

MINUTES OF THE REGULAR MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA  
HELD MONDAY, SEPTEMBER 24, 2007

[Meetings are recorded. A copy of the recording can be made available  
via email by sending a request to [fvital@oakha.org](mailto:fvital@oakha.org) or by calling 510-874-1517]

**Closed Session**

The Oakland Housing Authority Board of Commissioners convened in Closed Session in the Executive Conference Room, second floor at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne Jr. called the session to order at 6:10 p.m. for the purpose of conferencing with Legal Counsel regarding a potential litigation case, pursuant to Government Code §54956.9 (b).

**Attendance**

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

The closed session was adjourned at 6:40 p.m. to a regular meeting.

**Regular Meeting**

The Oakland Housing Authority Board of Commissioners convened its regular meeting in the Commissioners Room, first floor at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne Jr. called the meeting to order at 6:51 p.m.

I. **Pledge of Allegiance**

II. **Roll Call**

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

III. **Report from the Legal Counsel regarding final decisions made during the Closed Session on August 27, 2007.**

General Counsel Jennifer Bell indicated there were no final decisions to report.

IV. **Modifications to the Agenda**

Mr. Jon Gresley withdrew Item F under New Business – Approval of Fiscal Year 2007 MTW Report for submission to HUD, and it would come back at the October board meeting.

Commissioner Joe L. Brown moved to discuss Item E first – Consideration of complaint from Section 8 Landlord, Lillie Hurd under New Business and to be followed by Agenda Item VI – Recognition of people wishing to address the Commission. The Commissioners agreed.

V. New Business

E. Consideration of complaint from Section 8 Landlord, Lillie Hurd.

Ms. Hurd provided background information about her complaint.

A brief discussion with questions and answers followed. The Board advised Ms. Hurd to check with staff for steps to resolve her claims.

VI. Recognition of people wishing to address the Commission.

The only speaker was Mr. Ernest Moseley. Mr. Moseley became homeless and requested help in finding a home. The Board referred him to staff.

V. New Business

A. Consideration of proposed construction contract for the replacement of roof at 2258 35<sup>th</sup> Avenue.

Staff briefed the Commission on the roof replacement at 2258 35<sup>th</sup> Avenue.

A brief discussion with questions and answers followed.

Commissioner Pittman moved to approve the resolution. Commissioner Hartwig seconded and the Board voted. Commissioners Brown, Hartwig, Pittman, Taylor and Chair Mayne voted yes. Commissioner Lee opposed.

B. Consideration of proposed construction contract for the placement of roof at 656 & 666 53<sup>rd</sup> Street.

Staff briefed the Commission on the roof replacement at 656 & 666 53<sup>rd</sup> Street.

A discussion with questions and answers followed.

Commissioner Pittman moved to approve the resolution. Commissioner Hartwig seconded and the Board voted. Commissioners Brown, Hartwig, Pittman, Taylor and Chair Mayne voted yes, while Commissioner Lee voted no.

C. Approval of procurement of three police vehicles.

Staff gave a briefing on this item and a brief discussion followed.

Commissioner Pittman moved to approve the resolution. Commissioner Taylor seconded and the Board voted. Commissioners Hartwig, Lee, Pittman, Taylor and Chair Mayne voted yes. Commissioner Brown opposed.

D. Approval of procurement of Property Fire Insurance.

Staff provided a briefing on the procurement of Property Fire Insurance.

A discussion with questions and answers followed.

Commissioner Hartwig moved to approve the resolution. Commissioner Taylor seconded and the Board voted unanimous approval.

G. Briefing on funding options for the redevelopment of Tassafaronga.

Staff provided a briefing on this item, and a discussion with questions and answers followed.

H. Consideration of proposed additional funding for the revitalization of Tassafaronga Village.

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

I. Consideration of recommendation for the submission of an application to the State of California for a Multi-family Housing Program (MHP) Grant.

Staff gave a background description of this item.

A brief discussion with questions and answers followed.

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

J. Appointment of Commission Committee to review the performance of the

Executive Director and to review contract terms between the Executive Director and the Authority.

Chair Mayne appointed Commissioners Pittman, Hartwig and Taylor to this committee.

VII. Written Communications.

Mr. Gresley informed the Board that the Authority had received a letter from HUD indicating that seventy-five (75) Section 8 tenant protection vouchers have been approved for the Tassafaronga Revitalization Project.

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

Mr. Gresley noted that on the Monthly Status Report, we added Tassafaronga Village Revitalization and State 12/State 6 Dispositions.

Mr. Gresley said that in lieu of the November and December meetings, a special meeting will be held on December 10.

Mr. Gresley said we were not able to include the minutes of August 27 for approval; they will be included on the agenda for next month.

Mr. Gresley introduced Ms. Anamarie Avila Farias, Management Analyst in the Office of Property Operations. He also introduced Ms. Pamela Foster, Mr. Mark Stephenson, Mr. Craig McBurney, and Ms. Fran Buchanan to Commissioner Taylor.

The For-Cause Evictions, State 12 and State 6 Dispositions, and the LEP Plan in the Monthly Status Report were discussed.

Chair Mayne would like the PSWRC –NAHRO's Fall Workshop in Clark County, Nevada on November 17 – 20 to be included on the agenda next month.

IX. Reports of Commission Committees.

There were none.

XI. Announcements by Commissioners.

There were none.

XII. Adjournment to Closed Session.

The regular meeting was adjourned at 8:45 p.m. to closed session.

**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 9:05 p.m. regarding the following:

- Conference with Labor Negotiators pursuant to California Government Code §54957.6.
- Conference with Legal Counsel pursuant to Government Code §54956.9(a) regarding the following case which is pending in the Alameda Superior Court: Ebony Smith vs. OHA, Case No. RG06283576.
- Conference with its real estate negotiators regarding acquisition of real property pursuant to California Government Code §54956.8 (price and payment terms) for property situated at 2935 Telegraph Avenue, Oakland, California.

Attendance

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

The Closed Session was adjourned at 9:45 p.m.

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Chair

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Secretary