

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, MARCH 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 6:30 p.m. regarding acquisition of real property pursuant to California Government Code §54956.8.

Property: Assessor's Parcel Number 019-103-04-00 and portions of Assessor's Parcel Numbers 025-707-14-00 and 025-707-011-03, adjacent to the Authority's Service Center at 2525 E. 12th Street, Oakland, California

Owner: Pacific Thomas Corporation

Negotiating Parties: Pacific Thomas Corporation: Randal C.M. Worsley; Oakland Housing Authority: Phil Neville, Steve Hoppe, Rod J. Roche

Attendance

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

The Closed Session was adjourned at 6:55 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 7:05 p.m.

I. Pledge of Allegiance

II. Roll Call

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

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

Legal Counsel Bruce Plebuch said there were no reportable items from the Closed Session.

IV. Approval of Minutes: Regular Meeting of February 24, 2003; Budget Meeting of March 6, 2003; Special Meeting/Work Session of March 12, 2003

Commissioner Lee asked that his handouts about the scattered sites (dated March 12, 2003) to the Commissioners be included in the minutes of March 12, 2003. A discussion followed concerning the amount of detail to be included with the minutes. Chair Winnie asked that a sample copy of the minutes of the City of Oakland's Council meetings be provided for the next Commission meeting. Mr. Plebuch also noted that since the meetings are recorded, the tape recordings are available. Chair Winnie suggested that it would be helpful to put the queued number on the tape before an agenda item.

The Minutes were accepted as amended.

V. Modifications to the Agenda

There were no modifications.

VI. New Business

A. Consideration of recommendation for the approval of the Annual Plan and Certification of Consistency. (Tape Side A – Queue 100-232)

Mr. Jon Gresley, Executive Director, asked Ms. Sharon Harrison Brown, Deputy Executive Director, to provide a brief review of the development process of the Annual Plan.

Ms. Brown described the development process of the Annual Plan this year and that it is due to HUD by April 15, 2003. Ms. Brown provided a comparison between the Annual Plan this year and the Annual Plans for the three previous years. She noted receipt of three written responses to the Annual Plan, which were from Webster Tract Association, Bay Area Legal Aid and Law Center for Families. She said that staff plans to meet with representatives of the Bay Area Legal Aid to reach agreement on various areas and incorporate them as part of the planning process for the next fiscal year. Ms. Brown recommended approval of the Annual Plan.

Commissioner Taylor moved approval of the Annual Plan. Commissioner Mayne seconded the motion and the Board voted unanimous approval. Discussion followed. Commissioner Lee asked about the disability and language areas. Chair Winnie asked if modifications were made to the Plan based upon the comments made at the last meeting. Commissioner Shelby noted that it would be useful to outline the points currently addressed in the Annual Plan. Ms. Brown provided answers to all the questions posed. Ms. Brown asked Mr. Tim Jones, Director of Housing Management, to provide the citations in the Annual Plan where the changes were made. Mr. Jones provided a short briefing.

Following the vote on this item, Chair Winnie noted that he had only two speaker cards and he wished to provide the speakers with the opportunity to speak rather than to wait to the end of the meeting. **(Tape Side A: Queue 234-369)**

The first speaker was Mr. Eric Larson, a resident of 2442 E. 22nd St., Oakland. Mr. Larson complained about the neighbors living at the housing complex at 2430 E. 22nd Street. Mr. Larson cited the problems he and his partner encounter, like throwing eggs, stones, balls and trash to their property. He said their calls to the Housing Authority requesting resolution of the problems went unheeded. Mr. Larson asked that the housing complex be closed down.

The second speaker was Ms. Sves O. Bania, a resident of 2420 E. 22nd Street, Oakland. Ms. Bania complained about the residents living at 2430 E. 22nd Street, Oakland and described all the problems. She said that despite all their efforts, the problems are still unresolved. Ms. Bania asked the Board for the reduction of residents currently living at 2430 E. 22nd Street, Oakland.

Mr. Tim Jones acknowledged the problems and said the matter is now in Court. Commissioner Shelby asked if it would be possible for staff to come back to the Commission at the next meeting for an update. Mr. Jones agreed.

