

MINUTES OF THE REGULAR MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA  
HELD MONDAY, SEPTEMBER 22, 2003

Closed Session

The Oakland Housing Authority Board of Commissioners convened in Closed Session at 1619 Harrison Street, Oakland, California on the above date. In the absence of Chair Richard E. Winnie, Commissioner Moses L. Mayne, Jr. presided and called the meeting to order at 6:05 p.m. regarding the following items:

- Conference regarding acquisition of real property (6920 Snell Street and 809 – 70<sup>th</sup> Avenue) pursuant to California Government Code §54956.8.
- Conference regarding the Disposition and Development Agreement for Coliseum Gardens Phase 1B pursuant to California Government Code §54956.8.
- Conference regarding acquisition of real property (Property behind Service Center) pursuant to California Government Code §54956.8.
- Conference regarding acquisition of real property (Foothill Family Apartments) pursuant to California Government Code §54956.8.

Attendance

Commissioners present were Chair Richard E. Winnie, Moses L. Mayne, Jr., Marion M. Mills, Robert J. Pittman, Jr. and Melanie M. Shelby. Commissioners Alfred Lee and Jacqueline Taylor were excused. Chair Winnie left the meeting shortly after convening the session and turned the role of chair over to Commissioner Mayne.

The Closed Session was adjourned at 7:12 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. In the absence of Chair Richard E. Winnie, Commissioner Moses L. Mayne, Jr. presided and called the meeting to order at 7:20 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Moses L. Mayne, Jr., Marion M. Mills, Robert J. Pittman, Jr. and Melanie M. Shelby. Chair Richard E. Winnie, Commissioners Alfred Lee 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 August 25, 2003.

Mr. Jon Gresley, Executive Director, noted the typographical error on the heading of the Minutes. The word "Annual" should be changed to "Regular," so that it would read "MINUTES OF THE REGULAR MEETING."

Commissioner Pittman moved that the Minutes be approved as corrected. Commissioner Mills seconded and the Board voted unanimous approval.

V. Modifications to the Agenda

There were no modifications made to the Agenda.

VI. Old Business

A. Consideration and approval of resolution implementing parking regulations and fee schedule for parking violations. (Tape Side A: Queue 51 - 89)

Mr. Gresley gave a brief overview of the resolution and then noted that Mr. Carel Duplessis, Chief of the Police Department, was available for any questions. Commissioner Shelby asked about the exact start-up cost. Mr. Duplessis said there is a one-time cost of \$100 for credit card processing and \$1,167 for the printing of citation envelopes. Commissioner Shelby would like to move forward with the approval of the motion as long as the start-up cost would not exceed \$1,500. Commissioner Pittman moved approval of the motion. Commissioner Mills seconded and the Board voted unanimous approval.

VII. New Business

A. Consideration of recommendation for approval of Disposition and Development Agreement for Phase 1B for the Coliseum Gardens Primary Site HOPE VI development. (Tape Side A: Queue 90 - 110)

Mr. Gresley noted that this resolution would approve the Disposition and Development Agreement for Phase 1B at Coliseum Gardens HOPE VI based on the assumption that the Authority receive a 9% tax credit allocation on Phase

1A. Ms. Shelby asked when the Authority would receive a reply to its application for the 9% tax credit allocation. Mr. Gresley said in about a week. Commissioner Pittman moved approval of the motion. Commissioner Mills seconded and the Board voted unanimous approval.

**B. Consideration of recommendation for approval of Disposition and Development Agreement that combines Phases 1A and 1B into one development phase for Coliseum Gardens Primary Site HOPE VI development. (Tape Side A: Queue 11 – 145)**

Mr. Gresley said that this item would combine Phases 1A and 1B if we do not receive the 9% tax credit allocation on Phase 1A and allow the developer partners, EBALDC and The Related Companies to submit a 4% tax credit application. Mr. Gresley requested to add in the resolution that the Commission makes a finding of necessity based on urgency to include an additional \$230,000 with the expectation that the number of units would be increased from 33 to 35 in this combined phases.

Discussion followed. Mr. Neville provided answers to questions raised by the Commissioners. Mr. Bruce Plebuch, Legal Counsel, noted that because less than two-thirds of the Commissioners were present, it would be necessary for a unanimous approval, finding that there is a need to take immediate action and that the need for action came to the attention of the legislative body too late to have been included on the agenda. Commissioner Pittman moved approval of the motion as revised. Commissioner Mills seconded and the Board voted unanimous approval.

**C. Consideration and approval of resolution authorizing the purchase of real property adjacent to the Service Center at 1180 – 25<sup>th</sup> Avenue, Oakland.**

Mr. Gresley requested to withdraw this item.

