

MINUTES OF THE SPECIAL MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA  
HELD MONDAY, MAY 4, 2009

[Meetings are recorded. A copy of the recording can be made available  
via email by sending a request to [dbutler@oakha.org](mailto:dbutler@oakha.org) or by calling 510-874-1517]

**SPECIAL MEETING**

The Oakland Housing Authority Board of Commissioners convened a Special Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne Jr. presided and called the meeting to order at 6:03 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Vice Chair Robert J. Pittman, Jr., Greg D. Hartwig, Tanya Pitts, and Chair Moses L. Mayne, Jr. Commissioner Esther Purvis-Allen arrived at 6:15 p.m. Commissioners William Curry, and Marlene Hurd were excused.

III. Approval of Minutes

Minutes of the Special Meeting of March 23, 2009.  
Minutes of the Special Meeting of March 31, 2009.

Commissioner Pittman moved approval of the minutes of the Special Meeting of March 23, 2009, and Special Meeting Minutes of March 31, 2009. Commissioner Hartwig seconded and the Board voted unanimous approval.

IV. Modifications to the Agenda

There were none.

V. Reports from Closed Session

Jennifer Bell, counsel to the commission, reported that there were no final actions taken in closed session.

VI. New Business

A. Consent Agenda:

1. Consideration of recommendation to amend the contract for auto repair and maintenance services for OHA vehicles with Quality Auto Services.

and

2. Consideration of a recommendation to authorize the Executive Director to execute a blanket purchase agreement with Sprint/Nextel for mobile equipment and cell phone services for the Authority.

and

3. Consideration of a recommendation to award Section 8 Project Based Assistance to five developments that have received City of Oakland funding Willow Place Senior Homes, Effie's House, Drachma Housing, Marin Way Court, and Slim Jenkins Court.

Commissioner Hartwig moved to approve the Consent items. Commissioner Pitts seconded and the Board voted unanimous approval.

Following the vote, Executive Director Gresley indicated that there were a number of individuals in the audience from the organizations that were being awarded project-based Section 8. He requested that the commission give these individuals the opportunity to introduce themselves to the Board. Chair Mayne then issued an invitation and the following introduced themselves:

Mary Lucero-Dorest , *Director of Asset Management*, from East Bay Asian Local Development Corp.

Mary Hennessy, *Director of Property Management*, from East Bay Asian Local Development Corp.

Evertte Cleveland, *Assistant Project Manager*, from East Bay Asian Local Development Corp.

Lisa Motoyama, *Housing Development Director*, from Resource for Community Development

Adam Deromedi, *Associate Project Manager*, from Affordable Housing Association.

Jeff Angel, *Housing Development Coordinator*, from The City of Oakland.

- B. Consideration to acknowledge Carol Galante of Bridge Housing for her exemplary services to the Oakland Housing Authority and to the Affordable Housing Community.

Executive Director Gresley briefly introduced the recommendation, acknowledging the exemplary work Carol Galante performed while working at Bridge Housing.

Follow comments by the commissioners, Commissioner Pittman moved to approve the Resolution. Commissioner Hartwig seconded and the Board voted unanimous approval.

C. Consideration of the approval of the Fiscal Year 2010 Annual MTW Plan

Mr. Gresley called up Sean Heron, Sr. Policy Analyst. Mr. Heron gave a briefing on the MTW Plan which included several new additions to the plan. After Mr. Heron gave his briefing on the updates for the MTW Plan, Mr. Gresley stated that he would be meeting with HUD representatives on Tuesday, May 5, to go over the plan. Mr. Gresley called upon Eric Johnson, Deputy Executive Director of the Office of Property Operations. Mr. Johnson briefly discussed some matters related to Property Operations in the revised MTW Plan.

Following a brief discussion Commissioner Pittman moved to approve the Resolution. Commissioner Hartwig seconded and the Board voted unanimous approval.

