

MINUTES OF THE REGULAR MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA  
HELD MONDAY, FEBRUARY 26, 2007

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

The Oakland Housing Authority Board of Commissioners convened its Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. called the meeting to order at 6:07 p.m.

I. Pledge of Allegiance

Ms. Pamela Foster, Director of Human Resources, led the Pledge of Allegiance.

II. Roll Call

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

III. Report from the Legal Counsel regarding final decisions made during Closed Session on February 13, 2007.

General Counsel Jennifer Bell reported that there were no final decisions made in the last closed session.

IV. Approval of Minutes: Special Meeting of February 13, 2007

Commissioner Pittman moved to approve the above minutes. Commissioner Terrazas seconded, and the Board voted unanimous approval.

V. Modifications to the Agenda

Chair Mayne suggested that Item VII on the agenda "Recognition of People wishing to address the Commission" be moved up in front of the regular business items in order to accommodate the people who wished to address the Commission. The Commissioners agreed.

VII. Recognition of people wishing to address the Commission.

The first speaker was Ms. Kate Stormagipson, a resident of 10<sup>th</sup> Street, who represents the Lower Bottom Neighborhood Association in west Oakland. Ms. Stormagipson was concerned about the decision of BRIDGE Housing to sign a lease with the 99-cent store and said that the Board has the right to deny or to approve that lease. She said the people in west Oakland do not need a 99-cent store but a grocery store. Ms. Stormagipson found that the 99-cent stores in San Leandro and Hayward only pay the minimum wage and do not provide benefits to their workers. She said the Mandela Food Cooperative is willing to move into that retail space and can provide \$11/hour paying jobs and provide benefits. She said that the Authority should not be supporting a 99-cent store that only provides minimum wage without benefits.

Chair Mayne emphasized that the Housing Authority board does not have the authority to change BRIDGE'S decision. He noted that we have given BRIDGE a signed contract to handle the business.

The second speaker was Mr. Elje Cornish, a resident of Congress Avenue and the store operator at the Marcus Garvey Dollar Store. He sympathized with the people of west Oakland for opposing to have a 99-cent store in the community.

The third speaker was Ms. Kenne Stormo, a resident of 10<sup>th</sup> Street, who represents the Lower Bottom Neighborhood Association. She said the Association has gathered over 700 signatures from persons who are opposed to the 99-cent store, and they want a local grocery store. She indicated that the board has nothing to do with the negotiations, but the Housing Authority, with reasonable cause, can say no to the lease. Ms. Stormo believes that there is plenty of reasonable cause to say no. She said the 99-cent store does not benefit the community, and west Oakland needs good jobs, healthy foods, and local pride. Ms. Stormo said they prefer to support the Marcus Garvey Dollar Store than the 99-cent store.

Ms. Stormo said that Mandela Gateway was named after Mr. Nelson Mandela of South Africa. She also noted the time when Mr. Mandela came to Oakland. Ms. Stormo asked the Board to say no to this 99-cent store.

Chair Mayne indicated that the lease would not come before the board of commissioners. Ms. Jennifer Bell, Legal Counsel, said that it would come to the Board, but the provisions of the lease are that the approval shall not be unreasonably withheld or delayed. Chair Mayne asked if any of these leases come before the Board so far. Ms. Bell said she was not aware whether any of the Authority's leases have come before the Board, but they should.

The fourth speaker was Ms. C. Garrett, a resident of Center Street. Ms. Garrett said they do not need a 99-cent store. They need a grocery store that sells fresh food. She

said that the one they have now, Gateway Foods, now Eugene Market, does not provide all of the needs of the community. They need something different other than a 99-cent store.

The fifth speaker was Mr. Wells Lawson, a resident of Peralta Avenue. He is the Project Manager of Mandela Foods Cooperative. Mr. Lawson is available for any questions.

The sixth speaker was Ms. Zoleka Boissiere. Ms. Boissiere said it would make sense to have jobs with benefits for the community. It would also make sense for the people to buy fresh groceries, just like Trader Joe's and Farmer Joe's at reasonable prices. She would want to have a training program available within the community to be a part of a grocery store. She said they need a locally-owned business, not a chain store, and that is what they are striving to have in the community.

