

MINUTES OF THE ANNUAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, AUGUST 25, 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 6:15 p.m. regarding the following items:

- Consideration of proposed Mediation Settlement Agreement with Viacom Outdoor, Inc., pursuant to the Authority's purchase and development of 1370 Seventh Street for the Mandela Gateway HOPE VI project.
- Conference regarding acquisition of real property pursuant to California Government Code §54956.9.
- Conference regarding potential exposure pursuant to California Government Code §54956.9(b)(1).

Attendance

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

The Closed Session was adjourned at 7:15 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 7:18 p.m.

I. Pledge of Allegiance

II. Roll Call

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

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

Legal Counsel Bruce Plebuch said there were no final decisions made during the

Closed Session.

- IV. Approval of Minutes: Regular Meeting of July 28, 2003 and Special Workshop Meeting of August 13, 2003.

The Minutes were approved as submitted.

- V. Modifications to the Agenda

There were no modifications made to the Agenda.

- VI. Old Business

- A. Presentation of Housing Authority Insurance Group (HAI) 2003 National Playground Poster and Essay Contest Winner. (Tape Side A: Queue 1 - 30)

Ms. Patricia Ison, Director of Resident and Community Services said that Ms. Rayna Valenzuela, Age 8, was the second place winner in the 6 – 8 year old category for the Housing Authority Insurance (HAI) Group 2003 National Playground Poster and Essay Contest. Ms. Valenzuela received a \$40 gift certificate and a Certificate of Merit from HAI. The Commissioners, headed by Chair Winnie, congratulated Ms. Valenzuela and her father and greeted her brother and sister.

- B. Consideration of action on items from the August 13, 2003 Workshop.

1. Consideration and approval of proposed project-based voucher advertising and selection criteria. (Tape Side A: Queue 44 – 103)

Mr. Jon Gresley, Executive Director, provided a brief background of the Authority's Agency Plan that provide up to 500 Section 8 units to be project based. Staff proposes that the Authority prepare to issue an RFP to project-base a maximum of 220 units. Mr. Gresley recommended that the Board approve the Advertising and Selection Criteria for submission to HUD for its approval. Commissioner Lee moved approval of the motion. Commissioner Mills seconded and the Board voted unanimous approval.

2. Consideration and approval of change in Section 8 Housing Quality Standards. (Tape Side A: Queue 104 – 146)

Mr. Gresley provided an overview of the Housing Quality Standards (HQS) that are used in evaluating apartments or houses being proposed for the Section 8 program. He read the proposed language that would

amend the Authority's Section 8 Administrative Plan and recommended that the Board adopt it for submission to HUD for approval. Commissioner Lee moved approval of the motion. Commissioner Mayne seconded and the Board voted unanimous approval.

C. Consideration of proposal for the Commission to adopt Commissioner Alfred Lee's statement of policy regarding Section 8. (Tape Side A: Queue 147 – 634)

At the beginning of this item Commissioner Lee requested that a set of recommendations that he had prepared be handed out. He indicated that the handout provided clarification to the points raised in his statement. A handout was given to the Commissioners. Chair Winnie asked Legal Counsel Bruce Plebuch if the recommendations on the handout would be proper for adoption under the Brown Act. Mr. Plebuch said yes and provided a clarification on the issue.

A discussion ensued. Commissioner Mills expressed concerns about the existing problems in housing and would like to dispel the bad image of the housing community. Commissioner Shelby asked that a subcommittee be formed on Section 8 for some tangible solutions. She suggested that 3 members of the Board, as well as 3 members of senior staff, be appointed. Chair Winnie supported the creation of a subcommittee to focus on the discussion of (1) standards for housing and a method of systematically reviewing and monitoring property, and (2) expanding the program to areas not served by Section 8.

Chair Winnie called upon the speaker on the subject, Ms. Barbara Bernstein. Ms. Bernstein stated that she is the Executive Director of Eden Information and Referral. She indicated that she felt the efforts of Eden Information and Referral to market the Section 8 program would be hindered by adoption of the proposed statement and gave alternative ways to resolve the issues: (1) further educate landlords about mediation services; (2) further educate prospective Section 8 tenants; (3) encourage landlords to keep their properties in good condition; (4) increase outreach into areas in which there are no concentrated Section 8 housing; and (5) increase goodwill between the Housing Authority and Section 8 landlords. She concluded that she hoped the Commission would not adopt the proposed language.

Commissioner Shelby moved that the Chair appoint a subcommittee with 3 commissioners and 3 senior staff to address monitoring of quality standards, staffing to achieve the purpose, expanding Section 8 locations, and customer service level in relation to landlords and tenants. Commissioner Mayne seconded and the Board voted unanimous approval of the motion.

