

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, AUGUST 29, 2005

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 6:15 p.m. regarding the following:

- Conference with its real estate negotiators regarding acquisition of real property at 928 66th Avenue, Oakland, pursuant to California Government Code §54956.8 (offer, price and terms of payment).
- Conference with its real estate negotiators regarding acquisition of real property at 841, 845 and 849 70th Avenue, Oakland, pursuant to California Government Code §54956.8 (offer, price and terms of payment).

Attendance

Commissioners present were Joe L. Brown, Alfred Lee, Jacqueline M. Taylor, Ramon J. Terrazas, and Chair Moses L. Mayne, Jr. Commissioner Robert J. Pittman, Jr. was excused.

The Closed Session was adjourned at 7:02 p.m. to a special meeting.

Special Meeting

The Oakland Housing Authority Board of Commissioners convened a Special Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. called the meeting to order at 7:10 p.m.

I. **Pledge of Allegiance**

Mr. Jon Gresley, Executive Director led the Pledge of Allegiance.

II. **Roll Call**

Commissioners present were Joe L. Brown, Alfred Lee, Jacqueline M. Taylor, Ramon J. Terrazas, and Chair Moses L. Mayne, Jr. Commissioner Robert J. Pittman, Jr. was excused.

III. Report from the Legal Counsel Regarding Final Decisions Made During the Closed Session.

Legal Counsel Jennifer Bell said there were no final decisions made during the Closed Session.

IV. Approval of Minutes: Regular Meeting of July 25, 2005
Special Meeting of August 10, 2005

Commissioner Lee moved approval of the above minutes. Commissioner Terrazas seconded and the Board voted approval of the minutes as submitted.

V. Modifications to the Agenda

There were no modifications to the agenda.

VI. New Business

A. Consideration and approval of closing documents and evidentiaries for Coliseum Gardens HOPE VI development, Phase II.

Mr. Jon Gresley, Executive Director, provided an overview of Phase II of the Coliseum Gardens HOPE VI project, as well as Phase I. He said that we hope to close the financing of Phase II by the end of September 2005. He called upon Mr. Phil Neville, Director of Development for a brief summary. Mr. Neville first introduced Mr. Carlos Castellanos from EBALDC, Ms. Kim McKay and Mr. Harvey Mendoza from The Related Companies of California (Related). He said that EBALDC and Related are co-developing the rental portion of the primary site, which will include 157 units of public housing. Mr. Neville also said that the other 21 units of public housing were included in the development of the Foothill project. Mr. Neville discussed the preliminary budget estimate for the primary site, with a total cost of \$189,900,000. He also noted the resolutions that were passed by the Commission during the predevelopment phase of the primary site. He noted the two loan agreements, the HOPE VI loan and the local fund loan.

Mr. Neville continued that Phase II includes 146 rental units. He noted that the total development cost of Phase II is about \$45 million, and with the inclusion of all of the infrastructure work, it would be about a \$51 million project. Chair Mayne asked about the status of the grant money for the park redevelopment. Mr. Carlos Castellanos responded. Commissioner Lee moved approval of the resolution. Commissioner Taylor seconded and the Board voted unanimous approval.

B. Consideration and approval of bond financing documents for Coliseum Gardens HOPE VI development, Phase II.

Mr. Gresley gave a brief overview and Mr. Neville provided a brief summary. He said the Authority needed to adopt a bond resolution approving the necessary bond and loan documents. The documents include the Loan Agreement, the Indenture and the Regulatory Agreement. Commissioner Lee moved approval of the resolution. Commissioner Brown seconded and the Board voted unanimous approval. Following approval, a brief discussion ensued. Ms. Kim McKay of The Related Companies provided answers to the questions of the Board.

C. Consideration and approval of revisions to the OHA Coliseum LLC to provide for this entity to join the general partnership for Coliseum Gardens HOPE VI development.

Mr. Gresley called upon Mr. Neville for a brief summary. Mr. Neville said that Ms. Michelle Brewer, Legal Advisor from Goldfarb & Lipman has drafted a number of changes in the OHA Coliseum LLC Operating Agreement. Mr. Neville called upon Ms. Michelle Brewer for explanation. Ms. Brewer provided a brief description of the OHA Coliseum LLC and noted the role of the Authority in the partnership. Commissioner Taylor moved approval of the resolution. Commissioner Terrazas seconded and the Board voted unanimous approval.

D. Approval of and authorization of execution of Public Housing Assessment System (PHAS) Certification.

Mr. Gresley informed the Board about the need for the Authority to submit a certification to HUD that is used for scoring the Housing Authority under the Public Housing Authority's Assessment System (PHAS). He said the certification must be submitted by August 31, 2005. The certification provides information on six sub-indicators, and Mr. Gresley briefly discussed each of them. A discussion ensued. The Commissioners asked questions and Mr. Gresley provided the answers. Following the discussion, Commissioner Taylor moved approval of the motion. Commissioner Terrazas seconded and the Board voted unanimous approval.

VII. Recognition of people wishing to address the Commission

There were none.

VIII. Written Communications

Commissioner Lee asked a question on Evictions under the Monthly Status Report.

IX. Executive Director's Report

- Mr. Gresley informed the Board about the departure of Mr. Tim Jones.
- Mr. Gresley had three handouts passed out and explained each of them.
- Mr. Gresley said that Ms. Cheryl Stevens has decided to close her private practice to join the employ of the Santa Clara County's General Counsel office. Mr. Gresley said that the contract with Goldfarb & Lipman would be amended to incorporate the additional work assumed from Stevens.
- Mr. Gresley informed the Board that a surplus from Section 8 was realized from being MTW. He said that he was preparing some recommendations to the Board to use the surplus funds to address many of the issues, particularly with scattered sites. The recommendations relate to modernization of some units and an intervention to respond to some disruptive behavior of the neighborhoods and would like to present them to the Board at the September 14th meeting for its approval to proceed. Mr. Gresley also said that a new customer service phone number would be installed, where a person answers the line during normal business hours.

A discussion ensued.

Commissioner Lee expressed his thanks to Mr. Tim Jones and would like staff to pass it on to him. Chair Mayne suggested to have some kind of recognition for the Department Heads, just like the recognition for the Commissioners when they leave.

X. Adjournment

The meeting was adjourned at 8:34 p.m.

Chair

Secretary