The seventh speaker was Ms. Carrie Leiser-Williams, a resident of 8<sup>th</sup> Street. She said that the presence of a 99-cent store will in no way improve the quality of life of the west Oakland residents. She said that some of the residents in west Oakland have low-wage jobs and would like to be given the opportunity for advancement. Ms. Leiser-Williams noted that it is part of the mission of the Oakland Housing Authority to promote civic involvement and economic self sufficiency of the residents. She said a locally-owned cooperative business would serve the purpose.

Commissioner Brown thought that across the street, there were already a grocery store and a doughnut shop. Ms. Stormagipson said that the focus of Mandela is what they do not have, a focus on fresh fruits and vegetables. Commissioner Brown asked why a drugstore was not opened there. Ms. Stormagipson said they felt they could not make it.

The eighth speaker was Ms. Alicia Fontenette, a resident of Center Street. Ms. Fontenette said that some of the liquor stores in west Oakland needed to be shut down, and if they put a food store, people would shop there. She said it was time to revitalize west Oakland, and it is time to have a grocery store. She added that when she went to a 99-cent store, she found that the dates of the food have expired or were close to expiration.

The ninth speaker was Ms. Genevieve Morgan, a resident of 60<sup>th</sup> Street. Ms. Morgan said she was having problems with her housing manager. Chair Mayne asked her if she has had any conversations with any of the people in the Housing Authority. Ms. Morgan said she has written letters, emailed letters, and certified letters to Ms. Paula Williams. She said she has been on medical accommodation for two years now and has been trying to get her rent to go down but has not been getting any results. She said she paid her rent on the 7<sup>th</sup>, which was due on the 5<sup>th</sup>. On the 7<sup>th</sup>, she received an

eviction notice.

Commissioner Pittman asked whether it was his understanding that Ms. Morgan was told by Ms. Williams to hold on to her rent until her medical exception would or would not go through. Ms. Morgan said no. She said Ms. Williams included her daughter's income and raised her rent. Chair Mayne asked Ms. Patricia Ison, Director of Property Operations, to talk to Ms. Morgan.

The tenth speaker was Ms. Deidre Johnson. Ms. Johnson indicated she is an employee of the Oakland Housing Authority. Ms. Johnson had a handout provided to the Commissioners. She said that since her injury she felt she has been harassed. She summarized the incidences of her harassment, stemming from the time when Ms. Teresa Miller, Chief of Eligibility, was her supervisor, up to and including her meetings with Ms. Pamela Foster, Director of Human Resources, and Ms. RoseMarie Griffin, Senior Management Analyst of Property Operations. Ms. Johnson said she thought she went through the proper channels to discuss her problems, but nothing has been done.

Chair Mayne indicated to Ms. Johnson that the board could not address her issue because it was not on the agenda, but could ask staff to talk to her and bring back the report to the Commission. Commissioner Pittman asked Ms. Johnson if she had been counseled by staff on a grievance process. Ms. Johnson said no.

Ms. Gresley noted there were two courses of action for Ms. Johnson to pursue. The first one is Ms. Johnson has a right to a grievance process and is covered by collective bargaining. Her Union representative can explain the process to her. The second action is Family Self Sufficiency under Section 8, and Ms. Johnson has the right to an administrative hearing. Commissioner Pittman asked if Ms. Johnson could see someone else. Mr. Gresley said Ms. Johnson could talk to her Union representative. Ms. Foster does not represent her, but could guide her with the process.

## VI. New Business

### A. Consideration of recommendation to increase previous award of project-based assistance to the East Bay Asian Local Development Corporation.

Mr. Gresley said that the Board had previously approved the assignment of 13 project-based vouchers to the East Bay Asian Local Development Corporation (EBALDC) for their Jack London Gateway Phase 2 senior affordable housing development.

Mr. Gresley called upon Mr. Joseph Villarreal, Deputy Executive Director for Program Administration, to provide background information. Mr. Villarreal

stated that due to increased construction costs, EBALDC plans to increase the project size from their original proposal of 55 total units to 61 total units and now wishes to project-base 60 units as opposed to the 13 originally proposed.

