

*Please read "Consideration of Complaints by Commission" before filling in form.*

*If you wish to address the Commission, you must fill in a form prior to the meeting with your name, address, phone number and the number or letter of the relevant agenda item. Forms are provided on the table by the entrance. Give completed forms to the Secretary.*

Commission Members

CHAIR MOSES L. MAYNE, JR.  
VICE CHAIR ROBERT J. PITTMAN, JR.  
COMMISSIONER JOE L. BROWN  
COMMISSIONER GREGORY D. HARTWIG  
COMMISSIONER ALFRED LEE  
COMMISSIONER ESTHER PURVIS-ALLEN, M.Ed.  
COMMISSIONER RAMON J. TERRAZAS, M.D., M.P.H.

Executive Director

JON GRESLEY

**HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

**REGULAR MEETING**

**Monday, September 22, 2008 at 6:00 p.m.**

**1619 Harrison Street, Oakland, California, Commissioners' Room first floor.**

**If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1517 (TDD: 510-832-0633). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.**

**Persons wishing to address the Commission are asked to first read "Consideration of Complaints by Commission," then complete a "Speaker Identification Card" and present it to the Secretary at the beginning of the meeting.**



## **AGENDA**

I. Pledge of Allegiance

II. Roll Call

III. Approval of Minutes:

Regular Meeting Minutes of August 14, 2008

IV. Modifications to the agenda

(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists or a need arose after agenda posting.

V. Report from Legal Counsel regarding final decisions made during closed session

VI. Old Business

(Items tabled at the August 14 Special Meeting.)

A. Consideration of a recommendation to amend the Section 8 Administrative Plan to establish a wait list preference for families displaced due to local government action.

B. Consideration of a recommendation to utilize authority granted under the Moving to Work Program to develop a local affordable housing strategy to offer a short term affordable housing preservation program in cooperation with the City of Oakland.

VII. New Business

A. Consent Agenda

Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The

Consent Agenda is adopted in one motion.

1. Authorization to execute a Blanket Purchase Order to the County of Alameda to provide fuel for the Oakland Housing Authority fleet of vehicles.
2. Consideration of recommendation for the selection of Applied Materials & Engineering, Inc. (AME) to Provide Special Inspection and Testing Services for the Tassafaronga Village Development Project and Authorization to Execute a Contract with AME to Provide Such Services.
3. Consideration of recommendation for the award of contracts for site improvements under the Building Envelope Program.
  - a. 3017 West Street- The proposed contract is \$174,763 with Lukate Construction Company.
  - b. 2933 Martin Luther King Jr. – The proposed contract is \$287,376 with Lukate Construction Company.
  - c. 1608 11<sup>th</sup> Avenue. – The proposed contract is \$338,490 with JUV Construction Company.
  - d. 533 59<sup>th</sup> Street. – The proposed contract is \$145,569 with JUV Construction Company.
  - e. 9500-9510 Sunnyside Street. – The proposed contract is \$502,685 with JUV Construction Company.
  - f. 2440 E.21<sup>st</sup> Street – The proposed contract is \$218,339 with Romkon Inc.
  - g. 3366 62<sup>nd</sup> Avenue. – The proposed contract is \$299,146 with Romkon Inc.
  - h. 7209 Holly Street- The proposed contract is \$130,000 with B Side Inc.
  - i. 5125 Martin Luther King Jr. Way – The proposed contract is \$121,740 with B Side Inc.
4. Consideration of recommendation to authorize the travel of Chair Moses L. Mayne to travel to Washington D.C. to meet, along with the Executive Director, with Congresswoman Lee to discuss the Authority's application for the disposition of scattered sites.
5. Consideration of recommendation to authorize the travel of commissioners to attend the National NAHRO Convention and related seminars in San Antonio, Texas, in October, 2008.
6. Consideration of recommendation to authorize the Executive Director

to enter into a new three-year Memorandum of Understanding with the Service Employees' International Union (SEIU) Local 1021.

7. Consideration of recommendation to approve Cost-of-Living Adjustments for unrepresented employees for July 1, 2007 and July 1, 2008.

