

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD WEDNESDAY, JULY 13, 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 6:00 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)
- Briefing on Labor Negotiations pursuant to California Government Code §54957.6. (BTC and SEIU, Local 1877)

Attendance

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

The Closed Session was adjourned at 7:10 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 7:19 p.m.

I. **Roll Call**

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

II. **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.

III. 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 to the agenda.

IV. New Business

A. Briefing on and discussion of Mixed Finance Closing Documents for Phase 2 of the Coliseum Gardens HOPE VI.

Mr. Gresley called upon Mr. Philip Neville, Director of Development, to describe the Phase 2 documents that would be coming to the Commission for approval. Mr. Neville went over the closing documents that would be brought to the Board on August 10th. He summarized the structure and funding that is being put in place for phase 2. Discussion and questions and answers followed.

Mr. Neville also indicated that there is some interest in changing the name of the development and invited the input of the Commission. A brief discussion ensued.

B. Briefing on and discussion of proposal to award project-based voucher assistance to three projects previously funded under the City's affordable housing competition.

Mr. Gresley indicated that the City has made commitments of funds to a number of developments and the Authority staff has been working with three of those developments that were seeking assistance from the Authority in the form of a commitment of Section 8 project-based vouchers (PBV). He called upon Mr. Joseph Villarreal, Director of Leased Housing.

Mr. Villarreal provided overviews of the three particular projects that were attached to the Board memo: Altenheim Senior Housing, Madison Apartments, and Seven Directions. A brief discussion followed.

C. Consideration and approval of recommendation to award project-based voucher assistance to three projects.

Commissioner Lee moved approval of the recommendation. Commissioner Taylor seconded and the Board voted unanimous approval.

D. Consideration and approval of recommendation for Cost-of-Living Adjustments (COLAs) for all employees in unrepresented job groups.

Mr. Gresley outlined the recommendation. Commissioner Lee asked what it would cost the Agency. Mr. Gresley said that the COLA would be a little over \$70,000 for year 2004 and about \$72,000 for 2005. He also said that the one-time payment of \$200 would be provided to each of about 108 employees.

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

E. Briefing on design and funding options for renovation of the Authority's scattered site at 3025 Martin Luther King Jr. Way.

Mr. Gresley gave a brief history of the site. He noted it had been included as a part of the Phase 2 Physical Needs Assessment (PNA). Mr. Gresley said that Mayor Jerry Brown expressed his interest on the property. Mr. Gresley noted some improvements made on the site, including painting, paving, and fencing of the property. Mr. Gresley showed some diagrams and further described the site property.

Commissioners and staff then engaged in a discussion of the potential strategies for the site along with competing priorities and the need to complete the physical needs assessment for all sites before committing to proceeding with this site.

Commissioner Pittman made a motion to have a briefing on the physical needs assessment of the property for the work session in September. Commissioner Winnie seconded and the Board voted unanimous approval.

F. Consideration of Commissioner travel to the NAHRO Convention in Chicago, October 8 – 11, 2005.

Mr. Gresley said that after the meeting of June 27, 2005, Commissioner Pittman indicated his desire to go to the NAHRO convention in Chicago. Commissioner Pittman moved approval of the motion and was seconded by Commissioner Winnie. The Board voted unanimous approval.

V. Recognition of people wishing to address the Commission

There were none.

VI. Executive Director's Report

Mr. Gresley thanked Mr. Walter Kawecki, Director of Human Resources, for filling in at the last Board meeting. Mr. Gresley was happy to inform the Board that Mr. Arthur Cossey (husband of Deputy Executive Director Sharon H. Cossey) is doing well.

Mr. Gresley passed out to the Board a new schedule for the 2005 Commission meetings and noted that towards the end of the year there may be some conflicts on the schedule and may have to make some adjustments.

Mr. Gresley reported that Lockwood Phase 3 should be completed in August or early September 2005, and plans to have an opening celebration.

VII. Adjournment

The meeting was adjourned at 8:45 p.m.

Chair

Secretary