

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD WEDNESDAY, SEPTEMBER 14, 2005

The Oakland Housing Authority Board of Commissioners convened a Special Meeting /Work Session at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. called the meeting to order at 6:42 p.m.

I. Roll Call

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

II. Modifications to the Agenda

There were none.

III. New Business

A. Briefing on the report of Physical Needs Assessment completed on Authority sites.

Mr. Gresley indicated that staff has not totally finished all of their review of the reports. Mr. Gresley noted that Mr. Roché would focus on Phases 1 and 2. Phase 3, the last phase, is focused on the developments that were recently rehabilitated such as Lockwood, Peralta and Campbell. Chair Mayne asked if Phase 3 had been completed. Mr. Roché said that Phase 3 is 95% complete, and would be fully completed by October 2005. Mr. Gresley said that the Authority received close to \$9 million in capital fund this year. He said that staff needs to find the financing for the huge amount of work to be performed. He called upon Mr. Rod Roché, Director of Facilities Management for a summary of the Physical Needs Assessment (PNA).

Mr. Roché started his presentation by providing a background of the PNA. He discussed the primary and secondary purposes of the PNA. He reminded the Board that the Authority selected Gutierrez/Associates and DLR Group to perform the PNA for Phases 1 and 2 in the spring of 2004. The total cost for PNA Phases 1 and 2 was \$416,970. Mr. Roché then discussed the methodology. Mr. Roché provided a handout of the property at 1726 – 38th

Avenue as an example. He provided an overview and the assessed condition of the site. He also discussed the 30-year projected costs by site. The Commissioners asked questions during the course of the presentation. Mr. Roché provided answers to them.

Mr. Roché continued and provided a summary of PNA Phases 1 and 2, which include 249 sites. He also provided the PNA analysis of the 243 scattered sites. The scattered sites were prioritized as #1, #2 and #3. Mr. Roché discussed each priority. He indicated that about ten scattered sites may have development opportunities, and also the next steps for the PNA analysis of the scattered sites. Discussion followed. The Commissioners asked questions and Mr. Roché provided the answers. Mr. Gresley and Ms. Cossey provided additional information.

After Mr. Roché's presentation, Mr. Gresley discussed potential sources of capital funding – bond financing and tax credits. He noted that the Authority receives about \$9 million a year in capital fund and discussed how it is being allocated. He asked the Board for its acquiescence for staff to work with CSG Financial Advisors to assess the feasibility of blending the two sources of funds to make use of them to address the sites. Mr. Gresley noted that the outcome would be to sell the buildings while retaining the land at scattered sites for tax credit purposes. Discussion ensued. The Commissioners asked questions and staff provided answers.

B. Consideration and approval of recommendation for strategies to respond to community concerns resulting in improvements at scattered sites.

Mr. Gresley proposed to the Commission the approval of the expenditure of up to \$614, 000 for improvements on the scattered sites. He discussed the strategies to be undertaken in addressing the current conditions of the scattered sites. The first is to create two intervention teams that will consist of one OHA Police Officer and one Resident Services Coordinator plus one Customer Services position. Mr. Gresley discussed the workability and the cost of implementing the strategy. The other strategies that Mr. Gresley discussed are the painting and landscaping of the scattered sites and provided the costs of the implementation. Mr. Gresley had a handout passed to the Commissioners. The handout is a "thank you" letter from the 62nd Street Neighborhood Committee for landscaping of one scattered site. Mr. Gresley noted that the source of funding would come from a surplus of revenue of over \$3 million realized during fiscal year 2005.

Mr. Gresley noted that this is a modest proposal and that he would return to the Board with a larger proposal after the first of the new year. He recommended

that the Board approve the resolution to implement the strategies. After a brief discussion, Commissioner Lee moved approval of the resolution. Commissioner Taylor seconded and the Board voted unanimous approval.

C. Briefing on Plans for Tassafaronga Village and Harrison Street Sites and Update on the HOPE VI Grant Application.

Mr. Gresley indicated that the Authority has submitted an application for grant funds to demolish and revitalize the eighty-seven-unit Tassafaronga Village public housing in East Oakland. He informed the Commissioners that staff would be bringing some recommendations to them for approval even without receiving a grant from HUD. Mr. Gresley emphasized that the Authority would be in a better position if staff would keep going forward even without receiving a grant. He called upon Mr. Phil Neville for a briefing on the process.

Mr. Neville indicated that the application was submitted to HUD in July for \$16.6 million. He noted that Ms. Patricia Ison, Director of Resident and Community Services Department prepared the services component. He also acknowledged the efforts of Ms. Bridget Galka. He said that the proposal includes the replacement of all 87 public housing units, and building 117 ownership units at Tassafaronga Village. Mr. Neville reminded the Commission of its approval to use some local funds and to use the downtown site at 15th and Harrison Streets, and also a neighboring property.

