

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD WEDNESDAY, MAY 14, 2003

The Oakland Housing Authority Board of Commissioners convened a Special Meeting /Work Session in the Community Room, Campbell Village, 800 Willow, Oakland, California on the above date. Chair Richard E. Winnie called the meeting to order at 12:00 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Alfred Lee, Moses L. Mayne Jr., Melanie M. Shelby and Chair Richard E. Winnie. Commissioners Marion M. Mills and Jacqueline Taylor were absent and Commissioner Teresa Limon was excused.

III. Modifications to the Agenda

There were none.

IV. New Business

Before getting into the discussion of the agenda items, Mr. Jon Gresley, Executive Director, provided a brief history of Campbell Village.

Ms. Patricia Ison, Director of Resident and Community Services provided a briefing on the current Campbell Village community.

A. Briefing on upcoming HOPE VI board agenda items. (Tape Side A – Queue 104-340)

Mr. Jon Gresley asked Mr. Phil Neville, Director of Development, to give a summary status of the HOPE VI developments.

Mr. Neville gave a quick update on the Coliseum Gardens primary site. He mentioned that the deadline to submit the application for tax credit for phase 1 of the rental project is in mid-July 2003. He discussed the necessary planning requirements for submission of the application, which includes a public hearing with the Oakland Planning Commission on June 4, 2003, approval of the design review application, approval on

the conditional use permit, and a request for variance.

Mr. Neville mentioned that a Predevelopment Loan Agreement for a cost sharing arrangement with EBALDC and Related, recently approved by the Board, has been sent to HUD for its approval. Mr. Neville noted and described each of the other documents staff would be bringing to the Board for its approval in a future meeting. The documents are Predevelopment Services Agreement, Master Development Agreement, Disposition and Development Agreement for Phase 1. He also said that a Mitigated Negative Declaration (MND) under California Environmental Quality Act (CEQA) and Finding of No Significant Impact (FONSI) under the National Environmental Policy Act (NEPA) would be presented to the Board at the June meeting for adoption of the findings. Staff would also ask the Board for approval of a land exchange with the City of Oakland.

Mr. Neville then discussed the Coliseum Gardens Off-Site. This concerns the Foothill Family Housing project in which the Authority continues to negotiate with Capital Vision Equities (CVE).

He indicated that another document that will be presented to the Board is the Homeownership Predevelopment Loan Agreement for the Westwood Gardens/Mandela Gateway.

Referencing Chestnut Court, Mr. Neville mentioned the construction of the Chestnut Court rental development, which is about 96% complete, and Linden Court, which is 84% complete. The homeownership component is about 92% complete. The ceremonial grand opening ceremony for Chestnut/Linden would be in September 2003.

A discussion ensued. The commissioners asked questions and staff provided answers.

B. Discussion of Scattered Sites Strategies. (Tape Sides A & B – Queue 351-419)

Mr. Gresley, pointing to a map of the City of Oakland, said that the Authority has a total of 267 sites and 254 of those sites are referred to as scattered sites. Mr. Gresley mentioned that the Commissioners received in the Board packet for today's meeting documents that outline the process to address community concerns and also the standards or obligations for Authority residents. He said that Mr. Tim Jones, Director of Housing Management, is available to answer questions by the Board.

A discussion ensued. Commissioner Lee passed out a two-page sheet dated May 14, 2003, listing a chronological order of scattered sites discussion. He noted the three questions on the sheet that he asked during the March 12, 2003 meeting. The questions relate to the handling of disturbances and the procedures for escalation of complaints, the guideline for acceptable behavior for tenants, and the staffing changes to enforce the guideline. Commissioner Lee would like a complaint process to be adopted and used by residents. He would like a new directory of telephone numbers detailing the names of property site managers to be distributed to all staff, tenants and the public at large. He also would like an internal step-by-step procedure for dealing with community and resident complaints to be created.