Mr. Villarreal said that EBALDC would need to obtain an extension of their affordable housing funding from the City for this project and would also seek tax credits. He noted that this was a good project and recommended that the Board increase the Authority's commitment of project-based vouchers by 47 to a total of 60 for EBALDC. He introduced Ms. Karolene Feng from EBALDC and stated that she could answer any questions the Commission may have.

Commissioner Pittman moved approval of the item. Commissioner Brown seconded and the motion was carried unanimously.

B. Consideration and approval of the 2007 Resident Advisory Board members.

Mr. Gresley said that it was time to form a new Resident Advisory Board (RAB). Mr. Gresley made a correction on the board memo. In the last paragraph, it should be "for the year 2007," instead of "... for fiscal year 2006-2007." He said the RAB would be composed of representatives from both public and Section 8 housing tenants. He called upon Ms. Patricia Ison.

Ms. Ison said that every year we recruit RAB members from the previous year's membership. This year we have 16 returning members. She said staff went out to the community groups for the recruitment. Ms. Ison said this year we received 41 recommendations for the RAB. There were 33 in public housing and 8 in Section 8. Ms. Ison noted our success in improving the diversity this year. There was a larger span of age groups, as well as cultural background. She said last year we had four meetings on the MTW Plan. This year, we anticipate holding from two to four meetings.

Discussion followed. Commissioner Pittman asked for the exact number of recruitment for this year. Ms. Ison said 33 for public housing and 8 for Section 8. Chair Mayne clarified that this was for the calendar year 2007.

Commissioner Pittman asked that in the future, if this could be brought to the Board prior to the calendar year so that it would not be retroactive.

Ms Ison commented that one of the challenges of working with our residents' leadership group was to make sure that the recruitment process was close enough to the actual implementation of their activity. The residents were very interested and we have a higher number of attendees. Commissioner Lee asked if there was additional opportunity to appoint other people for the RAB after this. Ms. Ison said yes.

Commissioner Lee moved approval of the recommendation. Commissioner Brown seconded and the Board voted unanimous approval.

C. Briefing on architectural plans for five scattered sites included in the Authority's 2007 MTW Plan for modernization.

1. 1739 89<sup>th</sup> Avenue
2. 2381 E. 21<sup>st</sup> Street
3. 6921 Fresno Street
4. 6916 Arthur Street
5. 4203 Terrace Street

Mr. Gresley noted that we have five presentations on various scattered sites designs as we get closer to put the sites out for construction bids. He said the first two sites, 1739 89<sup>th</sup> Avenue and 2381 E. 21<sup>st</sup> Street were being designed by Kodama Diseno. Mr. Edwardo Caceres and John Tang of Kodama Diseno were present to make the presentations.

Mr. Caceres made the presentation first on 1739 89<sup>th</sup> Avenue, a two-story apartment building. It is comprised of two four-bedroom units and four three-bedroom units. The redesign would accommodate one adaptable three-bedroom unit and one adaptable four-bedroom unit on the ground floor. Mr. Caceres discussed the existing condition and then the proposed condition of the site. He discussed the scope of the work of the rehabilitation.

Discussion ensued. Commissioner Terrazas asked for the purpose of the bridge, while Commissioner Lee's questions related to the garbage collection, the type of the roof, and the bedroom sizes. Mr. Caceres provided the answers. Mr. Gresley and Ms. Ison made additional comments. **(end of 1002)**

Mr. Caceres made presentation on the site of 2381 E. 21<sup>st</sup> Street. He said the site was comprised of four three-bedroom units. Mr. Caceres showed pictures of the existing condition of the building, as well as the picture of the proposed construction. Mr. Caceres discussed the scope of the work.

Commissioner Pittman asked for the distinction that the law makes between a handicapped space for an apartment unit and a handicapped space for a grocery store. Mr. Caceres responded.

Commissioner Lee asked for a report on our waitlist for handicapped people. Mr. Gresley said that out of the 5,000 public housing applications that were taken in the last lottery, about 226 indicated they would need accessible units,

which was about five percent. There was a larger group of over 1,000 applicants who have indicated they were disabled, but most of those disabled did not require accessible units.

