

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, OCTOBER 20, 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]

CLOSED SESSION

The Oakland Housing Authority Board of Commissioners convened a Special Meeting in the Commissioners' Room, first floor at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. presided and called the meeting to order at 6:10 p.m.

Commissioners present were William Curry, Robert J. Pittman Jr., Esther Purvis-Allen, Greg D. Hartwig, Marlene Hurd, Tanya Pitts and Chair Moses L. Mayne, Jr.

- 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: OPEIU, Local 29.
- Pursuant to Government Code § 54956.8 a conference with real property negotiators.
Property: 901 Jefferson Street, Oakland, California
Owner: A.F. Evans Development Inc.
Owner Contact: A.F. Evans- Natalie Williams
Negotiators: Philip Neville, Deputy Executive Director, and Jerry Suich, Attorney and Realtor.

The Closed session adjourned at 7:04 pm.

SPECIAL MEETING

Oakland Housing Authority Board of Commissioners convened a Special Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. presided and called the meeting to order at 7:12 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were William Curry, Greg Hartwig, Tanya Pitts, Robert J. Pittman Jr., Marlene Hurd, Esther Purvis-Allen and Chair Moses L. Mayne, Jr.

III. Approval of Minutes:

Mr. Gresley asked that the Special Meeting/Planning Retreat minutes of September 22, 2008 be withdrawn to be corrected and considered at the next meeting. Mr. Jon Gresley passed out changes made to the October 6, 2008 Meeting Minutes.

- A. Regular Meeting Minutes of September 22, 2008 and
- B. Special Meeting Minutes of October 6, 2008

Commissioner Pittman moved approval of the September 22 Regular Meeting minutes and the substituted minutes of October 6, 2008. Commissioner Hartwig seconded the motion and the board voted unanimous approval.

IV. Modifications to the agenda.

There were no modifications.

V. Report from Legal Counsel regarding final decisions made during closed session.

Jennifer Bell, Legal Counsel reported that there were no final decisions reached in closed session.

VI. New Business

A. Consent Agenda:

1. Consideration of recommendation to authorize the Executive Director to enter into a new three-year Memorandum of Understanding with OPEIU, Local 29

and

2. Consideration of recommendation to approve a change in the retiree medical vesting schedule for all OHA employees hired on or after October 21, 2008.

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

B. Consideration of recommendation to increase the purchase orders for temporary services.

Pamela Foster, the Director of Human Resource, and Eric Johnson, Deputy Executive Director for Property Operations, provided background on the staff recommendation. The Commissioners expressed the desire that there not be another extension for temporary services.

Following discussion, Commissioners Hartwig moved to approve the resolutions. Commissioner Pittman seconded and the Board voted unanimous approval.

C. Consideration of a recommendation to increase the award of project-based assistance to the Fairmount Apartments.

Mr. Gresley called upon Mark Stephenson, the Director of Lease Housing. Mr. Stephenson gave a briefing on the recommendation to increase the award of project-based Section 8 to the Fairmount Apartments.

Following a brief discussion, Commissioner Pittman moved to approve this resolution. Commissioner Purvis-Allen seconded and the Board voted unanimous approval.

D. Consideration of recommendation to approve the proposed amendment to the Fiscal Year 2009 Making Transitions Work (MTW) Plan for submission to the US Department of Housing and Urban Development

Gresley called upon Mr. Heron to give a briefing on the MTW Plan. Mr. Heron, spoke about amendments needed to reflect changes in the plan to cover four key areas.

- Increased the budget for site acquisitions from \$5 million to \$25 million.
- Increased funding for the Building Envelope Program.
- Addition of new language to assist low-income households displaced by government action.
- Developed a short-term subsidy program to preserve affordable housing resources where there is a risk of imminent displacement of low-income households.

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

E. Consideration of recommendation to award a contract for Good

Neighbor Program to Attitudinal Healing Connection, Inc.

Mr. Gresley briefly spoke about the program which is intended to assist public housing tenants and Section 8 clients to be successful in their relationships with neighbors. Mr. Heron was called upon to give a briefing on the Good Neighbor Program. Mr. Heron, spoke about the request for proposals, procurement and refinement of the program design with the recommended provider of the program. He introduced Aeshah Clottey, the Program Manager of Attitudinal Healing Connections, Inc. Ms. Clottey, briefly explained how the program will be beneficial to the Oakland Housing Authority.

Following a brief discussion Commissioner Pittman moved to approve this item. Commissioner Hurd seconded and the Board voted unanimous approval.

- F. Briefing on proposed changes to the Section 8 Administrative Plan.
Mr. Gresley called upon Mr. Stephenson to give a briefing on the staff proposal. Mr. Stephenson described the several changes in the plan and noted that it is published for public comment. Staff intends to bring this item to the commission at the December 8 commission meeting for formal adoption.

- VII. Recognition of people wishing to address the Commission.
There were no speakers from the public.

- VIII. Written Communication
There were no comments on written communications.

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

Mr. Gresley announced meetings dates for the remainder of the year. Mr. Gresley handed out a media release regarding the Oakland Housing Authority proposal to create supportive housing for people with AIDS.

Mr. Gresley announced the Pacific Southwest Regional Conference taking place in San Francisco, on November 15th through 18th. Mr. Gresley asked the commissioners if they would like to attend. All the commissioners, with the exception of Chair Mayne indicated their interest in attending.

Mr. Gresley also announced the financial closing of Tassafaronga phase 1.

Mr. Gresley reminded the new commissioner of the tour taking place on October 22, 2008 at 3:30 p.m.

Mr. Gresley announced that Danielle Butler the Administrative Assistant is to contact the new Commissioners to schedule training on the Brown Act. The training will be given by Jennifer Bell, Oakland Housing Authority's Legal Counsel.

Mr. Gresley announced he will be in Africa for two weeks. Mr. Gresley will not be reachable, so Phil Neville will be in charge for the month of October. Eric Johnson will be in charge in November.

X. Announcements by Commissioners

Esther Purvis-Allen announced her open house at Prescott elementary school taking place on October 21, 2008.

XI. Adjournment

The meeting adjourned at 9:08 p.m.

Chair

Secretary