

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, SEPTEMBER 22, 2008
[Meetings are recorded. A copy of the recording can be made available
via email by sending a request to dbutler@oakha.org or by calling 510-874-1517]

REGULAR MEETING

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne Jr. presided and called the meeting to order at 6:09 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were Joe L. Brown, Greg D. Hartwig, Alfred Lee, Robert J. Pittman Jr., Esther Purvis-Allen, and Chair Moses L. Mayne Jr. Ramon J. Terrazas was excused.

III. Approval of Minutes

Executive Director Gresley suggested two corrections to the minutes: Add the word "Commissioners" in front of the word "expressed." Under Written Communications, Mr. Gresley suggested changing the wording to: "There was no discussion of written communications." Commissioner Lee moved approval of the minutes as corrected. Commissioner Brown seconded and the Board voted unanimous approval.

IV. Modifications to the Agenda

There were no modifications.

V. Reports from Closed Session

Jennifer Bell, legal counsel, reported that no final actions were taken in closed sessions.

VI. Old Business

- 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.

Sean Rogan, City of Oakland, and Amy Fishman of East Bay Housing Organizations, addressed the commission in support of the proposal.

Executive Director Gresley explained that displaced families could be assisted through over-leasing. Therefore, families already on the waitlist would not be put at a disadvantage. After brief discussion Commissioner Lee moved to approve the resolution. Commissioner Pittman seconded and the Board voted unanimous approval.

- 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.

Commissioner Lee moved to approve the resolution. Commissioner Pittman seconded and the Board voted unanimous approval.

VII. New Business

A. Consent Agenda:

Mr. Jon Gresley explained that Items 1 through 7 on the agenda were prepared as a consent item so that the Board could adopt all items 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 11th Avenue. – The proposed contract is \$338,490 with JUV Construction Company.
 - d. 533 59th 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.21st Street – The proposed contract is \$218,339 with Romkon

- Inc.
- g. 3366 62nd 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.

Commissioner Hartwig moved to approve items 1 through 3 in the Consent Agenda. Commissioner Lee seconded and the Board voted unanimous approval.

- 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.

Commissioner Pittman moved to approve items 4 through 7 in the Consent Agenda. Commissioner Hartwig seconded and the Board voted unanimous approval.

- 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.

Mr. Gresley called upon Stephen Knight, Finance Director, to give a briefing on this item.

Following a brief discussion, Commissioner Lee moved to approve this resolution. Commissioner Brown seconded and the Board voted unanimous approval.

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.

Sean Heron, Oakland Housing Authority's Sr. Policy Analyst, briefly went over the revised MTW Plan and handed out corrections to information on emergency work orders.

After the discussion, Commissioner Pittman moved to approve the resolution. Commissioner Hartwig seconded and the Board voted unanimous approval.

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

Mr. Gresley, called upon Phil Neville, Deputy Executive Director for Real Estate Development, to give an overview of the Tassafaronga redevelopment. Mr. Neville began the briefing which also included presentations by Nicole Graham, financial consultant from CSG, and Michelle Brewer and John Haygood of the Law Offices of Goldfarb and Lipman, and Bridget Galka, Senior Housing Development Manager. The briefing provided background information to prepare the commissioners for the expected October 6 special meeting of the commission in preparation for the closing of phase 1 later in October.

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.

Mr. Gresley addressed the Commission regarding this plan. Mr. Gresley summarized key features of the relocation plan. He summarized written comments received and the Authority's responses.

The following individuals addressed the Commission regarding the Relocation Plan:

1. Aime Fishman, the Executive Director of *EBHO*. Ms. Fishman expressed her concern regarding the Relocation Plan.
2. Eric Stephens, Member of Just Cause Oakland, and an Oakland resident was not in favor of the plan.
3. Lisa Grief, Staff Attorney with *Bay Area Legal*. Ms. Grief asked the Commissioner to extend the 120 day option to move, she felt the time

allotted was unreasonable. Overall Ms. Grief would like more clarification of the overall plan.

Following discussion, Commissioner Pittman moved to approve the resolution. Commissioner Brown seconded and the board voted unanimous approval.

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.

Mr. Gresley provided a summary of the history leading up to the proposal for disposition and also summarized key features of the application. He described the process that had been followed to provide an opportunity to inform residents about the application and to provide for public comment. He summarized written comments received and the Authority's responses.

There were several speakers that addressed the Commissioners regarding this item. The speakers listed concerns, expressed opposition and asked questions for clarification concerning the plan. Speakers were:

Ms. Hickman, Oakland Resident, and *Just Cause Member*.

Charlene Webberburn, *Just Cause Oakland Member*.

Teresa Harris, *Just Cause Oakland Member*.

Jimmie Mack, *Just Cause Oakland Member*.

Andre Wright, *Just Cause Oakland*.

Alma Blackwell, scattered site property resident.

Sean Slatter, public housing resident.

Cynthia Collins- *Just Cause Oakland Member*.

Elaine Montgomery, *Just Cause Oakland Member*.

Ms. Sherry. *Just Cause Oakland Member*.

Craig Castellonet, *Public Interest Law Project*

After a brief discussion, Commissioner Pittman moved to approve the resolution. Commissioner Lee seconded the motion and the Board voted approval with five "Ayes." Commissioner Purvis-Allen abstained from voting.

VII. Recognition of People Wishing To Address the Commission

Tasha Landry, a resident of a scattered site, expressed concerns concerning security at her site. Mr. Gresley suggested she speak with members of the Authority staff from Office of Property Operations and OHA Police to address her concerns.

VIII. Written Communications

Mr. Gresley announced two articles published by the *Globe Newspaper*. One article celebrates the Oakland Housing Authority book give away, which took place in August. The second article Mr. Gresley spoke about announces the opening of Mandela Gateway Townhouses which took place in July.

IX. Executive Director's Report Regarding Matters of Special Interest to the Commission Occurring Since the Last Meeting of the Commission.

There were no questions or comments on the Executive Director's report.

X. Reports of Commission Committees

XI. Announcements by Commissioners

Chair Mayne appointed Commissioners Pittman, Hartwig and Purvis-Allen to the Audit committee.

XII. Adjournment

The meeting was adjourned to closed session at 9:48 p.m.

CLOSED SESSION

The Oakland Housing Authority Board of Commissioners convened in Closed Session at 1619 Harrison Street, Oakland, California on the above date. Chair Mayne called the meeting to order at 9:58 p.m.

- 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.
- Pursuant to Government Code § 54956.8 a conference with real property negotiators.

Property: 616-620 and 634 21st Street, and 635 22nd 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 14th Avenue, Oakland, CA

Owner: Steven O. Von Querner, Grace Von Querner, and Richard H. Roberts.

Negotiating Parties:

Owner: Robert L. Hamilton, AgentOakland Housing Authority: Jerry Suich, Real Estate Attorney, Philip Neville, Deputy Executive Director.

Property: 11th and 12th 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.

- 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.

- Pursuant to Government Code § 54957 performance Evaluation of the Executive Director.

The closed session was adjourned at 10:30 p.m.

Chair

Secretary