

MINUTES OF THE SPECIAL MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA  
HELD WEDNESDAY, JUNE 8, 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 6:04 p.m. regarding the following:

- Conference with its real estate negotiators regarding Property Acquisition pursuant to California Government Code §54956.8 (offer, price and terms of payment)
- Conference with its real estate negotiators regarding acquisition of real property pursuant to California Government Code §54956.8 (eminent domain proceedings).
- Briefing on Labor Negotiations pursuant to California Government Code §54957.6.

**Attendance**

Commissioners present were Joe L. Brown, Jacqueline Taylor, Ramon J. Terrazas, M.D., Richard E. Winnie and Chair Moses L. Mayne, Jr. Commissioners Alfred Lee and Robert J. Pittman, Jr. were excused.

The Closed Session was adjourned at 6:47 p.m. to a special meeting.

**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. called the meeting to order at 7:00 p.m.

I. **Roll Call**

Commissioners present were Joe L. Brown, Jacqueline Taylor, Ramon J. Terrazas, M.D., Richard E. Winnie and Chair Moses L. Mayne, Jr. Commissioners Alfred Lee and Robert J. Pittman were excused.

II. **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.

The Agenda was modified for the following:

Chair Mayne would like to take Item IV on the Agenda first to recognize the people wishing to address the Commission rather than do it at the end. Chair Mayne also asked the Legal Counsel to make a report from the Closed Session.

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

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

IV. Recognition of people wishing to address the Commission

The first speaker was Mr. Barry Luboviski, Secretary-Treasurer of the Building and Trades Council (BTC) representing 158 workers. Mr. Luboviski briefly noted the different job duties performed by the workers. He noted that the Unions have been in bargaining with the Authority's management for about a year now and is very concerned about not drawing to conclusion with results. He handed out a spreadsheet to the Commissioners and walked them through it with concerns especially on capital assets and expenditures wherein he reported a disparity between management and the represented employees. Mr. Luboviski described the represented employees as a demoralized team. He would like to see the issues of health care and equity resolved between management and the negotiating unions.

The second speaker was Mr. Larry Hendel, Staff Director for SEIU Local 790. Mr. Hendel asked the Commission for help at the bargaining table to resolve the problems. He is concerned about the lack of fairness to the employees.

The third speaker was Ms. Iris Clay, Union Representative SEIU Local 790. Ms. Clay asked management not to bring the issue of medical cost increases to the bargaining table.

The fourth speaker was Ms. Terry Keller, OPEIU Local 29 Union Representative. Ms. Keller indicated that she represents the clerical unit, the lowest paid entity in the Housing Authority. She said that health and welfare is something that everybody needs and would like to assure that it should be taken care of.

The fifth speaker was Ms. Lonetta Evans of 1327 65<sup>th</sup> Avenue, Oakland. Ms. Evans is concerned for the first time that line staff employees are under-valued and disrespected by management.

The sixth speaker was Mr. Steve Finley, Carpenter for the Authority for nine years. Mr. Finley noted that management's last proposal for employees to pay fifty percent

(50%) of any future increases in their HMO premiums. He indicated that HMO premiums have gone up from \$450 per month in 1999 to \$922 at the present time. Mr. Finley would like the health care premiums to get paid by management. He noted that some other housing authorities, BART and EBMUD pay 100% of their employees' HMO premiums. Mr. Finley said that the Authority should be competitive in order to attract and retain well-qualified employees. He said that it is the responsibility of the Commission and the Authority management to ensure that all employees should receive fair and equitable wage levels and adjustments.

The seventh speaker was Mr. Alec A-Hiakatoo, Building and Trades Council. Mr. A-Hiakatoo is concerned about the high cost of living in the Bay Area and the unfairness between the Authority management and the employees.

The eighth speaker was Ms. Elaine Banks from the Housing Management Department. Ms. Banks expressed her concern about some employees working out in the field daily with their lives in jeopardy.

The ninth speaker was Mr. Steve Wilson Local 1877 Union member. Mr. Wilson expressed his concern about the Authority employees being disrespected by management.

Chair Mayne assured the Union members that their issues and concerns would be considered and discussed with the Authority management.

V. New Business (on the agenda as III)

A. Briefing on and discussion of issues related to project basing of Section 8.

Executive Director Jon Gresley provided a brief background on proposed revisions to Section 8 Project-Based Voucher as part of the Making Transitions Work Plan (MTW). He noted that three developments have been approved for funding from the City of Oakland. He informed the Commissioners that staff would bring this item back to them for adoption at the meeting of June 27<sup>th</sup> and also will bring descriptions of three properties that have been selected by the City for recommendation to authorize Authority staff to base Section 8 Assistance. He called upon Mr. Joseph Villarreal, Director of Leased Housing, to provide additional information on the subject.

Mr. Villarreal discussed the proposed changes in the MTW Plan that were highlighted on the attachment to the Board memorandum. He then noted that there were three developments that have not started construction but have received funding commitments from the City of Oakland.

