

MINUTES OF THE SPECIAL MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA  
HELD MONDAY, SEPTEMBER 22, 2008

**SPECIAL MEETING**

The Oakland Housing Authority Board of Commissioners convened a Special Meeting in the Compass Room, Waterfront Plaza Hotel, Jack London Square, 10 Washington Street, Oakland, California on the above date. Vice Chair Robert J. Pittman called the meeting to order at 9:30 a.m.

I. Roll Call

Commissioners present were Joe L. Brown, Greg D. Hartwig, Robert J. Pittman Jr., and Esther Purvis-Allen. Ramon J. Terrazas was excused. Commissioner Alfred Lee joined the meeting at the end of the roll call.

II. Board Development

General Counsel, Jennifer Bell, provided a briefing and addressed questions from the commissioners on the following topics:

1. Briefing on the Ralph M. Brown Act
2. Briefing on the Public Records Act
3. Discussion of the function of committees

Chair Moses Mayne joined the meeting at approximately 11:15 AM

III. Discussion of issues of interest to the Commissioners

Chair Mayne lead a discussion of issues. He began by inviting Executive Director, Jon Gresley, to present a list of priority items developed by staff for the Board of Commissioners to consider during their deliberations:

- Rent simplification
- Mandatory direct deposit of HAP checks to landlords
- Expanding web-based (paperless) business
- Site-based wait lists
- Local preferences on admissions
- Incentives on economic progress (e.g. FSS revisions)
- Future of Public Housing
- Development/Reserve strategy
- Business plan for disposition
- Business plan for non-disposed sites
- Business Plan if there is no disposition
- Business systems – budgeting, monitoring, tracking, and non-federal procedures

- Plan for underutilized sites
- One program
- Expand project-based vouchers
- Grow capacity for asset management
- Expanding resident services

IV. Adjourn for lunch

The meeting was adjourned for lunch at 12:05 pm.

The meeting was re-convened at 12:50 pm. Chair Mayne continued the discussion with priority setting of issues of interest to the Commissioners. The Board developed the following working list of issues:

- Communication
  - More communication
  - Create open environment
  - Board to staff
  - Staff to board
  - Board contact through Executive Director
  - OHA to Public
  - Public to OHA
  - Phone calls
  - Voicemail
  - Local communication
  - Power brokers
  - Stakeholders
  - Residents/participants (AMP, staff, contract managers)
  - Publish organizational chart with phone numbers
  - Legislative
  - Community perception
- Resident Advisory Committee – increase Section 8 participation
- Increase Section 8 landlord participation
- Strategic planning tools
- Disposition plan
- Emergency preparedness
- Fraud
- Audit committee
- Incentives for potential residents/participants
- Budget committee (standing?) quarterly review
- Long range planning
- Plan B
- Planning committee
- Operational/Risk Avoidance

- Planning – Programs, Develop Services, Preservation
- Dashboard Report
- Screening and Preferences
- Expand Project Based Voucher Program
- One Program
- Expand Resident Programs

From the list of issues above, the following priorities were identified by the Board:

1. Communications (internal and external)
2. Planning programs, develop and expand resident services
3. Screening and preferences
4. Expand Project Based Voucher Program
5. One Program

In addition, the following were identified as Board committees:

- Long Range Planning
- Operational (Risk Avoidance, Emergency Preparedness, Fraud Prevention)
- Budget
- Audit

V. Recognition of people wishing to address the Commission.  
There were no people wishing to address the Commission.

VI. Adjournment to Closed Session.  
The meeting was adjourned to Closed Session at 3:45 p.m.

### **CLOSED SESSION**

The Oakland Housing Authority Board of Commissioners convened in Closed Session at 3:55 p.m. in the Compass Room, Waterfront Plaza Hotel, Jack London Square, 10 Washington Street, Oakland, California on the above date. Chair Mayne called the meeting to order at 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 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.

- 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.

Adjournment:

The meeting was adjourned at 4:30 p.m.