

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 ESTHER PURVIS-ALLEN, M. Ed.
COMMISSIONER RAMON J. TERRAZAS, M.D., M.P.H.

Executive Director

JON GRESLEY

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

REGULAR MEETING

Monday, April 28, 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 March 24, 2008
- B. Special Meeting of March 26, 2008

IV. Report from Closed Session

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. 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 Recommendations to Award Project Based Vouchers to four developments:
 - a. The Altenheim Senior Housing – twenty (20) units
 - b. Fairmount Apartments – eleven (11) units
 - c. 720 East 11th Street – sixteen (16) units
 - d. Lion Creek Crossings Phase IV – ten (10) units
2. Consideration of Recommendations to Award contracts for the Building Envelope Program Funded from Local Fund Section 8 Reserves:
 - a. 2032 E 26th Street - The proposed contract is \$219,073 with B Side, Inc.
 - b. 1323 MacArthur Boulevard - The proposed contract is \$91,224 with B Side, Inc.
 - c. 656 - 666 53rd Street - The proposed contract is \$286,272 with B Side, Inc.
 - d. 768 41st Street - The proposed contract is \$158,845 with B Side, Inc.
 - e. 1815 28th Avenue - The proposed contract is \$201,040 with B Side,

- Inc.
 - f. 656 - 666 53rd Street - The proposed contract is \$88,250 with Chris' Plumbing, Inc.
 - g. 2030 E 25th Street - The proposed contract is \$127,937 with JUV Construction Company
 - h. 4908 Congress Avenue - The proposed contract is \$88,729 with Romkon, Inc.
 - i. 4903 Congress Avenue - The proposed contract is \$105,129 with Romkon, Inc.
 - j. 2711 26th Avenue - The proposed contract is \$126,521 with Romkon, Inc.
 - k. 2468 Coolidge Avenue to - The proposed contract is \$99,912 with Romkon, Inc.
 - l. 880 45th Street to - The proposed contract is \$128,525 with Romkon, Inc.
 - m. 3010 - 3014 E 16th Street - The proposed contract is \$185,601 with JUV Construction Company
- 3. Consideration of Recommendations to Renew Insurance Policies and Payment of Annual Insurance Premiums for Dental and Vision coverage for employees and General Liability Insurance
 - a. Aetna with an annual premium in the estimated amount of \$257,000 for Dental Coverage.
 - b. Medical Eye Services with an annual premium in the estimated amount of \$52,000 for Vision Coverage.
 - c. Authorizing the Executive Director to renew the general liability insurance policy and to make payment of the annual premium.
- B. Briefing - Update on the Tassafaronga Village Development Project
- C. Consideration of Recommendations related to the revitalization of Tassafaronga:
 - 1. Authorizing the Executive Director to Execute a Demolition and Abatement Agreement with Cahill Contractors, Inc. (Cahill) for the Tassafaronga Village Development Project.
 - 2. Authorizing the Executive Director to execute a Contract with Ballard Spahr Andrews & Ingersoll, LLP to Provide Bond Counsel Legal Services for Phase I of the Tassafaronga Village Development Project.
- D. Consideration of Recommendation to award a contract to High Tech Construction Company for the rehabilitation of adjacent sites at 6921 Fresno and 6916 Arthur Streets
- E. Consideration of Recommendation to approve the Annual Making Transitions

Work (MTW) Annual Plan for submission to the US Department of Housing and Urban Development

- F. Recognition of People Wishing to Address the Commission.
- G. Written Communications.
- H. Executive Director's Report Regarding Matters of Special Interest to the Commission Occurring Since the Last Meeting of the Commission.
- I. Reports of Commission Committees.
- J. Announcements by Commissioners.
- K. Adjournment to Closed Session.

CLOSED SESSION

Monday, April 28, 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 its real estate negotiators regarding acquisition of real property pursuant to California Government Code §54956.8

Property: Park Village Apartments, located at 3761 Park Boulevard Terrace in Oakland, CA. Owner: Mort Howard, Negotiating Parties: Owner: Mort Howard, EAH: Al Bonnett, Authority: Philip Neville

Property: 707 and 711 Jefferson Street, 625 8th Street and 730 Martin Luther King Jr. Way (St. Mary's Church site), Oakland. Owner: Oakland Catholic Diocese, Negotiating Parties: Owner, Frank Arthur, TRI Commercial, EAH: Al Bonnett, Authority: Philip Neville

Property: 616-620 and 634 21st Street; 635 22nd Street; 2100 and 2126 Martin Luther King Jr. Way (St. Francis Cathedral site), Oakland. Owner: Oakland Catholic Diocese, Negotiating Parties: Owner, Frank Arthur, TRI Commercial, Mercy Housing; Ed Holder and Amy Bailey, Authority: Philip Neville

Property: 1711 and 1745 14th Avenue, Oakland. Owner: Grace and Steve von Querner, Agent, Bob Hamilton. Authority: Philip Neville, Agent, Jerry Suich