

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, NOVEMBER 17, 2003

Closed Session

The Oakland Housing Authority Board of Commissioners convened in Closed Session at 1619 Harrison Street, Oakland, California on the above date. Chair Richard E. Winnie called the meeting to order at 6:15 p.m. regarding the following:

- Conference regarding acquisition of real property (814 – 69th Avenue) pursuant to California Government Code §54956.8.
- Conference regarding acquisition of real property (822 – 69th Avenue) pursuant to California Government Code §54956.8.
- Conference regarding acquisition of real property (844 – 69th Avenue) pursuant to California Government Code §54956.8.
- Conference regarding acquisition of real property (7001 Snell Street) pursuant to California Government Code §54956.8.
- Conference regarding acquisition of real property (Foothill Family Apartments) pursuant to California Government Code §54956.8.
- Conference regarding acquisition of real property (Property behind Service Center) pursuant to California Government Code §54956.8.

Attendance

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

The Closed Session was adjourned at 6:50 p.m. to a public session.

Public Session

The Oakland Housing Authority Board of Commissioners convened a Special Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Richard E. Winnie called the meeting to order at 7:00 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 Chair Richard E. Winnie. Commissioners Alfred Lee and Jacqueline Taylor 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 of October 27, 2003

The Minutes of the regular meeting of October 27, 2003 were approved as submitted.

V. Modifications to the Agenda

There were no modifications made to the Agenda.

VI. New Business

A. Introduction of the Authority's Landscape crew from the Facilities Management Department and presentation of pictures of recent landscape improvements carried out at Campbell Village, Peralta Villa and various scattered sites. (Tape Side A: Queue 35 - 173)

Mr. Gresley said that a team from the Facilities Management Department has been working to make improvements on the landscapes of a number of the Authority's properties. He called upon Ms. Mae McHenry, Assistant Director of the Facilities Management Department, to give an overview of the landscape improvements and to introduce the members of the landscape crew.

Ms. McHenry introduced Mr. James Rolle, the Supervisor of the Landscape Program, who has a crew of four Building & Grounds workers: Keith McCree, Ismael Cabrera, Leo Duhay and Charles Blake. Ms. McHenry said that the goal of the team was to upgrade and enhance OHA's properties. The sites were the 154 units at Campbell Village, the 390 units at Peralta Villa and some scattered sites. Pictures of the sites were on display during the meeting. Ms. McHenry noted that despite the problems of vandalism encountered by the landscape crew during the improvement process, their work continued. The transformation at Campbell Village had a total cost of \$44,502.27, while at Peralta Villa, the total cost was \$58,924.72. The enhancement at 3217 West Street had a total cost of \$5,690.24, and the one at 3017 West Street had a total cost of \$6,670.88. Ms. McHenry said that the team was currently working at 2005 E. 21st Street where an outside contractor is refurbishing all of the units and the building. The commissioners thanked and congratulated Ms. McHenry and the landscape

team. Commissioner Shelby would like to have a display of “before-and-after pictures” of the sites on our web site.

B. Consideration of recommendation for approval of the Predevelopment Loan Agreement for Coliseum Gardens HOPE VI On-Site – Phase II. (Tape Side A: Queue 175 - 320)

Mr. Gresley noted that this item was discussed at the last Commission meeting. He called upon Mr. Phil Neville, Director of Development Department, for a status review of the process. Mr. Neville gave a brief review and recommended that the Board approve the resolution authorizing the Executive Director to execute a Loan Agreement for Phase 2 of the rental housing between the Authority and Lion Way Housing Partners, L.P. (LWHP), a limited partner with EBALDC in the amount of \$1,065,688 in HOPE VI funds. Commissioner Pittman moved to approve the recommendation. Commissioner Mills seconded and the Board voted unanimous approval.

C. Consideration of recommendation to commit local Section 8 Reserves for Placing Residents into the Foothill Family Apartments. (Tape Side A: Queue 323 - 364)

Mr. Gresley said that the Commissioners were previously briefed on strategies for assisting the developers on Foothill Family Apartments in meeting their tax credit allocation requirements. He said that any funds that staff might need to use to relocate residents to cover costs might not be borne by HOPE VI. Mr. Gresley proposed that the Commission authorize up to \$150,000 in Local Section 8 Reserve Funds for assisting in the placement of public housing eligible residents into the Foothill Family Apartments.

