

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, OCTOBER 27, 2003

Closed Session

The Oakland Housing Authority Board of Commissioners convened in Closed Session at 1619 Harrison Street, Oakland, California on the above date. Vice Chair Alfred Lee presided in the absence of Chair Richard E. Winnie, and called the meeting to order at 6:07 p.m. regarding the following:

- Briefing regarding acquisition of real property (Foothill Family Apartments) pursuant to California Government Code §54956.8.

The other item regarding acquisition of real property (Property behind Service Center) pursuant to California Government Code §54956.8 was withdrawn.

Attendance

Commissioners present were Vice Chair Alfred Lee, Marion M. Mills, Robert J. Pittman, Jr. and Melanie M. Shelby. Commissioner Jacqueline Taylor and Chair Richard E. Winnie were excused. Commissioner Moses L. Mayne, Jr. was not able to join the Commissioners in Closed Session due to other commitments.

The Closed Session was adjourned at 6:45 p.m. to a reception honoring first-time homeowners followed by a public session.

Reception

Mr. Jon Gresley, Executive Director, gave introductory remarks and congratulated the 15 families who are first-time homebuyers under the Chestnut Court HOPE VI Program. He expressed thanks to Mr. Michael Johnson from Em Johnson, as well as to OHA staff for their support of the program. Mr. Gresley called upon Ms. Patricia Ison, Director of Resident and Community Services Department to introduce the first-time homebuyers. Each of the first-time homebuyers received a \$100 gift certificate and was presented with a bucket full of household tools. Ms. Ison introduced each of the seven homeowners who were present. The Commissioners congratulated the families.

Public Session

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. In the absence of Chair Richard E. Winnie, Vice Chair Alfred Lee presided and called the meeting to order at 7:36 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Report from the City Attorney regarding final decisions made During Closed Session

Legal Counsel Bruce Plebuch said there were no final decisions made during the Closed Session.

IV. Approval of Minutes: Regular Meeting September 22, 2003. (Tape Side A: Queue 51 – 90)

Commissioner Pittman inquired whether there was a distinction between the Minutes of September 22, 2003 Regular session and the Minutes of October 8, 2003 Special Session. The Commissioners who were not present during the October 8, 2003 Special Meeting were marked absent instead of excused. Mr. Gresley said that on the October 8th meeting there was not a quorum and staff recorded who were present and who were absent.

Commissioner Shelby made changes in Section B under New Business – “...approval of Disposition and Development Agreement” Ms. Shelby was looking for particular language that was added in the last meeting. Mr. Gresley said that the particular language was incorporated at the end of the first paragraph and was incorporated into the resolution.

Commissioner Shelby requested a change in Section D “... approval of resolution authorizing the purchase of real property located at 809 – 70th Avenue and” She clarified her comment and said she was asking about the dollar amount associated with the property that the Authority owns in relation to the total budget. Her comment centered on “ how much has the Authority spent and how much was allocated to spend and the comparison.”

Commissioner Shelby made a requested in Section E “Presentation by Monsa Nitoto” She said that when Mr. Nitoto was asked if he was looking for an opportunity to partner with the Authority, the answer that Mr. Nitoto said “no” was incorrect. Mr. Nitoto would like to talk about partnering with the Authority. Mr. Gresley agreed to make the correction that Mr. Nitoto indicated he was interested in partnering with the Housing Authority in some fashion. Commissioner Pittman moved that the Minutes of September 22, 2003 be approved as corrected. Commissioner Mayne seconded and the Board voted unanimous approval.

V. Modifications to the Agenda

There were no modifications made to the Agenda.

VI. New Business

A. Briefing on Coliseum Gardens HOPE VI primary site. (Tape Side A: Queue 97 - 483)

Mr. Gresley gave an update on the status of the HOPE VI primary site and noted that about six items would come at the next Board meeting on November 17th. He said that staff received formal notification that the Authority did not receive the 9% tax credits. Mr. Gresley called upon Mr. Neville for information on the Coliseum Gardens HOPE VI primary site.

Mr. Neville provided an informational briefing. He noted that Mr. Steve Hoppe, HOPE VI Program Manager, would be assisting him. He said that Phase 1A is now combined with Phase 1B. He indicated that EBALDC and The Related Companies are working with the architects, Kodama Diseno on this project. He added that Mr. Mike Pyatok was doing the townhouses.

Mr. Neville described the Predevelopment Services Agreement amendment that would allow some scope of work that EBALDC and The Related Companies would do on the primary site. He also described the amendment of the Master Development Agreement. Mr. Neville continued with a discussion of Phase 2. Mr. Neville noted that there were three architects on the team that EBALDC, Related and Chambers brought forward. There are 150 units in Phase 1 and 129 units in Phase 2. Mr. Neville indicated we hope to fund this project with 9% tax credits. The next 9% competition is expected to be in March 2004. Mr. Neville added that staff hired a consulting firm to do environmental assessment of the property. He said that staff is seeking federal assistance in removing toxics that may be present at the site. Mr. Neville also discussed the homeownership components.

Mr. Neville noted that if funding applications are successful, we should break ground around June or July 2004 on Phase 1 of the rental project, and around November or December 2004 on Phase 2. Mr. Gresley asked Mr. Neville to comment on the timing of the demolition. Mr. Neville said that EBALDC and Related have been taking bids from general contractors.