B. Consideration of a recommendation to authorize the execution of an engagement letter with Morris, Davis, & Chan, LLP ( MDC) to provide Financial Audit Services of the Oakland Housing Authority financial records and procedures for the fiscal year ended June 30, 2008.

C. Consideration of recommendation to approve the Fiscal Year 2008 Making Transitions Work (MTW) Report for submission to the US Department of Housing and Urban Development.

D. Briefing - Informational update in preparation for the Phase 1 closing for the Tassafaronga redevelopment.

E. Consideration of a recommendation to approve the Relocation Plan associated with the Disposition Application to the U.S. Department of Housing and Urban Development for 254 Public Housing scattered site properties and application to the U.S. Department of Housing and Urban Development for tenant protection voucher for all the scattered site units.

F. Consideration of a recommendation to approve the submission to the US Department of Housing and Urban Development an application for the disposition of 1615 units of scattered site Public Housing.

VIII. Recognition of people wishing to address the Commission.

IX. Written Communications.

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

XI. Reports of Commission Committees.

XII. Announcements by Commissioners.

XIII. Adjournment to Closed Session.

**HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

**CLOSED SESSION**

**Monday, September 22, 2008 following the Regular Meeting**

**In the Commissioners Room, first floor, 1619 Harrison Street, Oakland, California.**

**Purpose:** Pursuant to Government Code §54956.9(a) conference with legal counsel regarding existing litigation, The City of Oakland v. Oakland Housing Authority, Alameda County Superior Court No. RG07311262.

**Purpose:** Pursuant to Government Code § 54956.8 a conference with real property negotiators.

**Property:** 616-620 and 634 21<sup>st</sup> Street, and 635 22<sup>nd</sup> Street and 2100 and 2126 Martin Luther King Jr. Way (St. Francis Church site), Oakland, CA. **Owner:** Catholic Diocese of Oakland, **Negotiating Parties:** **Owner:** Frank Arthur, TRI Commercial Real Estate. **EAH:** Al Bonnett, Benny Kwong, Bill Karr of TRI Commercial Real Estate. **Oakland Housing Authority:** Philip Neville, Deputy Executive Director, Michelle Brewer, Attorney.

**Property:** Park Village Apartments, located at 3761 Park Boulevard Terrace in Oakland, CA. **Owner:** The Mortimer Howard Trust, **Negotiation Parties:** **Owner:** Mort Howard, Ed Higgenbotham, Attorney. **EAH:** Al Bonnett, Benny Kwong; Joyce Glatt, Attorney; Bill Karr, TRI Commercial Real Estate. **Oakland Housing Authority:** Philip Neville, Deputy Executive Director, Michelle Brewer, Attorney.

**Property:** 1711 and 1745 14<sup>th</sup> Avenue, Oakland, CA  
**Owner:** Steven O. Von Querner, Grace Von Querner, and Richard H. Roberts.

**Negotiating Parties:**

**Owner:** Robert L. Hamilton, Agent

**Oakland Housing Authority:** Jerry Suich, Real Estate Attorney, Philip Neville, Deputy Executive Director.

**Property: 11<sup>th</sup> and 12<sup>th</sup> located on Alice Street, Oakland, CA**  
**Owner: Encinal Jackson, LLC, Peter Wong Negotiation Parties:**  
**Owner: Encinal Jackson, LLC Peter Wong Oakland Housing**  
**Authority: Philip Neville and Alvin Bonnett Senior Vice President,**  
**Real Estate Development, EAH Housing.**

**Purpose: Pursuant to Government Code Section § 54957.6 conference with Labor Negotiators.**

**Negotiation Parties: Authority Designated Representatives: Fran Buchanan, Labor Consultant; Pamela Foster, Director of Human Resources; Patricia Ison, Director of Property Operations; and Mark Stephenson, Director of Leased Housing. Employee Negotiators: AFL-CIO; SEIU, Local 1021 (previously 1877 and 790); and OPEIU, Local 29.**

**Purpose: Pursuant to Government Code § 54957 performance Evaluation of the Executive Director.**

THE HOUSING AUTHORITY OF THE CITY OF  
OAKLAND, CALIFORNIA

Moses L. Mayne, Jr., Chair of the Commission

By \_\_\_\_\_  
Secretary

cc: Legal Counsel and Mailing List