

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, AUGUST 28, 2006

Regular Meeting

The Oakland Housing Authority Board of Commissioners convened its Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. While waiting for Chair Moses L. Mayne, Jr. to arrive, Vice Chair Robert J. Pittman, Jr. presided and called the meeting to order at 6:08 p.m.

I. Pledge of Allegiance

Commissioner Alfred Lee led the Pledge of Allegiance.

II. Roll Call

Commissioners present were Joe L. Brown, Alfred Lee, Robert J. Pittman, Jr., and Ramon J. Terrazas. Chair Moses L. Mayne, Jr. arrived shortly after the start of the meeting. Commissioner Jacqueline Taylor was excused.

III. Report from the Legal Counsel regarding final decisions made during Closed Session on August 9, 2006.

No final decisions were announced.

IV. Approval of Minutes: Regular Meeting of July 24, 2006

Commissioner Lee moved to approve the above minutes. Commissioner Brown seconded, and the Board voted unanimous approval.

V. Modifications to the Agenda

Vice Chair Pittman asked that Agenda Item VII – “Recognition of people wishing to address the Commission,” be moved up as the first item so that the people who wish to address the Commission did not have to wait. The Board unanimously approved.

VII. Recognition of people wishing to address the Commission. (2:26 -

The first speaker was Ms. Mary Helen Larkin, a tenant at 570 – 16th Street, #416, Oakland, California. Ms. Larkin complained that her apartment is constantly vandalized, things are taken and other things are put into her apartment. Ms. Larkin

said she had called our police department but nothing had been done about it. She said that this has been constantly happening in her apartment since she has moved in four years ago. Vice Chair Pittman asked Ms. Sharon H. Cossey, Deputy Executive Director of the Office of Property Operations, to discuss the matter with Ms. Larkin for a resolution of the problem.

The next speaker was Mr. Robert E. Chatman, a tenant at 2743 Nicol Avenue, #6, Oakland, California. Mr. Chatman reported that he had not received a response and resolution of his complaints concerning his drop in income and an adjustment for his portion of rent under the Section 8 program.

Vice Chair Pittman asked Mr. Joseph Villarreal, Deputy Executive Director for Program Administration, to resolve Mr. Chatman's problem.

Vice Chair Pittman turned the floor over to Chair Mayne for the continuation of the meeting.

VI. New Business

A. Briefing on the leasing of retail space at Mandela Gateway.

Mr. Gresley called on Ms. Carol Galante and Mr. Jesse Wu, President and Project Manager, respectively of BRIDGE Housing Corporation. Ms. Galante made some preliminary remarks, while Mr. Wu provided a brief status of the retail space at Mandela Gateway. A brief discussion followed. The Commissioners asked questions that were focused on the remaining space to be leased, possible tools for the strategy of anchoring a drugstore, the status of the investment of the project, the impact of not collecting rents on the lease of the retail space, and the tools to attract investors. It was also asked by the Board if the Subway Sandwich shop and the coffee shop have already been opened, and how strong was the interest for the bicycle shop to lease the balance of the space on the East block. The Board also asked about employment opportunities for the residents. Mr. Wu provided the answers to the questions raised. Ms. Galante and Mr. Neville provided additional comments.

B. Consideration of recommendation for Approval of the Public Housing Assessment System (PHAS) Certification.

Mr. Gresley said that under the MTW agreement, there is a provision that the Housing Authority could be exempt from the Public Housing Assessment System (PHAS). He said, to do that, we have to come up with our own assessment system. He said until then, we need to do a PHAS certification to be submitted to HUD. Mr. Gresley asked the Board to approve the certification and the attached resolution so they can be submitted to HUD by tomorrow.

A brief discussion ensued. The Board expressed concerns about why they were just getting the item now when it is due tomorrow. Questions were focused on the security items, vacancy adjustments, and work orders. The Board also asked about the policy of what constitutes emergency and what does not. The Board would like to have a schedule of the items to be discussed ahead of time. The Board would like to have goals and schedules. Staff responded.

Commissioner Pittman moved approval of the recommendation. Commissioner Terrazas seconded, and the Board voted unanimous approval.

C. Consideration of recommendation for Approval of a Resolution amending the amount of A&E contract award for the Comprehensive Rehabilitation of 4203 Terrace Street, Oakland, CA.

Mr. Gresley said that this item was brought to the Board on June 19th for approval. The memo has the correct amount of \$65,950, but was misstated as \$55,000 on the resolution. He asked approval from the Board to correct the error. Commissioner Lee moved approval of the item. Commissioner Terrazas seconded, and the Board voted unanimous approval.

Discussion followed. Commissioner Pittman would like better editing of the resolutions to prevent committing errors like this. Mr. Gresley explained how the error was inadvertently committed. Commissioner Lee would like a copy of the RFP for the architect to be emailed to him. Commissioner Pittman also asked for a copy.

VIII. Written Communications

Mr. Gresley said that we received notice that we are to receive an award for excellence for the Mandela Gateway from NAHRO. He said it would be presented during the NAHRO conference in Atlanta. The award will be received by Mr. Jon Gresley, Mr. Phil Neville, Chair Moses L. Mayne, Jr., and Vice Chair Robert Pittman, Jr. A copy of the Authority's press release for the award was handed out to the Commissioners.

Mr. Gresley announced that we have received a letter from United Way, enclosing a certificate of appreciation. The United Way extends its gratitude for the Authority's generous support of the "2006 Earn It! Keep It! Save It" Program.

Mr. Gresley said he has four copies of calendars that picture the winners of the "Poster" contest. He said, according to Ms. Patricia Ison, we will receive more copies of the calendar. He mentioned that the art work of Commissioner Brown's grandson is pictured in January, and Mr. Brown ought to have a copy of the calendars.

Mr. Gresley said he received a thick packet from HUD approving our MTW plan.

IX. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission.

Commissioner Lee raised a question on the For-Cause Evictions under the Monthly Status Report. He asked if we will have another briefing on For-Cause Evictions. After discussion of coming meetings, Mr. Gresley said a briefing could be scheduled for the work session in November.

Commissioner Pittman noted that he would like a briefing on our policy with landlords in Section 8 with the elderly and disabled before the next heat wave in either September or October. Mr. Gresley said he had prepared a tentative agenda for that wherein Mr. Villarreal will provide a briefing in September.

IX. Reports of Commission Committees.

There were none.

X. Announcements by Commissioners.

Commissioner Lee said there had been a discussion in preparation for a Development Committee meeting. Mr. Gresley indicated a Development Committee meeting would likely be scheduled after the announcement of HUD HOPE VI grants.

XII. Adjournment to a Closed Session.

The regular meeting was adjourned at 7:35 pm to a Closed Session.

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 7:45 p.m. regarding the following:

- Conference with its real estate negotiators regarding acquisition of real property situated at: 321 17th Street, Oakland; Park Village, located on Park Boulevard Terrace; Lake Merritt Hotel, 2332 Harrison Street; and, 1711 and 1745 14th Avenue, Oakland.

Attendance

Commissioners present were Joe L. Brown, Alfred Lee., Robert J. Pittman, Jr., Ramon J.

Terrazas, and Chair Moses L. Mayne, Jr. Commissioner Jacqueline M. Taylor was excused.

The Closed Session was adjourned at 8:43 p.m.

Chair

Secretary