D. Consideration and approval of resolution implementing parking regulations and fee schedule for parking violations. (Tape Sides A & B: Queue 735 –927)

Mr. Gresley provided an overview of the parking citation revenue. He said the OHA Police Department personnel generated about \$75,000 in income last year. The revenue went to the City of Oakland because the citations were written in the City of Oakland citation books. Mr. Gresley indicated there are four steps necessary in order to collect citation revenue. Mr. Jason Calhoun, Police Sergeant, gave information on the parking citation process.

Discussion followed. Mr. Gresley, Sergeant Calhoun, and Corporal Proverb Jacobs provided answers to questions raised by the Commissioners. Commissioner Lee made a motion to direct staff to pursue the parking citation revenue and bring back to the Commission the total cost and the payback period. Commissioner Mills seconded. Mr. Gresley requested clarification whether the Commission was accepting the proposal in concept and that staff was to advertise a Request For Proposals and bring a recommended vendor to the Commission for approval. It was agreed that this was the intent of the motion. The Board voted unanimous approval.

VII. New Business

A. Consideration and approval of recommendation for the refinancing of Energy Conservation Lease Agreement with Transamerica Public Finance. (Tape Side B: Queue 928 – 972)

Mr. Gresley gave background information on the Energy Services Agreement with EUA Citizens Conservation Services, Inc. He discussed the financing terms of the agreement and the savings that would result to the Authority from refinancing. He recommended that the Board adopt the resolution. Commissioner Shelby moved approval of the resolution. Commissioner Lee seconded and the Board voted unanimous approval.

B. Consideration and approval of recommendation to authorize the award of a contract for the rehabilitation of Lockwood Gardens – Phase III. (Tape 1 Side B: Queue 974 – 1127)

Mr. Gresley provided a briefing on the Lockwood Gardens Phase III. There were five (5) responsive bids and the lowest responsible bidder was S.J. Amoroso for \$17,477,000. Mr. Gresley explained the identified sources of funding for the work and recommended that the Board authorize the Authority to award the contract to S.J. Amoroso Construction Co., Inc. Commissioner Mayne moved approval of the recommendation. Commissioner Lee seconded and the Board voted unanimous approval.

C. Consideration and approval of Public Housing Assessment System Certification FY 2002/03. (Tape 1 Side B: Queue 1128 – 1249)

Mr. Gresley discussed the six areas under which the Authority was evaluated. He recommended that the Board approve the certification and the resolution for submission to HUD by the deadline of August 30, 2003. Commissioner Mayne moved approval of the motion. Commissioner Mills seconded and the Board voted with four Ayes and one Abstention (Shelby). The Commissioners asked that a copy of the certification be provided to them.

D. Consideration of recommendation for the implementation of an Auxiliary Police Officer Program for the Oakland Housing Authority Police Department. (Tape 1 Side B: Queue 1250 – 1533)

Mr. Gresley discussed the importance of creating a police auxiliary program that would allow the Authority to bring in up to five police officers by the end of the year. He noted the cost-effective implementation of the program and how the costs have been budgeted. Sergeant Jerold Coats provided additional information on the program. Following a discussion, Commissioner Lee moved approval of the resolution. Commissioner Mayne seconded and the Board voted unanimous approval.

E. Consideration of resolution in opposition to California Senate Bill SB 345. (Tape 1 Side B: Queue 1534 – 1551)

Mr. Gresley requested to withdraw this item.

F. Consideration and approval for Commissioner Shelby to attend the NAHRO seminar, "Commissioners' Advanced Program," in Scottsdale, Arizona on the dates of September 10 – 12, 2003. (Tape 1 Side B: Queue 1552 – 1560)

Commissioner Lee moved approval for Commissioner Shelby to attend the NAHRO seminar in Arizona on September 10 – 12, 2003. Commissioner Mills seconded and the Board voted unanimous approval.

VIII. Recognition of people wishing to address the Commission.

There were no persons who wished to address the Commission.

IX. Written Communications. (Tapes 1 & 2 Side B & Side A: Queue 1569 – 94)

Mr. Gresley gave an update on the Foothill Family Apartments with Capital Vision Equity (CVE). Mr. Gresley expressed concerns about the lack of response to the

Authority's conditional commitment letter.

Based on the legal expenditures for fiscal year ended June 30, 2003, Commissioner Shelby believes that having an in-house legal counsel is cost effective than getting outside law firms to handle the cases. Mr. Gresley discussed the Authority's legal expenditures for the fiscal year ended June 30, 2003.

X. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission. (Tape 2 Side A: Queue 95 – 148)

Mr. Gresley referenced a letter and reply to Mr. Monsa Nintoto of the Coalition of West Oakland Revitalization, seeking the Authority's contribution of \$100,000 (copies were passed out to the Commissioners).

Mr. Gresley reported about the NAHRO National Convention in Dallas, Texas on October 19 – 22, 2003. He asked to be informed if any of the Commissioners would like to attend.

XI. Reports of Commission committees.

There were none.

XII. Announcements by Commissioners.

There were none.

XIII. Adjournment.

Without any further business, the meeting was adjourned at 9:42 p.m.

Chair

Secretary