

MINUTES OF THE ANNUAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, JULY 28, 2003

Closed Session

The Oakland Housing Authority Board of Commissioners convened in Closed Session at 1619 Harrison Street, Oakland, California on the above date. Chair Richard E. Winnie called the meeting to order at 5:00 p.m. regarding the following items:

- Briefing regarding the proposed Cost of Living Adjustment (COLA) for unrepresented employees.
- Briefing regarding the proposed changes to Personnel Policy in the Employee Manual.
- Briefing on proposed letter of commitment for Foothill Family Housing.
- Consultation with the Board on lawsuit, Thompson Pacific Construction vs. OHA regarding Phase II of Lockwood Gardens.
- Consultation with the Board on status of lead-based paint lawsuit, County of Santa Clara v. Atlantic Richfield Company, CV 788657.
- Briefing on purchase of real estate as part of the “transitional block” at the Coliseum Gardens HOPE VI development.

Attendance

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

The Closed Session was adjourned at 7:00 p.m. to a public session.

Public Session

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Richard E. Winnie called the meeting to order at 7:15 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Report from the City Attorney regarding final decisions made During Closed Session

Legal Counsel Bruce Plebuch reported there were no final decisions made during the Closed Session.

IV. Approval of Minutes: Regular Meeting of June 23, 2003

The Minutes were approved as submitted.

V. Modifications to the Agenda

Chair Winnie indicated that Item E -“ Consideration and approval of resolution amending the OHA Personnel Policy and Sexual Harassment Policy” is continued. Items G, J and K will be discussed in advance after discussion of the first two items in the agenda.

VI. New Business

A. Presentation of plaque to Teresa Limon

Chair Winnie praised Ms. Limon for her leadership during her tenure as Commissioner to the Authority from December 1998 to June 2003. He said Ms. Limon brought ethics and values to the Commission. Chair Winnie presented a plaque to Ms. Limon on behalf of the Commission. Commissioner Mills, Shelby and Pittman thanked Ms. Limon for her commitment to the Authority. Ms. Limon proudly said that it has been a privilege to serve for four years as Commissioner for the Authority and thanked staff and the Commissioners.

B. Presentation of Housing Authority Insurance Group (HAI) 2003 National Playground Poster and Essay Contest Winner.

There was no presentation made, as the winner in the 6 – 8 year-old category was not present.

C. Presentation of recent graduates of the Section 8 Family Self-Sufficiency Program. (Tape Side A: Queue 152 – 326)

Mr. Jon Gresley, Executive Director, requested Mr. Joseph Villarreal, Director of Leased Housing, for an overview of the Family Self-Sufficiency Program. Mr. Villarreal described the FSS Program with 286 participant families as of June 30, 2003. Mr. Villarreal called upon Ms. Linda Muller and Ms. Colleen Shelton, both FSS Coordinators.

Ms. Muller introduced to the Commission Marilyn and Carolyn Major who successfully graduated from the FSS program. She also mentioned Mable Smith, another graduate of the FSS program, but unable to be present. Ms. Muller illustrated the success story of Ms. Smith from a Shelter Plus Care client to a current homeowner. Ms. Colleen Shelton, another FSS Coordinator, also mentioned the success story of Carmen, another graduate, from a welfare recipient to a current employee of Pitney Bowes. Carmen was not present during the meeting. Carmen graduated from the FSS program in April 2003, and left with an escrow. She plans to use the money towards her son's college education.

Marilyn and Carolyn Major indicated to the Commission their progress since they started the program in October 1997. They now work with the Oakland Unified School District both as custodians. Both have earned escrows. Marilyn and Carolyn appreciated all the help extended to them through the FSS program. They want the program to continue for others.

Commissioner Shelby asked the Major sisters what significant benefit the Authority provided to them and what the Commission could do to improve the program. The Major sisters said that guidance, setting up goals, matching and saving the dollars, and also getting more people into the program are the utmost benefits. The Commissioners congratulated the Major sisters. Mr. Gresley indicated that Ms. Muller and Ms. Shelton were instrumental in the receipt of one of the NAHRO awards to be presented to the Commission in this meeting.

