

MINUTES OF THE  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE CITY OF OAKLAND HOUSING AUTHORITY  
HELD TUESDAY, MARCH 29, 2005

**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 6:18 p.m. regarding the following:

- Briefing on Labor Negotiators pursuant to California Government Code §54957.6.

**Attendance**

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

The Closed Session was adjourned at 7:15 p.m. to a regular session.

**Regular Session**

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. called the meeting to order at 7:25 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Joe L. Brown, Alfred Lee, Jacqueline Taylor, Ramon J. Terrazas, M.D. and Chair Moses L. Mayne, Jr. Robert J. Pittman, Jr., and Richard E. Winnie were absent and excused.

III. Report from the Legal Counsel regarding final decisions made during the Closed Session held during closed session.

Legal Counsel, Ms. Jennifer Bell reported that there were no final decisions made during the Closed Session.

IV. Approval of minutes: Special Meeting of February 17, 2005  
Regular Meeting of February 28, 2005

Chair Mayne recommended a change to the wording of a comment by Commissioner Winnie in the February 17, 2005 minutes (page 2, paragraph 3, line 3). The sentence should read, “does not want to make anyone homeless”.

V. Modifications to the Agenda

There were no modifications to the agenda.

VI. Old Business

A. Consideration and approval of authorization to enter into one-year contracts for General Counsel Services.

1. Goldfarb and Lipman
2. Stevens

Executive Director Jon Gresley addressed the Board and referred to a list of concerns expressed at the last Commission meeting. Mr. Gresley summarized the information provided in the memo addressing each of the concerns. He handed out a page with a revision that needs to be made both to Goldfarb and Lipman and to Stevens contracts regarding compensation. Mr. Gresley recommended that the Board authorized the Executive Director to renew the contracts for another year, not to exceed \$180,000 for Goldfarb and Lipman and not to exceed \$50,000 for the Stevens firm.

Mr. Lee noted that eviction services and eminent domain are not included in these contracts. He requested that a report of those costs be submitted to the Board. Mr. Gresley indicated staff could provide the report as a part of its budget presentation at the next workshop session.

Commissioner Lee made a motion to approve the recommendation and Commissioner Brown seconded the motion. The Board voted unanimous approval.

B. Consideration and approval to execute a contract for demolition and parking lot improvements at 1450 and 1500 Harrison Street.

Mr. Gresley gave a brief history of the property owned by the Authority at 1440 – 1500 Harrison Street. Mr. Gresley summarized the information contained in the written report and recommended that the Board authorize the award of a contract to Thomas D. Eychner Company, the lowest responsible bidder, who has submitted a proposal for \$197,000.00 to abate, demolish and prepare the site for a parking lot.

Commissioner Lee made a motion to approve the proposal and Commissioner Taylor seconded the motion. The Board voted unanimous approval.

VII. New Business

A. Consideration and approval of Amended and Restated Disposition and Development Agreement for Phase 2 of the Coliseum Gardens Primary Site.

Mr. Gresley summarized the changes that have occurred in the plans for Phase II of the Coliseum Gardens HOPE VI development. He asked Mr. Phil Neville, Director of Development, to provide additional information and to answer questions. Mr. Neville referred to Phase II on the Coliseum Gardens map and summarized Exhibit C in the budget section of the Board packet detailing HOPE VI loan amounts. Chair Mayne asked how the HOPE VI grants funds would be distributed. Mr. Neville responded by saying that they do not all go into capital improvements; funds also pay for community and support services and administration. Chair Mayne asked what HOPE VI funding flexibility exists within MTW guidelines. Mr. Neville said that HOPE VI is not affected by MTW. Mr. Gresley added that OHA could include HOPE VI sites in any policy considerations under MTW but the grant funding remains unchanged. Commissioner Taylor posed a question about the composition of the number of bedrooms per unit. Phil Neville responded and clarified that there was an error on the report submitted to the Board (Attachment D). The number of 5-bedroom units is six, not five. Mr. Gresley recommended that the Board approve the amendment.

Commissioner Terrazas made a motion to approve the recommendation and Commissioner Taylor seconded the motion. The Board voted unanimous approval.

B. Consideration and approval to execute a contract for a youth workforce development program.

Patricia Ison, Director of Resident and Community Services addressed the Board. She summarized the project described in the Board packet. Ms. Ison introduced Mr. Ken Ikeda from Youth Sounds who addressed the Board. He gave an explanation of what Youth Sounds does in working with youth media and national youth networks to produce original youth programming on television and filmmaking. The program is certified by Apple, Inc., which provides technical training and employment opportunities in a sustainable industry.