Mr. Neville said that requests for proposals (RFPs) would be issued for a Construction Manager at Risk and an Architect to design and manage construction of the development. She said that Bridget and Patricia are present for any questions the Commission may have. Mr. Gresley indicated that staff anticipates some items to be brought to the Board at the meeting in October for the selection of an Environmental Consultant and an Architect. A brief discussion followed. Commissioner Taylor expressed concern if funding would not occur as some residents may be looking forward to moving from Tassafaronga. She asked staff to come up with a plan to provide an explanation to the residents. Mr. Gresley said that staff would meet with the residents.

D. Consideration of amendments to the Authority's MTW Annual Plan to respond to and assist with disaster relief for Hurricane Katrina.

Mr. Gresley indicated to the Board that all housing authorities in the country have been asked to facilitate the re-housing of families that lost their homes with the recent devastation of the Gulf Coast by Hurricane Katrina. He said that there are two recommendations relating to actions that would need to be taken to accommodate families displaced by the disaster. The first recommendation is

to open the waiting lists only for families affected by the disaster. The second recommendation is to amend the Section 8 Administrative Plan and the Public Housing Admissions and Continued Occupancy Plan to give preference to victims of Hurricane Katrina. Mr. Gresley said that these recommendations would only be for a period of three months, and with the discretion of the Executive Director to be extended for another three months.

Mr. Gresley provided additional background information. He said that Ms. Patricia Ison and some other staff have been attending some of the meetings being held by Red Cross, FEMA, and City and County. Mr. Gresley said that he gathered information from Red Cross that as of Monday, September 12th, about 354 families have come to the Bay Area Counties. Of those, 142 families were relocating or residing in Oakland. About 68 percent of those families are low income. Mr. Gresley said that the Authority currently could only help those that have Section 8 vouchers.

Discussion followed. Chair Mayne would like to put a statement indicating that the Authority would provide assistance to victims of Hurricane Katrina if the federal government authorizes funds for it. He said that the people from Oakland, already on our waiting lists should not be displaced by those families affected by Hurricane Katrina, because they have been on the Waiting List for years. Commissioners Taylor and Lee concurred with Chair Mayne. The Board reached a consensus not to adopt the resolution at this time, while expressing the desire to seek federal assistance to be able to serve families coming into Oakland from the Gulf Coast.

E. Report on Telephone and Voice Mail Replacement

Mr. Gresley said that Ms. Kathleen Keller, Director of MIS, has recommended, pending discussion at this meeting, sole sourcing of both the Telephone and Voice Mail Systems. He noted that the Authority has already parts of the components on each one of them. Mr. Gresley said that Ms. Keller would summarize the assessments undertaken by her department. He said that a recommendation would be brought to Commission for approval at the next meeting. He asked Ms. Keller for a briefing.

Ms. Keller had two handouts pertaining to the telecommunication configuration passed out to the Commissioner. Ms. Keller first discussed the voice mail system. She discussed the history of the current system and described recommendations. The estimated cost for the voice mail system is \$47,500, which includes hardware installation, training and upgrade. Ms. Keller continued and discussed the PBX system. The estimated total cost of the PBX system is \$160,000. Ms. Keller stated that installation of equipment would be

phased in for each location over a period of 25 weeks. Discussion followed.

IV. Recognition of people wishing to address the Commission.

There were none.

V. Executive Director's Report

Mr. Gresley reported that Mr. Rod Roché is leaving the Authority to work for EM Johnson. His last day is September 23, 2005. He acknowledged Mr. Roché's great contribution to the Authority over the last three years. The Commissioners expressed thanks to Mr. Roché for the excellent job he has performed during his tenure. They also expressed thanks to Mr. Tim Jones for his outstanding performance with the Authority.

Mr. Gresley introduced Ms. Joyce Roberson who has joined the Authority on an interim basis to fill in the vacancy that Mr. Jones left. He added that Ms. Roberson had retired after a career at HUD, being the Director of Public Housing in San Francisco for many years.

Mr. Gresley mentioned that a CORO Fellow, Ms. Mary Obelnicki would be an Intern for a month. She has worked for Adobe and for the Girl Scouts in Michigan. He also mentioned Mr. Tim Leistico, who will be working for Facilities Management as a Project Manager. Both Ms. Obelnicki and Mr. Leistico were present earlier.

Mr. Gresley mentioned that the Board packet for the Commission meeting on September 26th would be delivered on Tuesday, September 20, 2005. Mr. Gresley also indicated that there might not be a need for a workshop session in October.

Commissioner Taylor indicated that she would not be available for the September 26th board meeting. Chair Mayne asked if the Board is allowed to have teleconference meetings. General Counsel Jennifer Bell answered no and gave clarification. Commissioner Lee suggested that the program of holding workshop sessions in different locations be restarted in order to get in touch with residents.

Mr. Gresley said that he would be attending the Congressional Black Caucus Foundation Legislative Conference next week, representing the Authority.

VI. Adjournment.

The meeting was adjourned at 9:52 pm.

Chair

Secretary