

MINUTES OF THE REGULAR MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA  
HELD MONDAY, SEPTEMBER 25, 2006

The Oakland Housing Authority Board of Commissioners convened its Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. While waiting for Chair Moses L. Mayne, Jr. to arrive, Vice Chair Robert J. Pittman, Jr. presided and called the meeting to order at 7:05 p.m.

I. Pledge of Allegiance

Commissioner Ramon J. Terrazas led the Pledge of Allegiance.

II. Roll Call

Commissioners present were Joe L. Brown, Gregory D. Hartwig, Alfred Lee, Robert J. Pittman, Jr., and Ramon J. Terrazas. Chair Moses L. Mayne, Jr. arrived shortly after the start of the meeting. Commissioner Jacqueline Taylor was excused.

III. Report from the Legal Counsel regarding final decisions made during Closed Session on September 13, 2006.

No final decisions were announced.

IV. Approval of Minutes: Special Meeting of August 9, 2006  
Regular Meeting of August 28, 2006

Commissioner Brown moved to approve the above minutes. Commissioner Terrazas seconded, and the Board voted unanimous approval.

V. Modifications to the Agenda

There were no modifications to the Agenda.

VI. New Business

A. Authorization of the Executive Director to acquire real property at 321 – 17<sup>th</sup> Street and for the Executive Director to file a Notice of exemption under the California Environmental Quality Act (CEQA).

Mr. Gresley said that in Closed Sessions held by the Board, the Commissioners authorized staff to make an offer to acquire the real property at 321 – 17<sup>th</sup> Street,

Oakland, CA. He said there were two actions to be taken. First, the Board should authorize us to acquire the property in open session. Second, the Board should authorize the Executive Director to file a Notice of Exemption under CEQA.

Commissioner Lee moved approval of the motion. Commissioner Terrazas seconded, and the Board voted unanimous approval.

B. Consideration of recommendations related to the revitalization of Tassafaronga Village:

Mr. Gresley called upon Deputy Executive Director for Real Estate Development Phil Neville to present the items related to Tassafaronga.

1. Recommendation to approve the submission of an application as the project sponsor to the State of California, Department of Housing and Community Development Multifamily Housing Program (MHP).

Mr. Neville outlined the purpose of the proposed application, as well as its relation to the potential for a HOPE VI grant.

After brief discussion, Commissioner Mayne, who had just joined the meeting, moved approval of the resolution. Commissioner Terrazas seconded and the Board voted unanimous approval.

2. Adoption of Environmental Findings and Mitigation Measures Pursuant to CEQA for the Tassafaronga Village Revitalization Project.

Mr. Neville outlined the issues related to Findings and Mitigation Measures pursuant to CEQA. He pointed out that there were a few changes to the report the Commissioners have been given, and he passed out the changes. He also said that in order for the Commissioners to adopt these findings, they needed to see the actual report. He said the conclusion is that we were getting mitigated negative declaration, and he explained what it was and gave examples. Mr. Neville said that the disposition of public housing property and potential use of federal funding required a concurrent review by the City under the National Environmental Protection Act (NEPA). The City also adopted a Finding of No Significant Impact (FONSI) under NEPA.

Following question by the Commissioners with responses by staff and discussion, Chair Mayne moved approval of the item. Commissioner Terrazas seconded, and the Board voted unanimous approval.

3. Acceptance of Wells Fargo Bank, N.A. permanent and construction loan commitment letter.

Mr. Neville said that this item calls for a resolution authorizing the Executive Director to accept and execute a commitment letter from Wells Fargo Bank, N.A. (“Wells Fargo”) for a construction loan and a permanent loan. Mr. Neville provided explanation of the two loans.

Chair Mayne moved approval of the resolution. Commissioner Terrazas seconded, and the Board voted unanimous approval.

4. Approval of a contract with Goldfarb and Lipman, LLP to provide legal advisory services for the Tassafaronga Village Revitalization Project.

Mr. Neville gave background and outlined the provisions of a proposed \$60,000 contract with Goldfarb and Lipman for legal counsel services for the Tassafaronga Village Revitalization Project. Mr. Neville said the funding will be drawn from the Section 8 Local Reserves.

After a brief discussion, Chair Mayne moved approval of the resolution. Commissioner Terrazas seconded, and the Board voted unanimous approval.

C. Approval of the use of additional Local Funds for park construction at the Lion Creek Crossing HOPE VI primary site and amending the Predevelopment Services Agreement.

Mr. Gresley provided brief background and said this recommendation is to gain approval to advance more funds to allow our partners to develop the park. The additional funds would be reimbursed from other grants. He called on Mr. Neville for a briefing.

Mr. Neville reminded the Commission of its previous authorization and gave additional explanation of the need for the funds at this time.

Discussion followed concerning public access to the park, funding, accelerating the completion of the temporary park and being sure the park is not viewed as an Authority park. Following discussion, Commissioner Terrazas moved approval of the resolution. Commissioner Pittman seconded, and the Board voted unanimous approval.

D. Adoption of Limited English Proficiency Plan:

1. Recommendation to revise the Authority's Section 8 Administrative Plan to improve assistance provided to persons with limited English proficiency.
2. Recommendation to revise the Authority's Public Housing Admissions and Continued Occupancy Plan to improve assistance provided to persons with limited English proficiency.

Mr. Gresley noted that briefings on these have been provided at the August and September workshop meetings, and we now have the final drafts. Mr. Villarreal discussed the comments received from the Law Center for Families and Bay Area Legal Aid.

A brief discussion followed with comments from the Commissioners.

Commissioner Lee moved approval of the two recommendations. Commissioner Pittman seconded, and the Board voted unanimously.

