

MINUTES OF THE REGULAR MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA  
HELD MONDAY, MAY 23, 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 6:10 p.m. regarding the following:

- Conference with its real estate negotiators regarding acquisition of real property pursuant to California Government Code §54956.8 (eminent domain proceedings).
- Conference with its real estate negotiators regarding Property Acquisition pursuant to California Government Code §54956.8 (offer, price and terms of payment).
- Briefing on Labor Negotiations 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 excused. The Closed Session was adjourned at 7:27 p.m. to a regular session.

**Regular Session**

The Oakland Housing Authority Board of Commissioners convened its Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. called the meeting to order at 7:34 p.m.

I. Pledge of Allegiance

II. Roll Call

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 excused.

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

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

IV. Approval of Minutes: Special Meeting of April 13, 2005  
Regular Meeting of April 25, 2005  
Special Meeting of May 11, 2005

The minutes were unanimously approved as submitted.

V. Modifications to the Agenda

There were no modifications to the agenda.

VI. New Business

A. Consideration and approval of a resolution authorizing 1440, 1450 and 1500 Harrison Street as “Anticipatory Resource Leverage” for the Tassafaronga HOPE VI application.

Deputy Executive Director, Sharon H. Cossey, provided a brief overview, indicating that the Authority initiated the preparation of a HOPE VI Revitalization application for Tassafaronga Village in 2002. That effort was abandoned when the Authority realized that the application would not be competitive under the 2002 Notice of Funding Availability (NOFA). On March 31, 2005, HUD published a NOFA for HOPE VI. Consequently, staff has been working diligently on an application for \$20 million to revitalize Tassafaronga Village. The application is due to HUD on June 29<sup>th</sup>. HUD anticipates funding a maximum of six applications, but that the funding may be subject to rescission by Congress. Ms. Cossey elaborated that in order to submit the application, Board action was required on two agenda items at this meeting of the Board.

Ms. Cossey noted that the first action was to meet HOPE VI application requirements for “Anticipatory Resource Leverage.” To meet this threshold requirement, staff was recommending that the Authority pledge the vacant lots at 1440, 1450 and 1500 Harrison Street based on their original purchase price of \$1,944,170. Ms. Cossey elaborated that should the Authority be awarded the HOPE VI grant, the property would be appraised and its value would be adjusted to its market value at that point. She called upon Mr. Philip Neville, Director of Development, who summarized the revitalization planning for Tassafaronga Village and answered questions by the Commission. Commissioner Lee emphasized the importance of including the Board in the development of preliminary ideas and options for the project. Ms. Cossey informed the Board that staff understood that Board input and approval was critical to the revitalization effort; and toward that end, a briefing on the Tassafaronga plans was scheduled for the June 8<sup>th</sup> Board Work Session.

Commissioner Winnie moved approval of the resolution. Commissioner Brown seconded, and the Board voted unanimous approval.

B. Consideration and approval of the submission of an HOPE VI application to U.S. Department of Housing and Urban Development for Tassafaronga.

Ms. Cossey indicated that staff was recommending a second action related to the HOPE VI application; specifically, the Board approval of a resolution authorizing its

submission to HUD. Commissioner Lee moved approval of the resolution. Commissioner Taylor seconded and the Board voted unanimous approval.

C. Consideration and approval of contracts for Unlawful Detainer Legal Services.

Ms. Cossey related that staff had worked with the Authority's General Counsel, Ms. Jennifer Bell of Goldfarb & Lipman, to issue a Request for Proposals (RFP for Unlawful Detainer Legal Services). As a result, the Authority received five proposals which were then rated by a three-member panel (comprised of two department directors and the Authority's General Counsel) according to the RFP rating criteria. Ms. Cossey noted that one proposal was rejected because the proposer did not meet mandatory insurance requirements. The panel interviewed the four-highest rated respondents and negotiated an hourly rate and a maximum fixed fee rate with each. Ms. Cossey recognized the presence of members of the firms: Ms. Judondi Bolden and Ms. Linda Jamison of the Law Office of Judondi Bolden; Mr. Tim Murphy, Mr. Keith Schirmer, and Mr. James Marzan of Edrington, Schirmer & Murphy; Ms. Jo Biel-Clark and Ms. Lillie Ellison of the Law Offices of Arnold W. Evje II; and Mr. Charles Ramsey of the Law Offices of Charles Ramsey. She recommended that the Board approve contracts with the four firms for a cumulative amount not to exceed \$270,000 for the next year.

Ms. Cossey then called upon Mr. Tim Jones, Director of Housing Management, to provide additional detail. Mr. Jones described the RFP criteria and said that by contracting with more than one firm, the Authority will be able to continue its lease enforcement activities without delays and to have better control on costs and to have better quality of service. A brief discussion followed. Mr. Winnie noted that the Commission would benefit from a full reporting from the firms for better information on the cases. Staff indicated that they would work with General Counsel to evaluate each firm's performance on a monthly basis and that each firm was obligated to provide weekly status reports on their cases. Commissioner Terrazas moved approval of the motion. Commissioner Lee seconded and the Board voted unanimous approval.

D. Consideration and approval of contract for roof replacement at 6650 and 6656 Laird Avenue.

Ms. Cossey explained that roof replacements at 6650 and 6656 Laird Avenue are essential. She reported that the Authority issued an Invitation to Bid to five construction firms and two responded. However, Holmes Construction, the apparent lower bidder was found to be non-responsive. Ms. Cossey recommended that the Board authorize the Executive Director to enter into a contract with Premium Roofing & Waterproofing for the roof replacement projects at 6650 and 6656 Laird Avenue, Oakland in the amount of \$66,500. Commissioner Lee moved approval of the resolution. Commissioner Taylor seconded and the Board voted unanimous approval.

VII. Recognition of people wishing to address the Commission.

There were none.

VIII. Written Communications

Commissioner Lee noted that he was pleased with the “For-Cause Evictions” summary in the Monthly Status Report. Noting the status of the Coliseum Gardens Off Sites, he asked if the construction defects had been completed. Mr. Neville answered affirmatively.

In response to the Commission’s request at its April 29 regular Meeting for information on the Hotel Oakland Housing Development Financing Corporation (HDFC), Mr. Stephen Knight, Director of Finance, provided copies of Articles of Incorporation, Minutes of First Meeting of the Board of Directors, and Form 990 – Return of Organization Exempt Form Income Tax. Ms. Cossey indicated that staff would be pleased to provide the Board with a status update on Oakland Housing Authority-affiliated non-profits at one of the Board Work Sessions.

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

Ms. Cossey reported that, on May 20, Chestnut Court received the 2005 Community by Design Award, a joint award by the American Institute of Architects (AIA) and the Department of Housing and Urban Development. She added that Chestnut Court previously received a the Pacific Builders Conference, 2004 Grand Award for Sustainable/Green Residential Project of the Year, and a 2003 Citation for Architecture by the local AIA chapter.

X. Reports of Commission Committees

There were none.

XI. Announcements by Commissioners

There were none

XII. Adjournment

The Commissioners adjourned the meeting at 8:05 p.m.

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Chair

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Secretary