D. Consideration and approval of resolution authorizing the Executive Director to issue a Letter of Commitment on the Foothill Family Housing. (Tape Side A: Queue 326 - 359)

Mr. Gresley indicated that the Commission received a briefing on the draft letter earlier this evening and proposes to run the same letter by the Oakland Housing Initiatives (OHI) for its approval also. The Authority would acquire an interest in the Foothill Family Apartments that provides a replacement for 21 public housing. Chair Winnie called upon Mr. Alexander Pratt, speaker for Capital Vision Equities.

Mr. Pratt thanked the staff for working and negotiating the conditional commitment with Capital Vision Equities. Chair Winnie asked for a motion. Commissioner Pittman moved approval of the resolution. With a second by Commissioner Shelby, the Board voted unanimous approval.

- E. Consideration and approval of resolution amending the OHA Personnel Policy and Sexual Harassment Policy.

Chair Winnie said this item would be continued.

- F. Consideration and approval of resolution for the sale of 1431 and 1433 Myrtle Street to eligible households that make no more than 80% of Area Median Income pursuant to the Chestnut Court HOPE VI Revitalization Plan. (Tape Side A: Queue 360 - 451)

Mr. Gresley provided a background of the Chestnut Court HOPE VI Revitalization Plan. He recommended that the Board approve the resolution authorizing the Executive Director to sell the two homes to eligible low-income households.

A discussion ensued. Commissioner Shelby hopes to have the HOPE VI revitalization plan linked to the FSS program to make it attainable for people who are below the median income. Commissioner Shelby moved approval of the resolution. With a second by Commissioner Pittman, the Board voted unanimous approval.

- G. Consideration and approval of resolution for purchase of real property located at 815 70th Avenue, Oakland. (Tape Side A: Queue 452 - 473)

Mr. Gresley provided a brief overview of the Coliseum Gardens HOPE VI development. He recommended to the Board the Authority's proposed offer to purchase the subject property. Commissioner Mills moved approval of the motion. Commissioner Pittman seconded and the Board voted unanimous approval.

- H. Consideration and approval of resolution for cost-of-living adjustment for unrepresented employees. (Tape Side A: Queue 477 – 485)

Commissioner Mills moved approval of the resolution and Commissioner Shelby seconded. The Board voted unanimous approval.

- I. Consideration and approval of resolution to authorize individuals to engage in government security transactions with First Empire Securities,

Inc. (Tape Side A: Queue 486 – 500)

Mr. Gresley asked the Board to approve the Director of Finance and an Accounting Officer II as individuals authorized to engage in government securities transactions with First Empire Securities, Inc. on behalf of the Authority. Commissioner Pittman moved approval and Commissioner Shelby seconded the motion. The Board voted unanimous approval.

J. Consideration of position paper authored by Vice Chair Alfred Lee concerning the operation of the Section 8 program in Oakland. (Tape Side A: Queue 501 - 817)

Chair Winnie indicated that Vice Chair Lee prepared a paper that he wished to offer to the Mayor of Oakland regarding some concerns in relation to the operation of a specific property where there were tenants through the Section 8 program. Chair Winnie would like this item be tabled and considered at the workshop meeting on August 13th since Vice Chair Lee was not present during the meeting. He called upon Mr. Gresley for anything he would like to add before the public comments. Mr. Gresley said that staff has reviewed the paper and will prepare some recommendations to the Board on areas they feel changes are necessary to effectively address some of the concerns. He also said that staff would be providing to the Board copies of federal regulations that address some of the specific issues that Vice Chair Lee has raised.

Chair Winnie called upon the first speaker, Ollie Arnold, representing Eden Information and Referral. Ms. Arnold said that the goals presented by Commissioner Lee in reducing Section 8 in specific areas would severely affect the people they work with. The second speaker was Anne Tamiko Omura, Managing Attorney for Eviction Defense Center in Oakland. Ms. Omura said that a lot of the problems between Section 8 tenants and homeowners are believed to have stemmed from fear and prejudice and stereotypes. She commended staff for running the OHA property located across from her property on Webster Street. The tenants are friendly, although there is still a lot of animosity towards those tenants from neighbors.

