

MINUTES OF THE SPECIAL MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA  
HELD FRIDAY, MARCH 12, 2004

The Oakland Housing Authority Board of Commissioners convened a Special Meeting /Work Session at 1619 Harrison Street, Oakland, California on the above date. Chair Richard E. Winnie called the meeting to order at 12:34 p.m.

I. Roll Call

Commissioners present were Moses L. Mayne, Jr., Robert J. Pittman, Jr., Melanie M. Shelby and Chair Richard E. Winnie. Commissioners Alfred Lee, Marion M. Mills and Jacqueline Taylor were excused.

II. Modifications to the Agenda

(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists or a need arose after agenda posting.

Mr. Jon Gresley, Executive Director, requested that Item B – “Briefing on architectural design and accessibility features of Coliseum Gardens Phase II” be discussed first. The Commissioners agreed.

III. New Business

A. Briefing on architectural design and accessibility features of Coliseum Gardens Phase II. (Tape – Side A: Queue 3 – 123)

Ms. Kim McKay of The Related Companies of California addressed the issues relating to accessibility for the Phase II design of the Coliseum Gardens Primary site. She discussed the initial concept of the podium building and flats. Ms. McKay said that The Related Companies are trying to get as many town homes as they can on 69<sup>th</sup> Avenue in Oakland. She said there was a mixture of town homes and flats in Phase I and exclusively flats in Phase II. Ms. McKay also discussed City, State, and Federal handicap requirements. She said that HUD requires that five percent (5%) of the units be fully accessible to mobility-impaired people, two percent (2%) accessible for people with vision problems, and two percent (2%) for people with hearing problems.

Ms. McKay continued that on Phase II, 44% of the overall units will be either

adaptable or fully accessible. Discussion followed concerning a number of topics including: how a wheel chair bound tenant could be removed from their unit in case the power goes out, whether the Authority has a program to temporarily house tenants who are displaced due to fire, and fire sprinklers.

B. Briefing and general update on actions related to Coliseum Gardens that are anticipated to be brought before the Commission at the Regular March meeting (March 22, 2004). **(Tape Side A: Queue 124 - 358)**

Mr. Phil Neville, Director of Development, introduced Mr. Carlos Castellanos from EBALDC. He also introduced his staff that were present at the meeting, Mr. Steve Hoppe and Mr. Martin Zone. Mr. Neville noted that two documents namely, Ground Lease (Phase II) and Authorization to be co-applicant for 9% Tax Credits and for the State of California Multi-Family Housing Program (Phase II) would be brought to the Commission for approval during the March 22, 2004 regular meeting. He briefly discussed each of the documents. Discussion ensued concerning policy issues with regard to the Ground Lease and liability in case of toxic chemical is found in the property. Commissioner Shelby asked about the gap remaining to be financed. Mr. Neville answered that for Phase I, it was around \$30 million. Mr. Castellanos said that for Phase II, it is around \$29 - \$30 million.

C. Briefing on the planned budget preparation method and schedule under Making Transitions Work (MTW). **(Tape Side A: Queue 360 – 674)**

Mr. Gresley gave a brief introduction of the timing, challenges and the opportunities under MTW. (Mr. Stephen Knight, Director of Finance, handed out to the Commissioners a preliminary budget highlights.) He said that the MTW Agreement is in its final preparation. He called upon Mr. Stephen Knight to describe the budget highlights.

Mr. Knight briefly discussed the preliminary budget.

IV. Recognition of people wishing to address the Commission

There were none.

V. Adjournment

Without any further business, the meeting was adjourned at 1:40 p.m.

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Chair

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Secretary