Mr. Gresley described how complaints are handled when received from a variety of sources including the Mayor's office and congressional offices. He said he would like the Executive Office to be kept apprised of all complaints. Mr. Gresley emphasized that the nature of every complaint is different thereby requiring a different solution. He also mentioned the house rules, the obligations of tenants, and the general options for financing the rehabilitation of scattered sites public housing. Commissioner Shelby indicated that she has questions that relate to accountability and clarity of the process in handling complaints. She believes there has to be a chain of command in the process and a protocol and wants clarification of the process.

Commissioner Lee would like a clearly publicized process in handling complaints that every employee should be knowledgeable of. Mr. Gresley again said that specific cases require specific solutions. Chair Winnie said that an organization like the Authority should have a center of responsibility. He clarified that based on Commissioner Lee's suggestion, there needs to be a user-friendly method by which a person could bring a problem to the Authority's attention without having to go to the Mayor's office.

Chair Winnie suggested that the Authority might want to improve its practices to make it more effective in resolving complaints that adversely affect it. He said in some cases there may be some outreach and in other cases, protocols. There should be a center of accountability. He continued that departments like the Police Department and the Housing Management Department must have a common goal. Commissioner Shelby would like an understanding of the context of discussion of the scattered sites. Chair Winnie suggested the following context:

- Better understanding of how staff gain knowledge of information

where OHA properties are adversely affected, i.e., outreach, protocols within the Authority, and community accessibility.

- Point of accountability.

Mr. Gresley asked if it would be helpful to have a flowchart that shows how complaints are being processed. He indicated that a brochure is being developed to be given out to interested persons. The brochure should be available during the June workshop session. Commissioner Mayne requested that a flowchart be available that shows the current process of resolving complaints. Mr. Gresley said staff would provide the Commission with an analysis of the different ways in handling complaints. Commissioner Lee would like a flowchart as a public document.

Mr. Gresley gave a summary report of the scattered sites. He noted the two lists that relate to the problem scattered sites and improved scattered sites, indicating the addresses of the units, their sizes and the description of improvements made on them. Mr. Gresley also said that there is a responsible person who does limited site clean-up at many of the sites. He also went into detail describing the general options for financing the rehabilitation of scattered sites public housing. Chair Winnie indicated that this item would be revisited and discussed in a future Board meeting.

V. Recognition of people wishing to address the Commission. (Tape Side B – Queue – 421- 641.

The first speaker was Mr. Eric Larson, a resident of 2442 E. 22nd St., Oakland. Mr. Larson was thankful to Mr. Tim Jones for the eviction of the problem tenants in his neighborhood, which made it a lot better for the residents. However, he said that residents in his neighborhood are still experiencing some problems like noisy and loud tenants and who have disruptive behavior.

The second speaker was Mr. Brendan Mulholland, a resident of 2420 E. 22nd St., Oakland. Mr. Mulholland expressed concerns about the quality of life issues in his neighborhood. He noted that Sergeant Jerold Coats of the Authority's Police Department was invited as a guest speaker to their meeting in May. His neighborhood group also plans to invite Mr. Tim Jones as guest speaker to one of their meetings in the future.

The third speaker was Ms. Svea O'Banion. Ms. O'Banion expressed concerns about profanity in her neighborhood. She indicated that there were constant screaming and loud noises, especially at night. She said that intimidation is a huge problem. People

in her neighborhood are afraid to complain for fear of their life.

The fourth speaker was Ms. Paula Boaz, a resident of 6314 Baker Street, Oakland. Ms. Boaz complained about 6309 Baker Street. She would like video cameras to be installed to capture the problems committed by residents like throwing rocks, trash and other unwanted things. She also said that problem tenants create loud noises at night, and when the police are called, they get away. Ms. Boaz is tired of all the problems in her neighborhood and would like them to be resolved soon.

The fifth speaker was Ms. Jacquee Castain, a resident of 1633 84th Avenue, Oakland. Ms. Castain expressed concerns about their problems unresolved, despite their efforts in calling the Authority's police department. She said they do not want any more public housing in their neighborhood. She asked the Board to sell some of their turnkey sites and turn them into homeownership housing.

VI. Written Communications

There were none.

VII. Adjournment

Without any further business, the meeting was adjourned at 2:01 p.m.

Chair

Secretary