Commissioner Terrazas posed a question about wages and Mr. Ikeda said that an entry-level position begins at \$11-\$26 per hour depending on the position. Commissioner Taylor asked where the program would be based. Ms. Ison responded that it would be primarily an after-school program with work taking place off-site and on weekends. The program will last for 10 months and each student will receive a stipend. The program will give priority to HOPE VI, Public Housing and Section 8 participants.

Commissioner Lee made a motion to approve the recommendation and Commissioner Terrazas seconded the motion. The Board voted unanimous approval.

C. Consideration and approval to authorize a contract for handheld inspection software services.

Mr. Gresley summarized a memo that was in the Board packet, which outlined the need for hand-held inspection software. Mr. Gresley called attention to the evaluation summary that indicated that MeWare was rated the best proposal and offered the best value at \$78,550.00.

Commissioner Taylor made a motion to approve the contract and Commissioner Terrazas seconded the motion. The Board voted approval with four “ayes.” Commissioner Lee abstained.

D. Consideration and appointment of members to the Resident Advisory Board.

Mr. Gresley summarized the memorandum in the Board packet and suggested that Commissioner Taylor be added in order for her to remain on the RAB.

Commissioner Lee made a motion to approve the recommendation and Commissioner Terrazas seconded the motion. The Board voted approval with four “ayes.” Commissioner Taylor abstained.

E. Consideration and approval of Chair Mayne’s attendance at the Pacific Southwest Region of NAHRO Annual Spring Conference to be held in Sacramento, CA April 23-26.

Commissioner Lee made a motion to approve travel for Chair Mayne and Commissioner Taylor seconded that motion. The Board voted unanimous approval.

VIII. Recognition of people wishing to address the Commission.

Mr. Darnell Levingston addressed the Board. He is a tenant at C.L. Dellums Apartments. He asked the Board to look into the drug activity (specifically alcohol consumption and crack cocaine consumption and sales) that takes place in several Single Room Occupancy (SRO) buildings. He also requested to be transferred out of the building where he lives. Mr. Gresley indicated that Mr. Joseph Villarreal would assist Mr. Levingston. Mr. Gresley asked that Mr. Levingston provide the list of addresses so that staff can look into his concerns.

IX. Written Communications

Mr. Gresley invited the Board to ask questions regarding the monthly status report. He also had distributed additional handouts: OHA Newsletter, the RAB meeting notice and postcard notice of a public meeting. Chair Mayne encouraged the Commissioners to attend the RAB meeting Wednesday, March 30th and the public meeting scheduled for Thursday, March 31<sup>st</sup>.

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

Mr. Gresley handed out a copy of a newsletter article from a neighborhood crime prevention group in Rockridge and also gave the Commissioners a copy of a lawsuit that was delivered to OHA last week. He indicated a closed session briefing will be scheduled on the matter at the April 25 Commission meeting. A discussion about crime percentages and public perceptions and stereotypes followed. Police Chief, Carel Duplessis and Housing Management Director, Tim Jones addressed the Boards' questions on how their staff is working to solve the problems of complaints from neighbors about problems that exist around OHA units. Mr. Gresley encouraged staff and Commissioners to take advantage of every opportunity to correct these misconceptions by giving the public more information and that everyone at OHA should put out the same message. Commissioner Lee added that behavior control has to be fully funded.

Mr. Gresley asked the Commissioners to make a note of the next Special Meeting/Workshop Session that has been scheduled for Wednesday, April 13, 2005 at 6:30 p.m.

XI. Reports of Commission Committees

There were none.

XII. Announcements by Commissioners

There were none.

XIII. Adjournment

The Commissioners adjourned the regular meeting to closed session at 9:26 p.m.

**Closed Session**

The Oakland Housing Authority Board of Commissioners re-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 9:35 p.m. regarding the following:

- Evaluation of the performance of the Executive Director of the Oakland Housing Authority pursuant to California Government Code §54957.6.

Attendance

Commissioners present were Joe L. Brown, Alfred Lee, Jacqueline Taylor, Ramon J. Terrazas, M.D., and Chair Moses L. Mayne, Jr. Commissioners Robert J. Pittman, Jr. and Richard E. Winnie were absent and excused.

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

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Chair

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Secretary