- B. Consideration of recommendation for the approval of the Operating Budget for the Fiscal Year Ending June 30, 2004. **(Tape Side A: Queue 371-475)**

Mr. Gresley said that the proposed operating budget is for the year that begins July 1, 2003 and ends on June 30, 2004. He said the operating budget was the subject of discussion during the budget workshop meeting on March 12, 2003, and gave a summary of the highlights of the operating budget. Commissioner Mayne moved approval of the proposed operating budget and Commissioner Shelby seconded. The Board voted unanimous approval.

C. Consideration of authorization for submission of a Demolition Application for Coliseum Gardens. **(Tape Side A: Queue 476-498)**

Mr. Gresley gave a brief summary of the recommendation for the demolition of the 178 public housing units at Coliseum Gardens. He said Coliseum Gardens is now totally vacant and the Authority's next step is to obtain an approval from HUD for the demolition. Commissioner Lee moved approval of the recommendation. With a second by Commissioner Mayne, the Board voted unanimous approval.

D. Authorization to execute a contract with Atlas Performance Industries, Incorporated for temporary mobile housing for the West District "After School Programs". **(Tape Side A: Queue 499-550)**

Commissioner Shelby recused herself from participation in the discussion and vote regarding this item as she serves on the Board of Directors for the Museum of Children's Art (MOCHA). Mr. Gresley gave a brief summary of the Authority's two after-school programs, the Museum of Children's Art (MOCHA) Project Yield and the Oakland Park's Department Discover Center "Science in the Hood". He said staff negotiated with the Oakland Unified School District to site the trailers at Cole School in Oakland for the relocation of the two after-school programs.

Mr. Gresley continued that the Authority issued an Invitation to Bid to lease two trailers and received three responsive bids. Atlas Performance Industries, Incorporated of Santa Maria, California submitted the lowest bid for \$65,874. Mr. Gresley recommended that the Board authorize the Executive Director to enter into a contract with Atlas Performance Industries, Incorporated. Commissioner Lee moved approval of the recommendation and Commissioner Mayne seconded. The Commissioners present voted approval, with Commissioner Shelby recusing herself.

E. Consideration of recommendation to authorize the use of up to

\$1,100,000 in Local Section 8 Reserves for the Service Center Parking Lot at 2525 East 12th Street and 1180 East 17th Avenue. (Tape Side A: Queue 552-558)

Mr. Gresley asked for the withdrawal of this item and the Board agreed.

F. Briefing on the opening of the Public Housing Waiting List. (Tape Side A: Queue 559-744)

Mr. Tim Jones gave a briefing on the Authority's outreach action plan timeline. The Commissioners requested a copy of the action plan, including a list of the community-based organizations.

G. Recognition of people wishing to address the Commission.

The two speakers having spoken earlier, there were no further speakers.

VII. Written Communications

VIII. Executive Director's Report regarding matters of special interest to the Commission occurring since the last meeting of the Commission. (Tape Side A: Queue 748-774)

Mr. Gresley reported that on Saturday, March 22, 2003, Ms. Denise Smith, Host of a community oriented program on Soul Beat, broadcast an interview of two staff members from Special Programs in Leased Housing with regard to the successes of Family Self Sufficiency (FSS) program.

Mr. Gresley reported that the Special Meeting on April 9, 2003, would be held at the Tassafaronga Village, 929 – 85th Avenue, Oakland.

IX. Reports of Commission Committees.

There were none.

X. Announcements by Commissioners (Tape Sides A&B: Queue 775-820)

Chair Winnie reported that four Commissioners attended the NAHRO Legislative Conference in Washington, D.C. on March 17-19, 2003. He also reported that the Authority's resolution of appreciation was presented to Congress Member Barbara Lee during the visit.

Commissioner Shelby noted that she was impressed with working relationship between Congress Member Barbara Lee and her staff and the staff of the

Housing Authority.

Commissioner Taylor thanked the protocol committee for the addition of a new written Executive Director's report that is very helpful.

XI. Adjournment

Without any further business, the meeting was adjourned at 8:05 p.m.

Chair

Secretary