

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD FRIDAY, JUNE 11, 2004

The Oakland Housing Authority Board of Commissioners convened a Special Meeting /Work Session at 1619 Harrison Street, Oakland, California on the above date. Vice-Chair Alfred Lee called the meeting to order at 1:05 p.m. Chair Richard E. Winnie was absent.

I. Roll Call

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

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.

There were no modifications.

III. New Business

A. Briefing on the Amendment to the Predevelopment Services Agreement with EBALDC and The Related Companies for the Coliseum Gardens Primary Site.
(Tape – Side A: Queue 13)

Mr. Jon Gresley, Executive Director, thanked everyone who attended the groundbreaking ceremony for Coliseum Gardens. He noted that the Annual meeting on June 28th will have a number of items related to Coliseum Gardens. He called on Mr. Phil Neville, Director of Development, to outline the items that will be discussed on that date. Mr. Neville noted that all of the documents related to this project have been updated. He acknowledged the presence of Kim McKay from The Related Companies, Carlos Castellanos from EBALDC, Michelle Brewer, Legal Advisor from Goldfarb Lipman, David Hoard from CEDA of the City of Oakland, and Steve Hoppe, OHA HOPE VI Program Manager.

Mr. Neville discussed the Master Development Agreement, Predevelopment Services Agreement, Owner Participation Agreement, and the grant application

under the Transportation for Livable Communities (TLC) program. A brief discussion ensued. Commissioner Lee asked about getting an electronic copy of the Master Development Agreement. Mr. Gresley suggested putting together a type of project organizational chart of the agreements that OHA enters into with the developers. Commission Shelby asked about restating the increase in the number of Public Housing units for Coliseum Gardens. Mr. Neville provided responses to the questions. Commission Shelby also asked to be provided with an accounting of Section 8 local reserve funds. Mr. Gresley said the Commission would have that information during the regular Board meeting on Monday, June 28, 2004. Commissioner Mayne asked if the \$200,000.00 administration fee under the Ownership Participation Agreement is negotiable. Mr. Neville said that it was and staff has been negotiating it. He also asked about the development of the Relocation Plan. Mr. Neville provided the answers. Commissioner Mayne asked about relocating the commercial spaces. Mr. Neville explained the Authority's obligations for relocation.

B. Presentation of issues related to Section 8 funding decisions by the U.S. Department of Housing and Urban Development. (Tape Side A, Queue 230)

Mr. Gresley described the background for the reorganization of the Leased Housing Department. He said it is basically the same structure as it was when the Authority had only 1,400 leased units. The Authority now has nearly 12,000 leased units and the program is considerably more complex. Mr. Gresley said that the Leased Housing Department is in need of change and the Authority hired Nan McKay and Associates to complete an evaluation and make recommendations. He also said that one of the opportunities MTW offers is for the Authority to change the scope of work for a better and more effective administration of Section 8.

Mr. Joseph Villarreal, Director of Leased Housing, gave a presentation summarizing the report by Nan McKay. Mr. Gresley said that staff would bring to the Board a proposal to reorganize the department in the near future and propose a new budget for a specific number of positions. Commissioner Taylor asked what the staffing would be. Mr. Gresley said that we would have to experience a cut in staff unless we experience a reduction through attrition. Commissioner Pittman asked that the Board be given more time to discuss this plan. Commissioners discussed a number of questions related to the reorganization including the initial cost to change over to electronic hand-held units, a plan for labor negotiations related to the reorganization, etc. Mr. Gresley indicated that all of these questions would be answered with a recommended plan. Commissioner Lee said that he is very happy with the work that has been spent on this process, because there is a need for change. He is glad that

management has been focusing on changing our system.

IV. Recognition of people wishing to address the Commission

There were none.

V. Adjournment

Without any further business, the special meeting was adjourned at 2:05 p.m. for a Closed Session. The Closed Session started at 2:10 p.m. and adjourned at 2:35 p.m.

Chair

Secretary