Discussion ensued. Mr. Winnie believes that the Commission should have ample time to make decisions on the three developments. Mr. Gresley said that he made the decision to have the policy presented first and alert the Commission to the three developments tonight. Staff plans to bring them to the next meeting for approval. Mr. Winnie feels uncomfortable making decisions on the developments without enough time to review them. Chair Mayne asked if these are time sensitive. Mr. Villarreal said yes, that HUD wants at least two of the projects to be submitted to them by October 2005. Mr. Gresley said that instead of conducting a separate competition, the proposed policy change would permit the Authority to evaluate those proposals that have been funded by the City and determine among those whether they would recommend to the Board that we participate. Mr. Winnie expressed his understanding that the Commission should have the discretion in making its decision. Mr. Gresley agreed. Mr. Winnie would like to see the Authority to have its own set of criteria in basing their decisions for approving projects.

B. Consideration and approval for Disposition of the Oakland Housing Authority's surplus properties.

Mr. Gresley indicated that this item came before the Commission about six months ago and then came back again in a workshop session. Staff was asked to bring it back with recommendation for a way of disposing the three vacant properties to make maximum income. Mr. Gresley called upon Mr. Neville to provide information on the properties. Mr. Neville provided a brief description of each of the three properties and recommended that the Board authorize the sale to the highest bidder(s). After a brief discussion, Commissioner Winnie moved approval of the recommendation. Commissioner Taylor seconded and the Board voted unanimous approval.

C. Briefing on the FY 2005 Tassafaronga HOPE VI application.

Mr. Gresley noted that Ms. Bridget Galka, HOPE VI Program Manager has put a lot of effort working on this. He recognized the presence of Mr. Dan Solomon of Solomon-ETC who has been working with staff on the application. Mr. Gresley indicated that the deadline for submission of the application was extended to July. He called upon Mr. Phil Neville to provide more background information. Mr. Neville described application requirement and the process being followed to gain input from residents and other members of the community. He also noted the presence of Mr. Dan Solomon and Mr. Alex Lew both of Solomon-ETC. He called upon Mr. Solomon and Mr. Lew for their presentation.

Mr. Solomon, with the help of Mr. Lew made a presentation of the in-progress

work on the application. He started his presentation with how to revitalize the 87 units of public housing. He discussed the strategy and design of building the units. During the course of the presentation, the Commissioners asked questions regarding unit's accessibility, accessibility to parking, accessibility to laundry facilities and homeownership issues. Mr. Solomon provided the answers. Mr. Gresley and Mr. Neville provided some additional comments. Mr. Neville asked Mr. Solomon for his comments on accessibility in the high rise proposed for Harrison Street. Mr. Solomon gave a description of accessibility features. Mr. Neville gave a short briefing on the homeownership portion. He noted that it would be helpful to bring in a homeownership developer at the Tassafaronga site. He also indicated that staff has been in discussions with Habitat for Humanity who work with volunteer labor. He asked the Commissioners if they had any concerns or interest in this organization. After a short discussion and comments provided by the Commissioners, they reached a consensus to consider Habitat for Humanity.

D. Consideration and approval to commit \$3.5 million in local funds to the Tassafaronga HOPE VI project as gap financing.

Mr. Gresley called upon Mr. Phil Neville for a short briefing. Mr. Neville noted that the Board previously authorized \$3.5 million in local fund contributions for three HOPE VI projects, which are the Chestnut and Linden Courts, Mandela Gateway, and Coliseum Gardens. Mr. Neville said that staff is seeking the Board's approval to commit \$3.5 million in Authority Section 8 Local Reserve Funds as a "Development Leverage Resource" in the FY 05 HOPE VI Grant application.

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

V. Executive Director's Report

Mr. Gresley had some handouts distributed to the Commissioners and provided the following reports:

- EBHO's kick-off event last week focused on developments in the East Bay that have received Proposition 46 money. An article appeared on the business page of the Tribune on Friday, June 3, 2005, about projects that have received funds, which include Coliseum Gardens.
- Lockwood Express Newsletter
- Contract Compliance and General Services Division (CCGS) participated in the Bay Area Vendor Faire Event.
- Congratulatory letters from Sheriff Charlie Plummer, from Wilma Chan, and

from Representative Barbara Lee congratulating Chief Carel Duplessis on the CALEA Accreditation.

- Excerpt from *African American Architects* from Michael Willis, Architect on Mandela and Chestnut, showing some of OHA's property on page 21.
- Golden Nugget Merit Award for Coliseum Gardens.
- Reminder to the Commissioners about the Mandela Gateway event on Friday, June 10, 2005.

## VI. Adjournment

The meeting was adjourned at 8:55 p.m. to a Closed Session.

### Closed Session

The Oakland Housing Authority Board of Commissioners re-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 9:10 p.m. regarding the following:

- Briefing on Labor Negotiations pursuant to California Government Code §54957.6.

### Attendance

Commissioners present were Joe L. Brown, Jacqueline Taylor, Ramon J. Terrazas, M.D., Richard E. Winnie and Chair Moses L. Mayne, Jr. Commissioners Alfred Lee and Robert J. Pittman, Jr. were excused.

The Closed Session was adjourned at 9:50 p.m.

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Chair

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Secretary