The third speaker was Ms. Rachel Pinsky, attorney for Law Center for Families in Oakland, representing low-income families throughout Alameda County. Ms. Pinsky indicated that the Authority has helped house many families in the City. She would like the Authority to continue its programs, such as the FSS program. She expressed concerns about Commissioner Lee's position paper and encourages the Board to seek better alternatives that would create better relations in the

community.

K. Consideration and approval of resolution implementing parking regulations and fee schedule for parking violations. (Tape Sides A & B: Queue 818 - 924)

Mr. Gresley said that the primary purpose of this proposal was to have the Authority retain the fees assessed for parking violations instead of having the City collect them. He asked Mr. Carel Duplessis, Chief of the Police Department, to outline the proposal. Mr. Duplessis described the proposal. Commissioner Shelby indicated she would like to get more understanding of the parking citation and asked to table it for next meeting. After a brief discussion it was decided to continue the discussion on August 25, 2003.

VII. Recognition of people wishing to address the Commission. (Tape Side B: Queue 926 – 011)

The first speaker was MaryAnn McFarland, with Laura Levy. Ms. McFarland said that Ms. Levy applied for Section 8 in 1995 and is still waiting. She said Ms. Levy just checked out from the hospital and is in dire need of a place to live. Ms. Levy was referred to Mr. Tim Jones, Director of Housing Management.

The next speaker was Ms. Jacquee Castain, representing the Webster Tract Neighborhood. Ms. Castain congratulated staff for their efforts on the FSS program. She expressed her appreciation that Section 8 is now being used for homeownership. She expressed concerns about one OHA unit in her neighborhood. Her concerns include the difficulty of the blight ordinance, tenants throwing trash like diapers, liquor bottles, cigarette packs, etc. in their yards. Garbage bins are overflowing. She also complained about a tire put across the street by kids who use it as a basketball hoop. Two cars were illegally parked on the property that needed to be moved. She mentioned a particular tenant in Unit 2 that they wanted to be evicted for almost two years now. She also complained about the existence of rats in the neighborhood. She asked the Commission to look into the matter.

VIII. Written Communications (Tape Side B: Queue 012 – 085)

- Monthly Status Report. Chair Winnie said it is a very helpful tool.
- Mr. Gresley discussed a letter from Michael Liu dated July 15, 2003, relating to drug elimination activities.

- HUD's reinstatement of the Community Services guidelines that requires that anyone who is not elderly, disabled, engage in school, work, or training activities, must donate 8 hours of volunteer effort each month.
- Delay in the funding of the Capital Fund.
- Approval of budget by HUD. Funding is at 93% and being done on a quarterly basis.
- Revision of the PHAS Proposed Rule.
- Letter from residents of Latham Terrace Association regarding their appreciation to staff for their outstanding services to the community.
- Advanced Commissioners' Seminar on September 11-12, 2003 in Scottsdale, Arizona.
- Commissioners' Fundamentals Seminars to be held in Dallas, Texas on October 22-23, 2003.
- CLPHA Congressional News dated July 16, 2003, regarding funding in 2004.

IX. Executive Director's Report regarding matters of special interest to the Commission occurring since the last meeting of the Commission. (Tape Side B: Queue 086 -)

Mr. Gresley reported that last Saturday, July 26, 2003, the Authority participated in a brief tour of East Bay housing sites with Congress Member Barbara Lee, along with Alameda County Housing Authority representatives. Mr. Gresley also reported that staff is ready to put together the Authority's Annual Report. He also reported that on August 5th, the Authority is going to participate in National Night Out --- an evening affair where people in a number of sites all over the country, spend barbequing, having refreshments and playing music. The Authority is sponsoring eighteen confirmed sites for the night out.

X. Reports of Commission Committees.

There were none.

XI. Announcements by Commissioners

Chair Winnie said that at the NAHRO convention recently held in Florida, the Authority received three awards. He asked Mr. Gresley to tell about the awards. Mr. Gresley described the awards. The first award was for the modernization of 1430 Seminary. The second award was related to the Family Self Sufficiency Program. The third award was the Owner Outreach Program.

Chair Winnie reported that the Executive Director's evaluation is due in September. He announced the formation of a sub-committee comprised of

Commissioners Mayne, Lee and Taylor.

XII. Adjournment

Without any further business, the meeting was adjourned at 8:45 p.m.

Chair

Secretary