D. Briefing on proposed amendments to the OHA Section 8 Administrative Plan.

Mr. Gresley informed the commissioners that the plan should be viewed as an interim step in changing the Administrative Plan. The plan does not carry all of the changes that will be made going forward. Mr. Gresley stated that there are a number of items that should be implanted in the new plan immediately, while more revisions are prepared to implement further MTW authorized changes. Mr. Gresley then called upon Mark Stephenson, Director of Leased Housing. Mr. Stephenson spoke on the revisions now recommended to be made to the Section 8 Administrative Plan that will be brought to the next meeting on June 1, 2009.

VII. Recognition of People Wishing To Address the Commission

There were no speakers.

VIII. Written Communications

Mr. Gresley reviewed the items included in the Commissioners' package.

IX. Executive Director's Report Regarding Matters of Special Interest to the Commission Occurring Since the Last Meeting of the Commission.

Mr. Gresley congratulated Chair Mayne on being elected to the position of Vice-Chair of the NAHRO Regional Commissioners Committee and Commissioner Pittman on being elected to serve on the Commissioners Committee in the position of Member At Large.

Mr. Gresley announced that the Oakland Housing Authority received at least one NAHRO Merit Award at the Santa Barbara NAHRO-PSWRC Conference.

Mr. Gresley also announced that on Friday, May 8, East Bay Housing Organizations will be holding an event. The Oakland Housing Authority has reserved tickets for the commissioners.

Mr. Gresley also announced that there will be a press conference at Lion Creek Crossings on May 13<sup>th</sup>, at 11:00 a.m. The EPA will be announcing their Brown Field Grants.

Mr. Gresley spoke about the Portland NAHRO Conference which will be held in July 2009. All of the commissioners are registered to attend. Mr. Gresley asked that if any commissioners are unable to attend to please notify the Executive Office as early as possible.

Mr. Gresley asked when the Green Policy meeting would be held. Commissioner Pittman said the first meeting would be held on Monday, May 11, at 4:30 p.m.

X. Reports of Commission Committees.

Commissioner Hartwig gave a brief report indicating that the budget committee is meeting and will have recommendations for the commission regarding investments related to GSB45 and police retirement.

Chair Mayne announced that Commissioners Pittman, Hurd, and Purvis-Allen will serve on the newly formed Disability Committee. Chair Mayne asked that Commissioner Purvis-Allen serve as the chair of that committee.

Chair Mayne announced that Commissioners Pitts, Hurd, and Curry will sit on the newly formed Self-Sufficiency Committee. He asked that Commissioner Pitts serve as the chair of the committee.

XI. Announcements by Commissioners

There were no announcements by commissioners.

XII. Adjournment

The meeting adjourned to closed session at 7:04 p.m.

**CLOSED SESSION**

**May 4, 2009 following the Special Meeting**

The Oakland Housing Authority Board of Commissioners convened in closed session at 1619 Harrison Street, Oakland, California following the public session on the above date. Chair Mayne, Jr. presided and called the meeting to order at 7:18 p.m.

Commissioners present were Vice Chair Robert J. Pittman, Jr. Greg D. Hartwig, Tanya Pitts, Esther Purvis-Allen, and Chair Moses L. Mayne, Jr. Commissioners William Curry, and Marlene Hurd were excused

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators.

- Property: Park Village Apartments, located at 3761 Park Boulevard Terrace in Oakland, CA.  
Owner: The Mortimer Howard Trust,

Negotiation Parties:

Owner: Mort Howard, Ed Higgenbotham, Attorney.

EAH: Al Bonnett, Benny Kwong; Joyce Glatt, Attorney; Bill Karr, TRI Commercial Real Estate.

Oakland Housing Authority: Philip Neville, Deputy Executive Director, Michelle Brewer, Attorney.

- Property: 2923 and 2935 Telegraph Avenue. (Courthouse Athletic Club site), and 550 and 556 29<sup>th</sup> Street, Oakland, CA.  
Owner: Trammell Crow Residential Company.

Negotiating Parties:

Owner: Alex Waterbury, and Sue O'Bannon

Oakland Housing Authority: Philip Neville, Deputy Executive Director, and Jerry Suich, Real Estate Attorney.

The closed session adjourned at 8:06 p.m.

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Chair

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Secretary

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