

MINUTES OF THE SPECIAL MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA  
HELD FRIDAY, APRIL 9, 2004

**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 presided and called the meeting to order at 12:30 p.m. regarding the following:

- Conference regarding acquisition of real property at 6920 Snell Street and 809 70<sup>th</sup> Avenue, both situated in Oakland, California, pursuant to California Government Code §54956.8.
- Conference regarding acquisition of real property at 822 69<sup>th</sup> Avenue, Oakland, California, pursuant to California Government Code §54956.8.

**Attendance**

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

The Closed Session was adjourned at 1:05 p.m. to a public session.

**Public Session**

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 1:15 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.

Chair Richard E. Winnie dedicated this meeting to Arthur Kevin Mills, son of Commissioner Marion M. Mills who passed away on March 14, 2004.

### III. New Business

#### A. Budget Presentation – Presentation of Draft 1 of the Authority’s budget under Making Transitions Work (MTW) for the fiscal year July 1, 2004 – June 30, 2005. (Tape – Side A: Queue 10 – 443)

Mr. Jon Gresley, Executive Director, gave a brief overview of the Authority’s draft budget under Making Transitions Work (MTW). He said that this year, due to MTW, the budget schedule is delayed. He called upon Mr. Stephen Knight and Mr. Dennis Brumfield, Director of Finance and Accounting Officer III, respectively to outline the Draft 2 of the budget. Mr. Gresley said that the target was for the Commission to adopt it at the May Regular Meeting for submission to HUD on May 25.

Mr. Knight first discussed the budget highlights. He discussed the income and expenses for fiscal year 2005, in comparison with fiscal year 2004. Based on the draft of the budget, there is a projected net deficit of \$1,755,000. The Commissioners asked questions during the course of the presentation and Mr. Knight provided the answers. Mr. Knight provided a summary of the projected revenue and expenses for Low Rent, Section 8 Programs, Local Fund, Capital Fund and HOPE VI. The projected deficit was \$1,738,000, and would partially be offset by transferring interest income earnings of \$250,000 each from Section 8 Programs and Local Fund.

Mr. Knight discussed the Low Rent Budget for FY 2004 – 2005. He first discussed income, HUD subsidy and expenses. Discussion ensued. Chair Winnie asked what are the major policy issues for the Board to consider. Mr. Gresley indicated that it is proposed that interest on investments continue to subsidize police. He mentioned that it is proposed that \$700,000 to \$800,000 from the Capital Fund be used to fund operations, down from the \$1.5 million of the current year. Commissioner Shelby asked about the budget timetable. Mr. Gresley indicated that the budget timeline is included as a part of the MTW annual plan timeline that would follow on the agenda.

#### B. Making Transitions Work (MTW) Plan Schedule – Presentation on the schedule for completing the MTW Plan for the fiscal year July 1, 2004 – June 30, 2005 and for submitting the plan to the U.S. Department of Housing and Urban Development (Tape Sides A & B: Queue 444 - 924)

Mr. Gresley had handouts passed to the Commissioners with the timeline for the first MTW Annual Plan. He suggested that the target date for submission to

HUD is May 25, 2004. Mr. Gresley said that staff would bring the budget in a final draft to the Commission on May 14, 2004, and to be presented for adoption on May 24, 2004. More discussion ensued.

IV. Recognition of people wishing to address the Commission

There were none.

V. Adjournment

Without any further business, the meeting was adjourned at 2:27 p.m.

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Chair

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Secretary