

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, AUGUST 14, 2008

[Meetings are recorded. A copy of the recording can be made available
via email by sending a request to dbutler@oakha.org or by calling 510-874-1517]

CLOSED SESSION

The Oakland Housing Authority Board of Commissioners convened a Special Meeting at 1619 Harrison Street, Oakland, California on the above date. Vice-Chair Robert J. Pittman Jr., presided and called the meeting to order at 6:10 p.m. in the Commissioners' Room, first floor.

Commissioners present were Joe L. Brown, Vice-Chair Robert J. Pittman Jr., Esther Purvis-Allen, Greg D. Hartwig, Alfred Lee, and Ramon J. Terrazas. Chair Moses L. Mayne Jr., was excused.

- Conference with legal counsel on a matter of potential litigation regarding the settlement of a claim between the Housing Authority of the City of Oakland and California Housing Risk Management Authority (CHARMA) pursuant to California Government Code § 54956.9.
- Conference with its real estate negotiators regarding acquisitions of real property pursuant to California Government Code 54956.8.

Property: 707 and 711 Jefferson Street, 625 8th Street, and 730 Martin Luther King Jr. Way (St. Mary's), Oakland, California. Owner: Catholic Diocese of Oakland, Negotiation Parties: Owner: Frank Arthur, Bill Carr, and Robert Ligon of TRI Commercial Real Estate. Oakland Housing Authority: Jerry Suich, Real Estate Advisor and Philip Neville, Deputy Executive Director.

Property: 616-620 and 634 21st Street, and 635 22nd Street and 2100 and 2126 Martin Luther King Jr. Way (St. Francis), Oakland, CA. Owner: Catholic Diocese of Oakland, Negotiation Parties: Owner: Frank Arthur, Bill Carr, and Robert Ligon of TRI Commercial Real Estate Oakland Housing Authority: Jerry Suich, Real Estate Advisor and Philip Neville, Deputy Executive Director.

Property: Park Village Apartments, located at 3761 Park Boulevard Terrace in Oakland, CA. Owner: The Mortimer Howard Trust, Negotiation Parties: Owner: Mort Howard, Ed Higgenbotham, Attorney. EAH: Al Bonnett, Benny Kwong; Joyce Glatt, Attorney; Bill Karr, TRI Commercial Real Estate. Oakland Housing Authority: Philip Neville, Deputy Executive Director, Michelle Brewer, Attorney.

- Conference with Labor Negotiators pursuant to California Government Code § 54957.6.

Negotiation Parties: Authority Designated Representatives: Fran Buchanan, Labor Consultant; Pamela Foster, Director of Human Resources; Patricia Ison, Director of Property Operations; Carel Duplessis, Acting Director of Property Operations; and Mark Stephenson, Director of Leased Housing.

Employee Negotiators: Building and Construction Trades Council of Alameda County, AFL-CIO; SEIU, Local 1021 (previously 1877 and 790); and OPEIU, Local 29.

IV. Adjournment

The meeting was adjourned at 7:30 p.m.

REGULAR MEETING

The Oakland Housing Authority Board of Commissioners convened a Special Meeting at 1619 Harrison Street, Oakland, California on the above date. Vice-Chair Robert J. Pittman Jr., presided and called the meeting to order at 7:38 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Joe L. Brown, Greg D. Hartwig, Alfred Lee, Robert J. Pittman Jr., Esther Purvis-Allen, and Ramon J. Terrazas. Chair Moses L. Mayne Jr., was excused.

III. Approval of Minutes

Commissioner Lee moved approval of the minutes of the Special Meeting Minutes of July 21, 2008. Commissioner Brown seconded and the Board voted unanimous approval.

IV. Modifications to the Agenda

There were no modifications to the agenda.

V. Reports from Closed Session

Michelle Brewer, legal counsel, reported that no final actions were taken in closed sessions.

VI. New Business

A. Consent Agenda:

1. Consideration of recommendation to approve a three-year labor agreement with the Building and Construction Trades Council of Alameda County, AFL-CIO.

Mr. Gresley handed out a revised resolution for a three-year agreement with the Building and Trade Council that included the individual cost of living adjustments for each of the three years of the agreement. Commissioner Lee moved approval of the resolution. Commissioner Hartwig seconded and the Board voted unanimous approval.

2. Consideration of recommendation to authorize the submission of an application to the State of California to borrow up to \$2,800,000 from the Multifamily Housing Program for Phase 2 of the Tassafaronga Village Revitalization Project.

Commissioner Lee moved approval of the recommendation. Commissioner Purvis-Allen seconded and the Board voted unanimous approval.

- B. Consideration of recommendation to authorize negotiation of sub-grant Agreements for Hope VI Community and Supportive Service.

After discussion, Commissioner Lee moved approval of the recommendation. Commissioner Hartwig seconded and the Board voted unanimous approval.

- C. Consideration of a recommendation to amend the Section 8 Administrative Plan to establish a wait list preference for families displaced due to local government action.

and

- D. Consideration of a recommendation to utilize authority granted under the Moving to Work Program to develop a local affordable housing strategy to offer a short term affordable housing preservation program in cooperation with the City of Oakland.

Chair pro tem Pittman, suggested that the Commissioners consider items C and D together. Sean Rogan, Deputy Director of the City of Oakland Community & Economic Development Administration, addressed the Commission regarding this item. Mr. Rogan spoke about the significance of approving this item. Other speakers who made presentations in support of the resolution were: Amie Fishman, Executive Director of *East Bay Housing Organizations* and Elaine de Coligny, Director of *Every One Home*. Executive Director Mr. Gresley gave a brief history of the collapse

of the organization whose properties are now of concern to the City of Oakland, giving rises to the two recommendations.

Commissioners expressed their desire to see a meeting take place between Chair Mayne and Mayor Dellums to discuss the several areas where the Housing Authority and the City of Oakland can increase cooperation. After discussion, Commissioner Hartwig moved that the item be tabled until after the meeting takes place. Commissioner Brown seconded and the Commission voted unanimous approval of the motion to table.

- E. Consideration of recommendation to approve the budgeting of additional MTW funding to the building envelope program to complete more improvements at scattered sites.

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

VII. Recognition of People Wishing To Address the Commission

There were no further comments from the public.

VIII. Written Communications

There was no discussion of Communication.

IX. Executive Director's Report Regarding Matters of Special Interest to the Commission Occurring Since the Last Meeting of the Commission.

Mr. Jon Gresley announced that he would like to schedule an all day retreat for the commissioners on Monday, September 22. Mr. Gresley gave each commissioner a NAHRO Handbook titled *The Handbook for Commissioners 2nd edition*. The handbook is a resource guide for Public Housing and Community Development Agency to aid Commissioners. OHA Commission Chair Moses L. Mayne, Jr. participated in updating, expanding and revising this handbook. Mr. Gresley gave both Phil Neville, Deputy Director of Real Estate Development, and Bridget Galka, Hope IV Program Manager for the Oakland Housing Authority, accolades for their splendid job with Tassafaronga Village.

X. Reports of Commission Committees

XI. Announcements by Commissioners

Commissioner Pittman and Commissioner Purvis-Allen presented two NAHRO Awards of Merit from the Nashville NAHRO conference. Carel Duplessis, Chief of Police, and Patricia Ison, Director of Property Operations accepted the awards.

XII. Adjournment

The meeting was adjourned at 9:58 p.m.

Chair

Secretary