

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD FRIDAY, DECEMBER 3, 2004

The Oakland Housing Authority Board of Commissioners convened a Special Meeting /Work Session at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. called the meeting to order at 2:27 p.m.

I. Roll Call

Commissioners present were Joe L. Brown, Alfred Lee (arrived late), Robert J. Pittman, Jr., Jacqueline Taylor, Ramon Terrazas, Richard E. Winnie (arrived late) and Chair Moses L. Mayne, Jr.

II. Modifications to the Agenda

(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists or a need arose after agenda posting.

Mr. Jon Gresley, Executive Director, brought up one urgent action item requesting that it be added to the agenda. Mr. Gresley noted that this was an urgent item and under the Brown Act a resolution of urgency is required to be adopted by the Commission in order to consider a matter not included in the published agenda. He explained that the Commission needs to consider the authorization of the Executive Director to enter into an agreement with the U.S. Department of Housing and Urban Development (HUD) to block-grant Section 8 voucher funds under the Moving to Work Agreement. He noted that the urgency of the matter had just been brought to his attention by a HUD staff member the previous day. Chair Mayne suggested that the action item be added and discussed first as Item "AA" under New Business.

Commissioner Pittman moved approval of the recommendation. Commissioner Taylor seconded and the Board voted unanimous approval.

III. Report from the Legal Counsel regarding final decisions made during the Closed Session held on November 12, 2004.

Legal Counsel Ms. Jennifer Bell reported that there were no final decisions made during the Closed Session held on November 12, 2004.

IV. Approval of Minutes: Special Meeting of November 12, 2004

Mr. Gresley had a revised set of Minutes of November 12, 2004, passed out to the Commissioners to supersede the earlier Minutes that were included in the Agenda packet. He noted that at the end of the meeting of November 12, 2004, the Board designated that the meeting today be a regular meeting for December in lieu of the other meetings, and asked the Commissioners to review the revised Minutes.

Commissioner Pittman moved approval of the revised minutes. Commissioner Taylor seconded and the Board voted unanimous approval of the revised minutes.

V. New Business

AA. Consideration and approval of a resolution authorizing the Executive Director to enter into an Agreement with the U.S. Department of Housing and Urban Development to block grant Section 8 Voucher Funds under the Moving to Work Agreement. (Tape Side A: Queue 32 – 293)

Mr. Gresley indicated that HUD is moving to a calendar year for its funding, and the funding that it has today will be gone on December 31. Any money that is available from this fiscal year's funds will be applied to this calendar year, including funds for the Authority from July 2004 through December 31, 2004. Any funds needed to cover these six months will be gone if the Authority does not act on it.

Mr. Gresley said that it would be advantageous to block grant Section 8. He provided a brief history of the Moving to Work Demonstration Program (MTW). He described the funds that could be block granted. He also explained how block granting would work for the Authority.

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

A. Consideration and approval of Recommendation for Contract Award for HOPE VI Bond Counsel Services (Tape Side A: Queue 295 – 385)

Mr. Gresley called upon Mr. Phil Neville, Director of Development, to provide a briefing on the bond counsel. Mr. Neville said that the procurement of the bond counsel services would be for Phase II of the HOPE VI revitalization of Coliseum Gardens at this time, with possible additional services for future phases and other capital financing. He described the outreach effort including

use of the OHA's website. Mr. Neville then described the make-up of the selection committee. The selection committee rated Ballard Spahr to be the best-qualified firm to serve as bond counsel for the Coliseum Gardens HOPE VI development. Mr. Neville acknowledged the presence of Mr. David Pryor of Ballard Spahr. Mr. Pryor introduced himself to the Board.

Mr. Neville stated that staff recommends that the Board authorize the Executive Director to execute a contract with Ballard Spahr for the bond counsel services. Commissioner Winnie moved approval of the recommendation. Commissioner Lee seconded and the Board voted unanimous approval.

B. Consideration and approval of Recommendation to amend the Oakland Housing Authority's Section 8 Administrative Plan regarding the selection of developments to receive to receive Project Based Vouchers. **(Tape Side A: Queue 386 - 426)**

Mr. Gresley reported that under the MTW Agreement, HUD grants OHA the authority to modify the criteria used for selecting developers to receive project-based vouchers. Mr. Gresley said that staff recommends that the Plan be amended to include the language in Attachment B of the memo in the commission packet. Among other changes the language will allow for the Authority to coordinate with the City of Oakland RFP process.

Commissioner Pittman moved approval of the resolution. Commissioner Terrazas seconded and the Board voted approval. Commissioners Lee and Winnie were not present during the voting and were excused.