Discussion ensued. The Commissioners asked questions centering on the homeownership, the 9% tax credits and the timelines on the HOPE VI grants. Mr. Neville and Mr. Gresley provided the answers. Vice Chair Lee would like

to have a summary of the changes in timelines of this project when it is brought back to the Board for approval next month. Mr. Neville clarified that the only change in timeline is for Phase 1A, which has now been incorporated in Phase 1B.

B. Consideration of recommendation to authorize the award of contract for HVAC System Replacement at 1180 25th Avenue – Service Center. (Tape Side A: Queue 484 - 580)

Mr. Gresley said the Authority issued an Invitation to Bid for this project on September 24, 2003. The Bid was advertised in local newspapers and on the OHA web site, and the different chambers of commerce were notified. He said bids were opened on October 14, 2003, and three responsive bids were received. The lowest responsible bidder was Serge's Heating, Inc. of Hayward, CA with a bid of \$149,500. Mr. Gresley recommended that the Board authorize the Executive Director to enter into a contract with Serge's Heating Company for replacement of the HVAC system at 1180 25th Avenue in the amount of \$149,500. The commissioners asked questions and staff provided the answers. Commissioner Shelby moved to approve the recommendation. Commissioner Pittman seconded and the Board voted unanimous approval.

C. Consideration of recommendation to authorize the award of contract for Roof Replacement at 1180 25th Avenue – Service Center. (Tape Side A: Queue 581 - 633)

Mr. Gresley said the Authority issued an Invitation to Bid for this project on September 22, 2003. Advertisements were placed on the OHA web site and in the local newspapers. The different chambers of commerce were also notified. The bids were opened on October 14, 2003, and the Authority received two responsive bids. The lowest bidder was determined to be B & R Roofing Company of Oakland, CA with a bid of \$172,458.09. Mr. Gresley recommended that the Board authorize the Executive Director to enter into a contract with B & R Roofing Company for replacement of the roof and drainage system at 1180 25th Avenue in the amount of \$172,458.09. Commissioner Shelby asked why there was a significant difference of the bids between the two responsive bidders. Mr. Gresley provided the answer. Commissioner Pittman moved to approve the recommendation. Commissioner Shelby seconded and the Board voted unanimous approval.

D. Consideration of recommendation to approve the proposed contract for participation in the Moving to Work Demonstration Program. (Tape Sides A & B: Queue 634 - 835)

Mr. Gresley provided an overview. He said that HUD would like the

Authority's agreement to be approved by the Board as soon as possible. Mr. Gresley said that staff would like to formally submit the agreement to HUD for its consideration and approval. He would like to have the authority to execute the agreement subject to the need to come back to the Board for any substantive changes. Commissioner Pittman asked the meaning of "marginally unsuitable housing applicants" which is on Page 9 under Section II, Letter B. Ms. Brown and Mr. Gresley provided the answers. Commissioner Pittman directed staff to letter C under Section II on Page 10 and asked why in one instance on the transitional conditional housing program, specific disability would not be used as a criteria and then for special designations, certain disabilities would be used as a main criteria. Ms. Brown and Mr. Gresley provided answers. Commissioner Pittman's last question was centered on the redevelopment of public housing sites. Mr. Gresley provided the answer. Vice Chair Lee asked what are considered substantial changes. Mr. Gresley indicated that he would consult with legal counsel to determine whether any change would be substantive. HUD has indicated that they are not likely to make a substantive change.

Commissioner Mayne moved to approve the MTW Agreement and authorization to execute it. Commissioner Pittman seconded and the Board voted unanimous approval.

E. Consideration of recommendation to approve the proposed submission of a Demolition Application for 2509 77th Avenue. (Tape Side B: Queue 835 - 894)

Mr. Gresley gave background information on a demolition application. He indicated that staff would need to apply for a demolition grant no later than November 10th. He added that the Authority would be eligible for about \$120,000 for the payment of the demolition of the site. Mr. Gresley recommended that the Board authorize the Executive Director to execute documents and certifications and submit to HUD for approval a request to demolish the 22-units of public housing at 2509 77th Avenue in East Oakland. Commissioner Mayne moved approval of the recommendation. Commissioner Pittman seconded and the Board voted unanimous approval.

VII. Recognition of people wishing to address the Commission.

There were no speakers who wished to address the Commission.

VIII. Written Communications. (Tape Side B: Queue 896 -)

The Commissioners asked questions on the Monthly Status Report. Staff provided answers. Mr. Gresley announced the Employees Association Dinner-Dance event on

November 15, 2003 at the Waterfront Plaza Hotel. Invitations from the employees association were passed out to the Commissioners. Mr. Gresley announced the Holiday Splendor on Thursday, December 11, 2003 at 5:00 p.m. at the Lake Merritt Garden Center. He also announced the Employees Recognition Reception to be held on Thursday, December 18, 2003 at 3:00 p.m. in the Commissioners Room.

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

Mr. Gresley reported on two awards received by the Housing Authority.

X. Reports of Commission committees.

Commissioner Pittman reported that a meeting on the Section 8 Committee would be scheduled.

XI. Announcements by Commissioners.

There were no other announcements by Commissioners.

XII. Adjournment.

Without any further business, the meeting was adjourned at 9:03 p.m.

Chair

Secretary