

MINUTES OF THE SPECIAL MEETING/ PLANNING RTREAT
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD FRIDAY, AUGUST 13, 2004

The Oakland Housing Authority Board of Commissioners convened a Special Meeting / Planning Retreat at the Waterfront Plaza Hotel, 10 Washington Street, Jack London Square, Oakland, California on the above date. Chair Moses L. Mayne, Jr. called the meeting to order at 9:15 a.m.

I. Roll Call

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

II. Staff Attendance

In addition to Commissioners and General Counsel, Jennifer Bell, staff in attendance included: Jon Gresley, Executive Director; Sharon H. Brown, Deputy Executive Director; Judy Cox, facilitator; Department Directors, Phil Neville, Patricia Ison, Carel Duplesis, Rod Roche, Kathleen Keller, and Tim Jones. Also attending was Rose Marie Griffin, Management Analyst for the Executive Office.

III. Retreat

Chair Mayne requested that the Executive Director review the purpose of the retreat. Mr. Gresley indicated that the purpose is to discuss the five strategic goals prepared by Quadel Consulting Corporation. The intent is to narrow the goals from five strategic goals to no more than three. Mr. Gresley stated that although the group is agreeing to narrow the goals to three, it would not mean that the other two goals would be forgotten. He further commented that the retreat is intended to create strategic goals for the Housing Authority and not tactical goals. After some discussion, it was agreed that strategic issues needed to be clarified before working on tactical issues.

During the course of the retreat, the five proposed strategic goals were thoroughly discussed:

- Develop Affordable Housing with or without HOPE VI
- Address the Needs of the Scattered Sites Development
- Reduce OHA's Dependence on Federal Subsidy

- Improve Resident Quality of Life
- Improve Delivery of Lease Private Housing through the Section 8 Program

Judy Cox, Facilitator guided the discussion for each of the strategic goals. The discussions generated several “parking lot” issues that were set aside for future discussion. These issues are as follows:

- One-for-one replacement of public housing.
- Eviction procedures and how courts handles them.
- Create a policy on standards to determine which sites are inadequate.
- Build units that allow for tenant interaction which builds responsibility.
- What % of people at particular income levels should be served.

At the conclusion of the retreat, the consensus from the group was that the strategy to “Improve Resident Quality of Life” was fundamentally a part of the Mission of the Authority and therefore did not need to be included as one of the strategic goals. The goals are intended to achieve this purpose.

It was next agreed by consensus that “Develop Affordable Housing with or without HOPE VI” and “Address the Needs of the Scattered Sites Development” could be combined since they are so intertwined. At the end of the day, agreement was reached on the three strategic goals:

- Develop affordable housing and address the Authority’s developments.
- Reduce dependency on federal subsidy.
- Improve delivery of leased private housing through the Section 8 program.

V. Adjournment

Without any further business, the meeting was adjourned at 4:30 p.m.

Chair

Secretary