C. Briefing on possible Oakland Housing Authority participation in the Uptown Affordable Housing Project. **(Tape Side A: Queue 427 – 745)**

Mr. Gresley said that a number of affordable housing organizations and advocates petitioned the City of Oakland to carve out a portion of the Uptown project to become affordable housing. He said that the Authority began working with staff of the City and with some non-profit organizations that are working with the City to find a way for the Housing Authority to participate in that project both for Section 8 and public housing. Mr. Gresley called upon Mr. Phil Neville for a brief history of the Uptown project.

Mr. Neville said that the project is part of the Mayor's 10-K initiative. The project includes homeownership and rental housing. East Bay Housing Organization (EBHO) and CEDA of the City of Oakland were seeking to know whether the Authority could put Section 8 project-based vouchers in the project

and/or public housing units. Mr. Neville noted that it is to be a mixed-income rental community and the City of Oakland has an agreement with EBHO. Mr. Neville acknowledged the presence of Ms. Elissa Dennis from EBHO and Mr. Jens Hillmer, Project Manager from the City's Redevelopment Agency. Mr. Neville indicated that Item D (next item) is the action item in which the resolution asks for specific permission to work with Section 8 vouchers.

Discussion ensued.

D. Consideration and approval of recommendation to authorize the Oakland Housing Authority's commitment of Project-Based Vouchers for the Uptown Affordable Housing Project. (Tape Sides A & B: Queue 746 - 850)

After a brief discussion, Commissioner Lee moved approval of the recommendation. Commissioner Pittman seconded and the Board voted approval. Commissioner Winnie who left for another engagement was excused from the voting.

VI. Recognition of people wishing to address the Commission

No persons wished to address the Commission.

VII. Written Communications

Mr. Gresley commented on the CLPHA letter of November 22, 2004. He would like to review their analysis of the Omnibus Bill and to provide a briefing to the Board at the January 2005 meeting. Mr. Gresley also noted the Certificate of Appreciation presented to the Oakland Housing Authority by the United Seniors of Oakland and Alameda County during their Annual Convention on November 10, 2004. Mr. Gresley noted a copy of the article in the Housing Development Reporter (HDR) relating to Section 8. Mr. Gresley also mentioned that the Authority has made it through the preliminary round of the Innovations in American Government Awards from the Ash Institute.

Commissioner Lee commented about the eviction process on the Monthly Status Report. He would like a standard process to be in place and to see a better living condition of the tenants.

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

Mr. Gresley reported that the City has picked two neighborhoods in Oakland for a

coordinated effort to improve the conditions in the neighborhoods. One is Sobrante Park in East Oakland. It is largely a homeownership neighborhood. The other is Beat Six. Mr. Gresley said that Authority staff has been working with the Mayor's Office, the County Social Services, Public Health, the Probation Departments, and other organizations. He said there are a lot of problems in those neighborhoods. Mr. Gresley said that the Authority is putting a lot of resources in those areas. He said that the City has just agreed to increase the "Weed and Seed" support to the Authority and the Authority will receive \$12,313 for narcotics enforcement overtime. He also noted that the Authority will get \$2,620 to send 12 kids to the M. Robinson Baker YMCA for Winter Break Day Camp, and will get \$840 to send 14 kids to a day at the Museum of Children's Art (MOCA) Holiday workshops.

Mr. Gresley invited the Commissioners to the Holiday Splendor on Thursday evening, December 9th. Mr. Gresley also reminded the Commissioners about the Employee Recognition Reception on December 16th at 3:00 p.m. in the Commissioners Room. He announced that the next Commission meeting would be a workshop session on January 14, 2005.

Mr. Gresley announced the CALEA Accreditation and that a public hearing would be held on Monday, December 13, 2004 at 7:00 p.m. in the Commission Room.

Mr. Gresley announced that the loan for phase I of Coliseum Gardens had closed.

Commissioner Lee requested that outgoing Commissioners Melanie M. Shelby and Marion M. Mills be invited to the Holiday Splendor. Mr. Gresley said they had been invited. Mr. Gresley also noted that on the January 14th meeting there will be a social compliment and will invite the outgoing Commissioners to receive recognition from the Commission for their services. Mr. Gresley said that Chair Mayne has asked that the January 14th meeting be a joint meeting of Oakland Housing Initiatives and the Oakland Housing Authority.

IX. Reports of Commission Committees

There were none.

X. Announcements by Commissioners

There were none.

XI. Adjournment to Closed Session

The Commissioner adjourned the special meeting to a closed session at 4:15 p.m. to

discuss (1) labor negotiations and (2) performance evaluation and salary adjustment for the Executive Director.

On the labor negotiations, the Agency negotiators were Walter Kaweck, Jr., Director of Human Resources; Rod Roche, Director of Facilities Management; Timothy Jones, Director of Housing Management; and Joseph Villarreal, Director of Leased Housing. The employee organizations are Building and Construction Trades Council of Alameda County, AFL-CIO; SEIU, Local 1877; SEIU, Local 790; and OPEIU, Local 29.

The Closed Session was adjourned at 4:45 p.m.

Chair

Secretary