

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD WEDNESDAY, JUNE 11, 2003

The Oakland Housing Authority Board of Commissioners convened a Special Meeting /Work Session in the Multipurpose Room, Lockwood Gardens, 1327 – 65th Avenue, Oakland, California on the above date. Chair Richard E. Winnie called the meeting to order at 12:10 p.m. as an “Informal Meeting” because a **quorum was not present**.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Alfred Lee, Robert J. Pittman, Jr. and Chair Richard E. Winnie. Commissioners Moses L. Mayne, Jr. and Melanie M. Shelby were absent and Commissioners Marion M. Mills and Jacqueline Taylor were excused.

III. Modifications to the Agenda

Chair Winnie asked that Item B under New Business – “Briefing on Housing Management” be discussed first.

IV. New Business

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

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

A. Briefing on Housing Management. (Tape Side A – Queue 127 - 850)

Mr. Jon Gresley asked Mr. Tim Jones, Director of Housing Management, to provide an overview of the Housing Management Department’s operations.

Mr. Jones provided a briefing on the component of the department’s staffed positions at 1619 Harrison Street, 1545 Willow Street and 1327 65th Avenue. There are a total of nine Housing managers in the 3 primary locations that carry a caseload of approximately 325 units of

public housing. He discussed the process for admission to public housing and Section 8 programs. The Housing Management Department provides management for 3,300 units of public housing throughout the City of Oakland. He also discussed the enforcement of the provisions of the tenant lease and the importance of community involvement.

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

B. Briefing on the status of Coliseum Gardens Primary Site. (Tape Sides A & B – Queue 853 - 205)

Mr. Phil Neville, Director of Development Department, indicated that a number of items pertaining to the Coliseum Gardens HOPE VI Primary Site would be presented to the Board for approval on June 23, 2003. He provided a brief summary of each of the documents. Ms. Michelle Brewer, Legal Advisor from Goldfarb & Lipman, provided additional information on the different phases of the development. Chair Winnie asked that the development of the Coliseum Gardens – Primary Site be put on the agenda in closed session during the regular meeting of June 23, 2003. Questions were asked during the course of the briefing.

C. Continued discussion of scattered site strategies. (Tape Side B – Queue 206 –665)

Mr. Gresley gave a background overview of the scattered sites. He asked Ms. Chris Gouig, Financial Advisor from CSG Advisors to discuss the options for financing the rehabilitation of scattered site public housing. Ms. Gouig discussed the different potential financing sources, which are the Capital Grant Fund, Low Income Housing Tax Credits and Section 8 Project-Based Assistance. Ms. Gouig also discussed the strategies that could work for the scattered sites.

V. Recognition of people wishing to address the Commission. (Tape Side B – Queue – 666 – 720) .

The speaker was Mr. Brendan Mulholland, a resident of 2420 E. 22nd St., Oakland, representing the Latham Terrace Association. Mr. Mulholland invited the Commissioners to their next Garfield NCPC meeting on June 25, 2003 from 6:30 to 8:00 p.m. at the Salvation Army Center, 2794 Garden Street, Oakland. One of the speakers was Mr. Tim Jones, Director of Housing Management. Mr. Mulholland said that a lot of problems have been resolved in their neighborhood.

VI. Written Communications

There were none.

VII. Executive Director's Report

Mr. Gresley announced that Carel Duplessis, Tim Jones and himself would be appearing on Soul Beat program on TV tonight. Council Member Desley Brooks hosts the program. Mr. Gresley reminded the Commissioners about the rededication ceremony of Canning Street on Tuesday, June 17, 2003. He announced the hearing on the Section 8 Block Grant in Congress next Tuesday.

VIII. Adjournment

Without any further business, the meeting was adjourned at 2:10 p.m.

Chair

Secretary