Chair Winnie called upon Mr. Alexander Pratt, the only speaker representing Capital Vision Equity (CVE). Mr. Pratt extended his thanks to the Commissioners and the staff. He said he would answer any questions the Commissioners might have. Commissioner Mayne moved approval of the recommendation. Commissioner Pittman seconded and the Board voted unanimous approval.

D. Purchase of Real Properties: 814, 822 and 844 – 69th Avenue and 7001 Snell Street, Oakland. (Tape Side A: Queue 365 - 495)

Mr. Gresley provided an overview. He recommended that the Board adopt the resolution approving to extend offers pursuant to the appraised values on the properties. Commissioner Pittman asked whether there was a timeline at 7001 Snell Street. Mr. Gresley said there was no immediate need. Commissioner Pittman introduced a resolution to affect the purchases of the three properties at

69th Avenue and to defer the purchase of the property at 7001 Snell Street, Oakland. Commissioner Shelby asked Mr. Neville to address the issues raised by Commissioner Pittman on the deferred property. Mr. Neville provided an explanation. Commissioner Shelby asked if the Authority would be pursuing the purchase of the deferred property in six months and how critical would it be to the development. Mr. Neville said that since it was included in the Revitalization Plan and also included in the Master Development Agreement, staff would have to review it.

Commissioner Pittman moved approval for the purchase of the properties at 814, 822 and 844 – 69th Avenue and to defer 7001 Snell Street, Oakland for discussion at a later date. Commissioner Mayne seconded and the Board voted unanimous approval.

E. Consideration of recommendations for appointment to Resident Advisory Board. **(Tape Side A: Queue 496 - 624)**

Mr. Gresley said that while participation of the Resident Advisory Board is not required under the MTW program, it would be valuable for staff to engage with the residents in policy guidance. Mr. Gresley proposed to the Board the formation of a Resident Advisory Board. He called upon Ms. Patricia Ison, Director of Resident and Community Services Department to answer any questions the Commissioners might have.

Chair Winnie said it would be important to have a representation of young people. Ms. Ison said there is representation of young people under the age of 25. Commissioner Shelby expressed concern on the gender aspect, that more women are more engaged than men. Ms. Ison indicated that this is indicative of the heads of household living in our programs. Chair Winnie encouraged the Commissioners to attend the RAB meetings and asked for a schedule. Mr. Gresley said he would provide the schedule of meetings to the Commissioners. Commissioner Mayne moved to accept the appointment of the listed Resident Advisory Board. Commissioner Mills 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 - 915)**

Chair Winnie said the Monthly Status Report is very helpful. Mr. Gresley noted the schedule for the 2004 Commission meetings. Commissioner Pittman requested that the

mid-day workshop meetings be scheduled other than on Wednesdays. Chair Winnie asked Mr. Pittman if Fridays would be preferable to him. Commissioner Pittman said yes. Mr. Gresley was asked to poll the Commissioners. Commissioner Shelby asked if there were any Request for Proposals that went out since the last Board meeting. Mr. Gresley said there were none, but staff was working on three requests for proposals relating to physical needs assessment, planning consultant, and general counsel.

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

Mr. Gresley announced the Holiday Splendor event would be on December 11th at 5:00 p.m. at the Lake Merritt Garden Center. The Employee Recognition Reception would be on December 18th from 3:00 to 4:30 p.m. in the Commissioners Room. The next Board meeting would be on December 15th at 7:00 pm, unless there is a closed session, in the Commissioners Room.

The Section 8 Committee meeting would be held on December 18th at 1:00 p.m. Mr. Gresley apprised the Commissioners of the status of the MTW. He announced that Mr. Mtangulizi Sanyika would again assist the Resident Advisory Board process.

X. Reports of Commission committees.

There were none.

XI. Announcements by Commissioners.

There were no other announcements by Commissioners.

XII. Adjournment.

Without any further business, the meeting was adjourned at 8:00 p.m.

Chair

Secretary