**D. Consideration and approval of resolution authorizing the purchase of real property located at 809 – 70<sup>th</sup> Avenue and 6920 Snell Street. (Tape Side A: Queue 150 - 238)**

Mr. Neville and Mr. Hoppe from Development Department showed two diagrams of the properties and provided a presentation. Commissioner Shelby asked which property the Authority currently owns and if there are additional properties expected. She also asked if the Authority proposes to build units for senior citizens. Mr. Neville provided details. Commissioner Pittman moved approval of the resolution. Commissioner Mills seconded and the Board voted unanimous approval.

E. Presentation by Monsa Nitoto, Coalition for West Oakland Revitalization.  
**(Tape Side A: Queue 239 - 412)**

Mr. Monsa Nitoto is the chief spokesperson for the Coalition for West Oakland Revitalization (CWOR). He briefly described CWOR as a monitoring, planning and advocacy organization that promotes awareness in West Oakland. Mr. Nitoto noted CWOR's participation in the closure of Red Star Yeast Factory and that its closure resulted in increased property values in the surrounding area. He said that CWOR contributed to the success of the Authority's projects like the Mandela and Chestnut Court projects. He requested that the Authority make a contribution toward CWOR's goal of raising \$100,000.

Mr. Plebuch said that giving funds, as gifts by the Housing Authority to a private entity, would violate the public gifts prohibition under California law. A discussion ensued. Commissioner Mayne asked whether Mr. Nitoto was looking for an opportunity to partner with the Housing Authority in the purchase of the property, or an opportunity to assist the Housing Authority in the purchase. Mr. Nitoto said no. Commissioner Mayne would like Mr. Nitoto to prepare his proposal and meet with staff.

F. Consideration and approval for Commissioner Pittman to attend the NAHRO National Convention and seminar, "Commissioners' Fundamentals," in Dallas, Texas on the dates of October 19 – 24, 2003. **(Tape Side A: Queue 413 - )**

Commissioner Mayne indicated he would like to attend the convention. Commissioner Mills moved approval to authorize Commissioners Pittman and Mayne to attend the NAHRO convention in Dallas on October 19 – 24, 2003. Commissioner Shelby seconded and the Board voted unanimous approval.

VIII. Recognition of people wishing to address the Commission. **(Tape Side A: Queue 438 - 561)**

Mr. Alexander Pratt, the only speaker, represents Capital Vision Equity (CVE). Mr. Pratt gave an update on the Foothill Family Apartments. He indicated that CVE staff, along with Simpson Housing staff, their partner, is meeting with the Authority's staff on Friday, August 26, 2003. Commissioner Pittman asked whether the staff from Simpson Housing would be able to attend the meeting. Commissioner Mayne expressed concerns about some deadlines not being met. Mr. Pratt noted that presently there are no pending problems.

IX. Written Communications. **(Tape Side A: Queue 563 - 696)**

The Commissioners raised questions about the "For Cause Eviction" and the "Multi-Purpose Building." Mr. Gresley and Mr. Roche provided answers.

The Commissioners also raised questions about the Self Sufficiency Program under the Management Assessment for Public Housing Agencies. Ms. Sharon Harrison Brown provided the answers.

X. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission. (Tape Side A: Queue 697 – 820 and Side B: Queue 1 – 30)

- Mr. Gresley indicated that he and Ms. Sharon Harrison Brown attended the Council of Large Public Housing Authority (CLPHA) meeting in Milwaukee on September 17 – 19, 2003, and provided the Board with briefings they have gathered during the meeting. For example, HUD would increase the Authority's budget funding to 94.7%. Congress is considering writing into some of their appropriations the recapture of some unspent HOPE VI funds from projects that were funded prior to 1997.
- Mr. Gresley informed the Commissioners about the celebration of the Chestnut Court HOPE VI Home Ownership Program developed by Em Johnson, on September 23, 2003 at 5:30 pm at 32<sup>nd</sup> Street and Martin Luther King Jr. Way. Mr. Gresley said that the Authority is having its own reception to celebrate the Home Ownership Program, and would take place at the beginning of the regular Commissioners meeting on October 27, 2003.
- Mr. Gresley reminded the Commissioners that the next Special Board meeting is on October 8, 2003, from 12:00 noon to 2:00 p.m.
- On October 9, 2003, there will be a grand opening of Linden and Chestnut Courts properties to take place at Linden Court at 11:30 a.m.
- Mr. Gresley informed the Board that on Thursday, September 25, 2003, he would be one of the panelists on the subject of the "State of Public Housing: Are we Better or Worse off" since the Bush Administration took office in Washington, D.C. The panel is part of the Congressional Black Caucus Foundation Legislative Conference.

XI. Reports of Commission committees.

Commissioner Pittman asked about the progress of the committee to be formulated on Section 8. Mr. Gresley said he would remind Chair Winnie about the formation of the committee.

XII. Announcements by Commissioners.

There were none.

XIII. Adjournment.

Without any further business, the meeting was adjourned at 8:24 p.m.

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Chair

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Secretary