March 5th: Budget Committee Meeting

March 24th: Commissioners' Meeting

March 27th: Sharon Cossey's Reception

X. Reports of Commission Committees.

There were none.

XI. Announcements by Commissioners.

There were none.

XII. Adjournment.

The meeting was adjourned at 9:48 p.m.

Chair

Secretary