- E. Approval of "Making Transitions Work" (MTW) Annual Report to the U.S. Department of Housing and Urban Development (HUD) for fiscal year 2006.

Mr. Gresley said that a draft of the Annual Report was presented to the Board in our last meeting. It is a report on the outcomes measured during the fiscal year 2006. He called upon Mr. David Lipsetz, Senior Policy Analyst, for a briefing.

Mr. Lipsetz provided a handout to the Commissioners that replaces the first section of the Report. He outlined the changes from the earlier draft.

Discussion followed with primary questions on the way Hispanic clients are counted and reported. Following discussion, Commissioner Pittman moved approval of the recommendation. Commissioner Terrazas seconded, and the Board voted unanimous approval.

- F. Approval of a revised and updated Public Housing Lease and House Rules.

Mr. Gresley said that the Board has been briefed on the proposed lease and house rules in prior workshop sessions. He called on Ms. Sharon H. Cossey, Deputy Executive Director for Property Operations, for a briefing.

Ms. Cossey discussed the development of the proposed lease and house rules, including input from various Bay Area advocates and our Resident Advisory Board (RAB). She indicated we plan to translate the Lease into Chinese,

Spanish and Vietnamese.

Discussion followed with questions related to the section of “Use of Unit by Members of the Household Only.” Commissioner Lee moved approval of the resolution with all the suggestions to be made. Commissioner Terrazas seconded, and the Board voted unanimous approval.

G. Approval of revised and updated Schedule of Maintenance Charges.

Mr. Gresley said this was brought to the Board at the last workshop session. After brief questions and discussion, Commissioner Lee moved approval of the resolution. Commissioner Pittman seconded, and the Board voted unanimous approval.

H. Approval of contract for the replacement of the sanitary sewer at 2402 East 27<sup>th</sup> Street.

Mr. Gresley provided background on sewer problems at 2402 East 27<sup>th</sup> Street and described the bidding. Following brief discussion, Commissioner Pittman moved the approval of the recommendation. Commissioner Terrazas seconded, and the Board voted unanimous approval.

I. Approval of contract for the replacement of the roof at 2001 MacArthur Blvd.

J. Approval of contract for the replacement of the roof at 1619 Harrison Street.

Commissioner Pittman asked that Items I and J be taken and approved together. The Board approved the recommendation.

Mr. Gresley said that during the summer we amended our Annual Plan to increase the amount of resources that are budgeted for the replacement of roofs, and he provided a brief background of the current condition of the roofs at 2001 MacArthur Blvd. and 1619 Harrison Street. Mr. Gresley called on Ms. Cossey who provided an update of all the roofs that are scheduled for replacement as well as a description of the bidding of the roofs for Harrison and MacArthur.

Commissioner Pittman moved approval of the resolutions. Commissioner Brown seconded, and the Board voted unanimous approval.

K. Approval of amendment to architectural and engineering (A&E) contract for 6921 Fresno Street to include A&E services for the comprehensive rehabilitation of 6916 Arthur Street.

Mr. Gresley said that the Board previously authorized the award of a contract to H&Y

Architects to do the design of 6921 Fresno Street, which is on one street that intersects with Arthur Street. Mr. Gresley explained the close relationship of the two sites and the benefits of adding the second site. He also outlined the provisions of procurement for A&E services that permitted the addition of this work.

After discussion, clarifying the needs of the site, Commissioner Lee moved approval of the recommendation. Commissioner Pittman seconded, and the Board voted unanimous approval.

L. Approval of Commission travel to NAHRO-PSWRC Conference in Tucson, Arizona, November 11 – 14.

Commissioners Mayne, Lee and Brown indicated their interest in attending the PSWRC meeting in Tucson.

After a question by Chair Mayne and instruction by General Counsel Jennifer Bell, Commissioner Mayne moved and Commissioner Pittman seconded and the Board voted unanimous approval to add a Chapter meeting in Santa Barbara. Chair Mayne indicated he would like to go to the conference in Santa Barbara, California on November 2<sup>nd</sup>. Commissioner Pittman moved approval of the requested travel. Commissioner Brown seconded, and the Board voted unanimous approval.

VII. Recognition of people wishing to address the Commission.

There were no persons who wished to address the Commission.

VIII. Written Communications

Mr. Gresley said that we received a letter from HUD dated August 23, 2006, approving our MTW Fiscal Year 2007 Annual Plan.

Commissioner Pittman asked about the For-Cause Evictions (not rent related) on the Monthly Status Report. Mr. Gresley responded and indicated that more information will be provided in a briefing in November.

Commissioner Lee asked how long it would take to turn a unit; how many vacant units we have; and who is responsible for this. Mr. Gresley indicated a report can be provided.

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

Mr. Gresley passed out an article on the San Francisco Chronicle indicating the

proposed federal budget will only provide 78% or eligible operating subsidy for public housing.

Mr. Gresley mentioned a news release from NAHRO concerning the award for Mandela Gateway that we would be receiving in Atlanta.

Mr. Gresley asked if Commissioners were interested in attending an October 11 31<sup>st</sup> anniversary celebration of EBALDC. Commissioners Lee, Brown, Terrazas and Chair Mayne plan to attend.

Mr. Gresley reported that Ms. Janet Acevedo-Ogu is a new Director of Property Operations.

IX. Reports of Commission Committees.

There were none.

X. Announcements by Commissioners.

Chair Mayne introduced Mr. Gregory D. Hartwig, our new Commissioner.

XII. Adjournment to a Closed Session.

The regular meeting was adjourned at 10:12 pm.

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Chair

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Secretary