Mr. Gresley said the next three sites, 6921 Fresno Street, 6916 Arthur Street and 4203 Terrace Street were to be presented by H&Y Architects. Ms. Rachel Lorenz and Mr. Ken Yamamoto introduced themselves. Ms. Lorenz is the Project Manager of H&Y Architects and Mr. Yamamoto is one of the principals in the firm.

Mr. Yamamoto provided a briefing on the design features at 4203 Terrace Street. He discussed the slopes of the roofs, backyards, and accessible features. He called on Ms. Lorenz to discuss the specifics of the designs.

Ms. Lorenz said they were not able to provide a fully-accessible apartment at this location; however, they were going to make one of the units visitable by people who have disabilities, and that unit was close to the street. Ms. Lorenz said they were removing two antiquated staircases and a common balcony walkway. They would replace those with individual entry landings and porches.

Ms. Lorenz said the project at 6916 Arthur Street was a six-unit, two-story housing development. On this project, we are providing one fully accessible unit, which include onsite handicapped parking. The two downstairs units would be made visitable by people with disabilities. The three upstairs units would remain standard units and would undergo basic modernization. The parking lot would accommodate a handicapped stall.

Ms. Lorenz continued and discussed the project on 6921 Fresno Street development. She said they were not able to accommodate a handicapped parking stall on this site because of the configuration of the parking lot. Also, because of the current configuration of the interior space, they were not able to provide a fully handicapped unit without undergoing some major structural remodels, which would go beyond the budget. Ms. Lorenz said, however, that they were planning on making at least one unit visitable by people with disabilities.

Discussion followed. Commissioner Pittman asked whether there were structural issues with the properties. Mr. Yamamoto said that the project on 6921 Fresno Street was in terrible shape, with lots of moisture problems. Commissioner Pittman also asked about ADA compliance, the definition of visitability. Ms. Lorenz discussed described "visitability." Chair Mayne asked for more discussion on visitability, and Ms. Lorenz discussed it further.

Commissioner Pittman asked for the difference between adaptability and visitability. Mr. Yamamoto noted that in new construction, spaces are bigger and wider to be accessible by disabled people.

Commissioner Lee asked for the meaning of H&Y. Mr. Yamamoto said that H stands for the name of his ex-partner who left about fifteen years ago. The “Y” stands for Yamamoto. Commissioner Lee said that Terrace Street is in the neighborhood of a strong organization called “Piedmont Avenue Neighborhood Improvement League” (PANIL). He would like staff to send a copy of this as a courtesy to them. Commissioner Lee also asked what instructions H&Y was giving by their clients in terms of design. Mr. Yamamoto said they were told to emphasize accessibility; a sloped roof for better maintenance, security, street appeal, and interior livability.

Commissioner Lee asked about the budget for each of the projects. Mr. Yamamoto said that Terrace Street may exceed our budget of \$600,000. With regard to Fresno Street, there would be a lot of exterior work in terms of stucco replacement. Mr. Yamamoto said that on the Arthur Street project, the budget was \$600,000. The cost of the rehabilitation of this project may exceed the budget because of the interior modification.

Commissioner Lee asked if there was a provision in our lease to prevent people from using our newly-renovated sites as private areas for storing junk. Ms. Ison said there had been a lease provision which was improved for stronger lease enforcement of balcony and backyard spaces. Commissioner Lee asked about landscaping and if there was cost for maintaining it. Ms. Lorenz commented that they do not do landscaping without irrigation. The landscape has to be maintained. **(end of 1003)**

Commissioner Pittman asked for the difference in cost if a project does not have an ADA unit. Mr. Yamamoto said about \$50,000 to \$75,000. Commissioner Hartwig asked what was driving the higher cost of the property on Terrace Street. Mr. Yamamoto said they were anticipating changing site grading. It is very sloped and they are trying to flatten it in order to accommodate vehicles and to incorporate the new stairways. Commissioner Hartwig asked for the average cost per square foot for new constructions. Mr. Yamamoto said about \$250 per square foot.

Mr. Phil Neville, Deputy Executive Director of Real Estate Development, acknowledged that Mr. Jeff Muegge, Construction Inspector of Property Operations is assigned to work with Mr. Yamamoto and Ms. Lorenz. He also said that Mr. Tim Leistico, Construction Project Manager of Real Estate Development has been working with Kodama Diseno. Mr. Gresley and Mrs.

