

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, FEBRUARY 27, 2006

Regular Meeting

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

II. Roll Call

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

III. Report from the Legal Counsel Regarding Final Decisions Made During the Closed Session on February 8, 2006.

Legal Counsel Jennifer Bell said there were no final decisions made during the Closed Session.

IV. Approval of Minutes: Regular Meeting of November 28, 2005
Special Meeting of December 16, 2005
Special Meeting of January 11, 2006
Special Meeting of February 8, 2006

Chair Mayne made the following corrections. In the minutes of December 16, 2005, on page 8, third paragraph, third sentence to the last, he corrected the spelling of the word “would” to “would”.

Chair Mayne also made corrections in the minutes of February 8, 2006. In the second and third paragraphs on page 3, he would like the words “they” and “them” when referring to Habitat, to be changed to Habitat. For example, on the second line in the second paragraph, the word “they” referring to Habitat, should be changed to “Habitat,” so that it should read “transferred to Habitat, would Habitat become the sole owner of the”

Commissioner Terrazas moved to approve the minutes subject to the corrections to be made in the minutes of December 16, 2005 and February 8, 2006. Commissioner

Brown seconded and the Board voted unanimous approval.

V. Modifications to the Agenda

There were no modifications to the agenda.

VI. New Business

A. Consideration and approval of recommendation for the selection of an Architect for the redesign and rehabilitation of 1236 East 17th Street.

Mr. Jon Gresley, Executive Director, said that a year ago the Authority's property at 1236 East 17th Street was damaged by a fire. Authority staff, the Resident Advisory Board, and site neighbors have identified the site as a high priority for renovation. The Authority sought an architect to study the reconstruction of 10 public housing units and possibly for additional units. Mr. Gresley said the Authority advertised a Request for Proposals (RFP) on December 28, 2005. A total of seven architecture and engineering firms responded to the RFP. A rating panel of three Authority staff reviewed the submitted proposals and determined that Gutierrez/Associates was the best qualified firm. Mr. Gresley noted that Gutierrez/Associates had previously done work for the Authority, specifically at 2139 Seminary Avenue. He made a recommendation to the Board to approve the execution of a contract with Gutierrez/Associates for the comprehensive rehabilitation of 1236 E. 17th Street in the amount of \$134,200.00.

Discussion followed. Commissioner Taylor asked for the number of units to be built at the site. Mr. Gresley said 10 units. Commissioner Lee asked for the scope of work entailed for \$134,200.00. Mr. Gresley called upon Mr. Barry Nann, Director of Facilities Management, for an answer. Mr. Nann said that the rehabilitation was scheduled for 10 units, and the City permitted up to 15 units. Commissioner Lee expressed some concerns about the lack of adequate background information and if there were going to be units for disabled tenants. Mr. Gresley indicated that the item was brought to the Board at the Annual Planning meeting last year. He said that should it be determined that some units could be added to the site, it would be brought back to the Board for approval. Commissioner Lee would like to consider the prices of the neighborhood houses and the costs to invest in the property. Mr. Gresley noted that Authority staff needs to move forward with the plan that was approved by the Board. Chair Mayne indicated that the plan was previously discussed and approved by the Board. Commissioner Terrazas noted that since the Board had already made a decision approving the rehabilitation of the site, a discussion of the item was not necessary. After the discussion, Commissioner Terrazas moved approval of the resolution. Commissioner Taylor seconded and the Board voted unanimous

approval.

B. Consideration and approval of recommendation for the Purchase of Real Property: 041-4206-4.

Mr. Gresley indicated that the Authority just recently acquired the macaroni factory site. He said that one small parcel of land adjacent to the macaroni factory is a tax-defaulted parcel. Mr. Gresley said that the Authority submitted an application to the Alameda County Office of the Treasurer and Tax Collector (Alameda County) to acquire the property so that it can be included in the Tassafaronga Village Revitalization Project. The Alameda County forwarded a Purchase Agreement with a purchase price of \$13,270.58. Commissioner Lee indicated that he would like to see the overall plan. Mr. Gresley said that there would be a briefing at the March 8th Board meeting.

Commissioner Terrazas moved approval of the motion. Commissioner Taylor seconded and the Board voted unanimous approval.

VII. Recognition of people wishing to address the Commission

Ms. Candace Etter described the problems she has experienced with Authority staff. She said that Ms. Monique Douthit sent her a letter about a transfer voucher she never requested. She also said that the two-bedroom unit she was certified for was downsized to a one-bedroom unit. Ms. Etter also mentioned that she did not have any money for moving to another unit, and the Authority has no moving program. Chair Mayne suggested that Ms. Etter confer with staff. Mr. Gresley said that Ms. Etter should talk to Ms. Kathleen Williams, Assistant Director of Leased Housing, who was present at the meeting.

VIII. Written Communications

Mr. Gresley noted the Monthly Status Report. Commissioner Lee requested to expand the "For-Cause Evictions" to provide a better background of it. Commissioner Taylor asked for the success rate of the eviction process. Mr. Gresley indicated that staff could prepare a one-time report to provide examples of cases. He indicated that it would be a large burden for staff to provide a detailed analysis of each case, each month.

Commissioner Lee asked about the ePartners Implementation. Ms. Kathleen Keller, Director of MIS Department, expanded on information in the status report.

IX. Executive Director's Report

Mr. Gresley indicated he had not forgotten to organize a tour of scattered sites for Commissioners. When the weather improves, he will arrange a tour.

Mr. Gresley asked whether the full Board would serve as the Budget Committee.

Chair Mayne appointed Commissioner Pittman as Chairman and Commissioners Terrazas and Brown as Members. Ms. Jennifer Bell noted that if it was to be a standing committee, it should be noticed under the Brown Act.

X. Reports of Commission Committees.

Commissioner Lee said that the Development Committee had a meeting and their discussion would be presented at the next meeting.

XI. Announcements by Commissioners.

There were no announcements by the Commissioners.

XII. Adjournment

The regular meeting was adjourned at 7:13 pm to a 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 7:15 p.m. regarding the following:

- Conference regarding acquisition of real property pursuant to California Government Code §54956.8 (eminent domain proceedings).

Attendance

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

The Closed Session was adjourned at 7:48 p.m.

Chair

Secretary