

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, JUNE 1, 2009

[Meetings are recorded. A copy of the recording can be made available
via email by sending a request to 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. Vice Chair Robert J. Pittman 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, William Curry, Marlene Hurd, and Tanya Pitts. Chair Moses L. Mayne, Jr. arrived at 6:20 p.m. Commissioner Esther Purvis-Allen was excused.

III. Approval of Minutes

Commissioner Hartwig moved approval of the minutes of the Special Meeting of May 04, 2009. Commissioner Pitts seconded and the Board voted unanimous approval.

IV. Modifications to the Agenda

Jon Gresley asked that item A. 6 be removed from the Consent Agenda and placed under item H. Therefore item A.6 became item I under the Consent Agenda.

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 a resolution approving revisions to the Oakland Housing Authority Section 8 Administrative Plan.
2. Considerations of recommendation to amend the Oakland Housing Authority Procurement Policy to clarify conditions for contract extensions and cost tracking.
3. Consideration of recommendation to approve a Resolution of Banking Authorization.

4. Consideration of a recommendation to approve the cost-of-living adjustment (COLA) for employees in unrepresented job group.
5. Consideration of approval for travel of Chair Mayne and Vice Chair Pittman to attend NAHRO chapter, regional and national meetings.
6. Consideration of recommendation to renew general commercial liability insurance and make payment of the annual premium.

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

- B. Consideration of a recommendation to authorize execution of documents and actions related to the initial financing of Tassafaronga Village Phase II, including a Construction/Permanent Loan of up to \$ 1, 200,000, a Ground Lease and related documents.

Mr. Gresley called upon Phil Neville, Deputy Executive Director for Real Estate Development, to give a briefing on Tassafaronga Village. After giving his briefing Mr. Neville then called upon Bridget Galka, Sr. Development Program Manager with the Housing Authority and Michelle Graham, with CSG to provide information and to respond to questions.

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

- C. Consideration of a recommendation to select three financial advisors, Community Economics, CSG Advisors, and California Housing Partnership Corporation with Local Initiatives Support Corporation and Mosaic Urban Development, to Provide Financial Consulting Services for the Oakland Housing Authority.

Mr. Gresley called up Phil Neville to give a briefing on this item.

Commissioner Pittman moved to approve the item. Commissioner Hartwig seconded and the Board voted unanimous approval.

- D. Consideration of a recommendation to select three legal firms, Goldfarb & Lipman LLP, Reno & Cavanaugh PLLC, and Ballard Spahr Andrews & Ingersoll LLP to Provide Legal Consulting Services for Real Estate Development and Financing Projects to the Oakland Housing Authority.

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

- E. Consideration of a Request for a loan for predevelopment work related to refinancing and rehabilitation Keller Plaza.

Mr. Neville gave a briefing on the request for Keller Plaza.

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

- F. Consideration of a recommendation to authorize the Executive director to request documents to be prepared by CALPERS to initiate a Resolution of Intent with regard to police retirement.

Commissioner Hartwig reported that the budget committee found that increasing the police retirement would not greatly impact the budget and would result in bringing total compensation for OHA police more in line with all other employees.

Commissioner Pitts move that the Authority move forward with the proposal. Commissioner Hartwig seconded the motion and the Board voted unanimous approval.

- G. Briefing on the proposed OHA Operating Budget for Fiscal Year 2010.

Mr. Gresley addressed the board regarding the Operating Budget for Fiscal Year 2010. Mr. Gresley called upon Terry Coker with Casterline, and Anthony Ma, Director of Finance to address the board. Ms. Coker and Mr. Ma provided a description of the budget being drafted which will be presented in final form at the next meeting. They indicated that the budget is generally consistent with the Fiscal Year 2010 MTW Plan previously adopted by the Commission.

- H. Briefing on a proposed amendment to the OHA Fiscal Year 2010 MTW Plan.

Mr. Gresley called upon Eric Johnson, Deputy Executive Director for Property Operations, to give a briefing on this item. Mr. Johnson explained that due to instructions received from HUD, it is necessary to amend the plan in order to reflect that stimulus money will not be used at the scattered sites that are being disposed. Following a public comment period and review by the Resident Advisory Board, the amendment to the plan will be brought to the next meeting of the Commission for approval.

- I. Consideration of approval for travel of Chair Mayne to represent the Authority at the Congressional Black Caucus Foundation Legislative Conference in September.

Four commissioners requested approval to attend the Congressional Black Caucus Foundation Legislative Conference in Washington D.C. in late September: Commissioner Hurd, Pittman, Pitts, and Chair Mayne. Four commissioners requested to attend the upcoming National NAHRO Conference in Washington, D.C. in October: Commissioners Curry, Hartwig, Pittman, and Chair Mayne. By consensus, the commission approved the requests.

VII. Recognition of People Wishing To Address the Commission

The following people addressed the Commissioner regarding The Courthouse Athletic Club. All spoke about their desire to see the Court House building preserved.

1. Robert Brokl, with *Friends of the Court House*.
2. Alfred Crofts, with *Friends of the Court House*.
3. Tau Mathews, with *Friends of the Court House*.
4. Madeline Wells, with *Friends of the Court House*.

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 handed out a schedule of the all of the upcoming Board Meetings. It was noted that the Regular June meeting would be postponed to June 29.

Mr. Gresley announced a symposium with service providers would be held on June 3, 2009.

Mr. Gresley announced that OHA received Awards of Merit from NAHRO for the following:

- Model Unit Vacancy Program.
- Video Security System.
- Lion Creek Crossing.
- Building Envelope Preservation Program.
- Children Book Giveaway.

The last three have been nominated for NAHRO Awards of Excellence.

Mr. Gresley announced that OHA has received notification from HUD that it will receive 1528 Tenant Protection Vouchers (TPVs) to permit the disposition of the scattered site public housing units. The notification indicates that 270 TPVs will be effective June 1, 2009. Another 810 TPVs will be added July 1, 2009. The final 448 TPVs will be added October 1, 2009.

X. Reports of Commission Committees,

Commissioner Pitts reported that the Self-Sufficiency Committee met on May 26, 2009. During their meeting it was agreed that the Self-Sufficiency Committee would

urge the Board of Commissioners to fund a project position for a pilot program to link OHA youth and young adults to pre-apprenticeship and apprenticeship employment and training programs. Commissioner Pitts indicated that a resolution would be presented for the board's consideration at the next meeting.

Commissioner Pittman reported that the Green Policy Committee is working with staff and will be presenting policy resolutions at a later date.

Chair Mayne announced that Commissioner Pittman will now serve as the Chair for the Disability Committee. Commissioner Purvis-Allen will serve as the Chair for the Green Policy Committee.

XI. Announcements by Commissioners

There were no other announcements by commissioners.

XII. Adjournment

The meeting adjourned to closed session at 8:11 p.m.

CLOSED SESSION

June 1, 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 8:25 p.m.

Commissioners present were Vice Chair Robert J. Pittman, Jr. Greg D. Hartwig, William Curry, Marlene Hurd, Tanya Pitts, and Chair Moses L. Mayne, Jr. Commissioner Esther Purvis-Allen was 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 29th 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 9:22 p.m.

Chair

Secretary

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