Cossey and others have also been meeting with the architects. Mr. Neville also acknowledged that Mr. Carel Duplessis, Chief and Mr. Kevin Usher, Investigator of our Police Department, have also met with the architects to discuss security. Likewise, Ms. Patricia Ison and Ms. Janet Acevedo-Ogu from Property Operations.

Commissioner Hartwig asked what the process was for selecting these properties. Mr. Neville and Mr. Gresley responded.

VIII. Written Communications

There were none.

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

Mr. Gresley said we received notification recently from Local 790 that they were merging into a new Union to be called Local 1021. Subsequently, we also heard from Local 1877 that they were also merging to Local 1021. Therefore, Local 1021 would be representing our employees in Local 790 and Local 1877. The employees in Local 790 are the Leased Housing representatives and housing managers, and the employees in Local 1877 are the maintenance mechanics and buildings and ground workers.

Mr. Gresley gave the latest version of the Board meeting schedule for 2007. He said the next meeting would be on Wednesday, March 28, 2007, a special meeting. That meeting is in lieu of the regularly-scheduled meeting of March 27, 2007, which was cancelled due to Cesar Chavez holiday.

Mr. Gresley had a packet handed out to the Commissioners. First, he noted the contents on the left-hand side of the packet, which included a briefing on HOPE VI, summarizing all of the HOPE VI activities; the latest version of our organizational chart, which showed the addition of Mr. Mark Stephenson who was appointed Director of Leased Housing.

On the right-hand side of the packet, the contents included a monthly report on items prepared for the City of Oakland pursuant to our commitment we made to them in December 2006; a briefing on public housing operating funding summarizing and providing the record of the shortfall of funding that occurred during the last eleven years; a similar document related to the capital fund where we were under-funded about \$66 million over the last eleven years; a copy of the letter dated October 24<sup>th</sup> which was intended to put out information about all of the various projects we had undertaken; a five-page spreadsheet summarizing the modernization of some of our large sites and small sites up to 1996. Mr. Gresley also discussed the scattered sites

where we have made major renovations.

Mr. Gresley also reported his meetings in the last week with Mayor Ron Dellums and some of this staff, namely Dan Bogan, Dan Lindheim and Kitty Epstein. It was an introductory meeting between the Authority and the City. Mr. Gresley also said that he would be meeting with Mr. Dan Bogan and Mr. Victor Ochoa of the Mayor's office in a couple of weeks.

Mr. Gresley said that he, Stephen Knight and Joseph Villarreal met with the City Administrator, Ms. Deborah Edgerly, along with Mr. Gregory Hunter, Interim Director of CEDA, and with Council member Larry Reid. The focus of their meeting was to explain the Authority's reserves as reflected in our most recent annual report. **(end of 1004)**

Commissioner Pittman asked if the new Communications Manager has put together our portfolio. Mr. Gresley said that Ms. Bronwyn Hogan, the new Communications Manager, has done a good part of it. Mr. David Lipsetz has been working with Ms. Hogan.

Commissioner Lee asked if the report prepared for the City would be done every month. Mr. Gresley said yes. Commissioner Lee asked if a report on the headcount of the AMPS would be presented to the Board. Mr. Gresley it would be a part of the budget process for next year.

X. Reports of Commission Committees.

Commissioner Hartwig provided a handout which is a summary of their budget meeting held on February 20, 2007.

XI. Announcements by Commissioners.

There were none.

XII. Adjournment to Closed Session.

The regular meeting was adjourned at 8:14 pm to closed session.

**Closed Session**

The Oakland Housing Authority Board of Commissioners convened in Closed Session at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. presided and called the meeting to order at 8:23 p.m. regarding the following:

- Conference with legal counsel pursuant to Government Code Section 54656.9(a) regarding City of Oakland v. Oakland Housing Authority, which is allegedly pending in the Alameda County Superior Court, but which has not been served on the Housing Authority ....
- Conference with legal counsel pursuant to Government Code Section 54956.9(b) regarding significant exposure to litigation: one potential case.
- Conference regarding the performance evaluation of the Executive Director pursuant to California Government Code Section 54957.

Attendance

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

The Closed Session was adjourned at 10:45 p.m.

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Chair

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Secretary