

Please read "Consideration of Complaints by Commission" before filling in form.

If you wish to address the Commission, you must fill in a form prior to the meeting with your name, address, phone number and the number or letter of the relevant agenda item. Forms are provided on the table by the entrance. Give completed forms to the Secretary.

Commission Members

CHAIR MOSES L. MAYNE, JR.
VICE CHAIR ROBERT J. PITTMAN, JR.
COMMISSIONER JOE L. BROWN
COMMISSIONER GREGORY D. HARTWIG
COMMISSIONER ALFRED LEE
COMMISSIONER JACQUELINE M. TAYLOR
COMMISSIONER RAMON J. TERRAZAS, M.D., M.P.H.

Executive Director

JON GRESLEY

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

REGULAR MEETING

Monday, March 24, 2008 at 6:00 p.m.

1619 Harrison Street, Oakland, California, Commissioners' Room first floor.

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1517 (TDD: 510-832-0633). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

Persons wishing to address the Commission are asked to first read "Consideration of Complaints by Commission," then complete a "Speaker Identification Card" and present it to the Secretary at the beginning of the meeting.

AGENDA

I. Pledge of Allegiance

II. Roll Call

III. Approval of Minutes:

- A. Regular Meeting of February 25, 2008
- B. Special Meeting of February 27, 2008

IV. 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.

V. Old Business

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

VI. New Business

A. Consent Agenda

Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

1. Consideration of Recommendation to Increase the Number of Project Based Vouchers to be Made Available from the Housing Choice Voucher Program to 1000.
2. Consideration of Recommendations to Award contracts for the Building Envelope Program Funded from Local Fund Section 8 Reserves:
 - a. 522 32nd Street - The proposed contract is \$86,609 with Romkin, Inc.
 - b. 716 34th Street - The proposed contract is \$72,955 with Romkin, Inc.
 - c. 1039 63rd Street - The proposed contract is \$88,788 with Romkin, Inc.
 - d. 594 63rd Street - The proposed contract is \$81,051 with Romkin, Inc.
 - e. 1037 62nd Street - The proposed contract is \$79,657 with Romkin, Inc.
 - f. 9320 Sunnyside Ave. - The proposed contract is \$70,156 with Romkin, Inc.
 - g. 59 Pearl Street - The proposed contract is \$96,245 with B Side, Inc.
 - h. 421 Oakland Avenue - The proposed contract is \$269,700 with B Side, Inc.
 - i. 85 Garland Street - The proposed contract is \$58,458 with B Side, Inc.

- j. 1608 11th Avenue - The proposed contract is \$67,987 with Lukate Construction Company
- k. 2017 E. 24th Street - The proposed contract is \$52,927 with Lukate Construction Company
- l. 729 34th Street - The proposed contract is \$57,479 with Lukate Construction Company
- m. 3901 Webster Street - The proposed contract is \$78,659 with Lukate Construction Company
- n. 3228 Logan Street - The proposed contract is \$78,443 with Eagle's General Construction Company
- o. 1737 E. 15th Street - The proposed contract is \$143,918 with JUV Construction Company
- p. 1716 E. 20th Street - The proposed contract is \$116,848 with JUV Construction Company
- q. 5120 Shafter Street - The proposed contract is \$166,299 with JUV Construction Company

B. Consideration of Recommendation to Increase Funding for the Building Envelope Program by \$3,000,000.

C. Consideration of Recommendation to Award Additional Contracts Under the Building Envelope Program as follows:

- 1. 987 63rd Street - The proposed contract is \$134,488 with Romkin, Inc.
- 2. 1951 E. 24th Street - The proposed contract is \$66,753 with Eagle's General Construction Company
- 3. 2402 E. 27th Street - The proposed contract is \$113,290 with Eagle's General Construction Company
- 4. 1127 Foothill Boulevard - The proposed contract is \$109,841 with JUV Construction Company
- 5. 1500 38th Avenue - The proposed contract is \$104,274 with JUV Construction Company
- 6. 2228 48th Avenue - The proposed contract is \$268,759 with JUV Construction Company
- 7. 454 36th Street - The proposed contract is \$193,630 with JUV Construction Company

D. Items Related to the Redevelopment of Tassafaronga:

- 1. Consideration of Recommendation for the Selection of the John Stewart Company (JSCO) as the Property Management Company for the Tassafaronga Village Rental Housing Development.
- 2. Consideration of Recommendation to Approve the Application from the Authority as Project Sponsor to the State of California, Department of Housing and Community Development Multifamily Housing Program (MHP) to Borrow up to \$10,000,000 for the Tassafaronga Village Revitalization

- Project.
3. Consideration of Authorization of Ground Lease for Tassafaronga Village Development Phase I
 4. Authorizing the Submittal of an Application to the California State Department of Housing and Community Development for Funding under the Infill Infrastructure Grant Program; the Execution of a Standard Agreement if Selected for such Funding and any Amendments thereto; and any Related Documents Necessary to Participate in the Infill Infrastructure Grant Program.
 5. Authorization to Make Enforceable Commitments of up to \$18.5 Million of Oakland Housing Authority Section 8 Local Reserve Funds as Needed to Develop the Tassafaronga Village Project.
 6. Authorizing the Executive Director to Approve and Execute Purchase Orders to Authorize the Payment of Permit Fees over \$50,000 Associated with the Tassafaronga Village Project.
- E. Consideration of Recommendation for an Amendment to the Employee Manual Providing for Termination Hearings to be Heard by a Hearing Officer Selected from an American Arbitration Association Panel.
- F. Consideration of Recommendation for the Selection of Temporary Employment Agencies.
- G. Consideration of Recommendation to Authorize the Executive Director to Obtain Commercial Automobile Liability Insurance Policy and to Make Payment of the Annual Premium.
- H. Consideration of Commissioner Travel for Chair Mayne to Attend the Public Housing Director's Association (PHADA) Meeting.
- I. Recognition of People Wishing to Address the Commission.
- J. Written Communications.
- K. Executive Director's Report Regarding Matters of Special Interest to the Commission Occurring Since the Last Meeting of the Commission.
- L. Reports of Commission Committees.
- M. Announcements by Commissioners.
- N. Adjournment to Closed Session.

CLOSED SESSION

Monday, March 24, 2008 following the Regular Meeting

In the Commissioner's Room, first floor, 1619 Harrison Street, Oakland, California for the following:

Purpose: Conference with legal counsel pursuant to Government Code Section 54956.9(a) regarding City of Oakland v. Oakland Housing Authority.

Purpose: Conference with Labor Negotiators pursuant to California Government Code §54957.6.

Negotiating Parties:

Authority Designated Representatives: Fran Buchanan, Labor Consultant; Pamela Foster, Director of Human Resources; Patricia Ison, Acting Deputy Executive Director of Property Operations; Carel Duplessis, Acting Director of Property Operations; and Mark Stephenson, Director of Leased Housing.

Employee Negotiators: Building and Construction Trades Council of Alameda County, AFL-CIO; SEIU, Local 1877; SEIU, Local 790; and OPEIU, Local 29.