

NOTES OF THE MEETING – Committee of the Whole
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD WEDNESDAY, OCTOBER 8, 2003

As a quorum was not present, members of the Oakland Housing Authority Board of Commissioners convened as a Committee of the Whole in lieu of a Special Meeting /Work Session in the Commissioners Room, 1619 Harrison Street, Oakland, California on the above date. Chair Richard E. Winnie called the meeting to order at 12:20 p.m.

Commissioners present were Melanie Shelby and Chair Richard E. Winnie. Commissioner Moses L. Mayne, Jr. arrived late. Commissioners Alfred Lee, Marion M. Mills, Robert J. Pittman, Jr. and Jacqueline Taylor were absent.

A. Review of Oakland Housing Authority Mission Statement. (Tape Side A – Queue 6 - 25)

Mr. Jon Gresley provided an overview of the Authority's mission statement, adopted about three years ago.

B. Identification of Core Values. (Tape Side A– Queue 26 - 34)

It was also agreed that the Core Values should be reviewed as a part of the strategic planning process.

C. Briefing on Authority coordination with City of Oakland in addressing substandard properties with Section 8 contracts. (Tape Side A – Queue 35 - 668)

Mr. Gresley gave an overview of the substandard properties with Section 8 contracts. He said that Authority staff members have been working with the Mayor's office and other staff of the City of Oakland to achieve code compliance in rental properties. He called upon Ms. Sharon Harrison Brown, Deputy Executive Director and Mr. Joseph Villarreal, Director of Leased Housing for updates of the process. Ms. Brown noted that the Oakland Housing Authority subsidizes rent for approximately 17.3% of all housing units in Oakland through the Section 8 Voucher program. Serving over 11,000 families, the Authority's Section 8 provides housing subsidies to approximately 12.5% of the Oakland population. She noted that the problem sites were less than a percent of the properties identified as particular problem sites.

Mr. Villarreal provided a handout to the Commissioners and discussed the methods about identifying the problem properties. He said there are 24 Housing Representatives who provide bi-monthly reports on the problem properties. Currently, the Authority has identified 105 problem properties. Mr. Villarreal said that his staff meets with Beat Health, a part of the Authority's Police Department, on a weekly basis. Beat Health deals with issues from drug problems to code violations. Beat Health provides monthly reports on open cases. Other sources in identifying problem properties are the Complaint Line Calls, Fraud/Crime Hotline, Direct Calls and Direct Emails on a daily basis. Arrest Reports, Parole Meetings and Beat Health Referrals are done on a weekly basis.

Mr. Villarreal discussed the methods of handling problem properties, as well as the hurdles in handling the problems.

D. Briefing on Authority efforts to resolve complaints at public housing sites. (Tape Side A – Queue 669 – 807)

Mr. Gresley called upon Ms. Brown for a brief report on efforts to resolve complaints at public housing sites. Ms. Brown said that staff has identified 16 individual or clusters of sites that the Authority is targeting for interdepartmental problem solving strategies. The Housing Management Department is taking the lead in developing and coordinating site-specific strategies. In addition, each of the Authority's departments has lists of sites that are considered to be high priorities for Departmental intervention. Ms. Brown gave examples of identified sites and associated problems. Commissioner Shelby asked about the process in addressing these complaints. Ms. Brown said that Directors meet regularly to determine appropriate coordinated responses and to gauge progress. For each targeted site, goals and success measures are developed and tracked.

E. Briefing on staff discussions with City of Oakland staff on coordination of housing development strategies and funding. (Tape Side A – Queue 809 – 826; Tape Side B – Queue 1 – 131)

Mr. Gresley introduced Ms. Janet Howley and Mr. Jeffrey Angell, both from the City of Oakland. He also introduced Mr. Roy Schweyer from the City of Oakland, who came later during the meeting. Mr. Gresley informed the Board that he had a meeting with Mayor Jerry Brown discussing how the Authority and the City might coordinate their strategies to merge the City's housing development funding with the

Authority's Capital Grant funds for revitalized public housing sites. The Mayor requested that City staff explore the feasibility of such a strategy with Authority staff. Mr. Gresley gave an example. He asked Ms. Howley for any additional information.

Ms. Howley said that staff from the City is anxious to partner with the Authority. She noted that the City and the Authority could start a pilot by taking one or two sites to start with.

F. Briefing on Section 8 utilization and Federal 2003 funding issues. (Tape Side B – Queue 132 – 419)

Mr. Gresley gave a briefing on Section 8 utilization and Federal 2003 funding issues. He called upon Mr. Villarreal for additional briefing. Mr. Villarreal gave handouts to the Commissioners. Mr. Villarreal discussed the HUD's existing Choice Voucher Program and the Maximized Leasing method. He went over the utilization rate report for fiscal year June 2003 – July 2004. The Commissioners asked questions during the course of the briefing. Mr. Gresley, Mr. Villarreal and Ms. Brown provided the answers.

Chair Winnie announced the grand opening of Linden Court on October 9, 2003, at 11:30 a.m. at 1089 – 26th Street, Oakland. He also announced the formation of a subcommittee on the policy statement on Section 8. Commissioners Robert J. Pittman, Jr., Alfred Lee and Marion Mills will serve on the subcommittee, with Commissioner Pittman as the chairperson. Chair Winnie would like to get a report from the subcommittee at the January 2004 regular meeting.

Mr. Gresley announced that HUD would like to conclude the Oakland Housing Authority's MTW Agreement by the end of October. Staff requested HUD for an extended time, either by end of November or end of December 2003.

Mr. Gresley announced that Gloria Taylor sent greetings to staff and asked for prayers for her husband who would have surgery.

Without any further business, the meeting was adjourned at 2:02 p.m.