

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, DECEMBER 7, 2009

[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]

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

CLOSED SESSION

The Oakland Housing Authority Board of Commissioners convened in closed session at 1619 Harrison Street, Oakland, California on Monday, December 7, 2009 at 6:00 pm in the Commissioner's Room, first floor, 1619 Harrison Street, Oakland CA. Vice Chair Robert J. Pittman Jr. presided and called the meeting to order at 6:09 p.m.

Commissioners present were Vice Chair Robert J. Pittman, Jr., William Curry, Greg D. Hartwig, Marlene Hurd, Tanya Pitts and Esther Purvis-Allen. Chair Moses L. Mayne, Jr. arrived at 6:13 p.m.

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators.

- Property: Located at 69th Avenue and Lion Way in Oakland, CA site of Lion Creek Crossings Phase IV

Owner: Oakland Housing Authority

Negotiating Parties:

Village-side Housing Partners, Carlos Castellanos and Ener Chiu of East Bay Asian Local Development Corporation and Kim McKay of The Related Companies of California

Oakland Housing Authority: Philip Neville and Steve Hoppe

The closed session adjourned at 6:58 pm.

SPECIAL MEETING

The 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 7:02 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes

Commissioner Pitts noted corrections to the meeting minutes of the September 28 meeting. Commissioner Pittman moved approval of the Regular Meeting Minutes of September 28, 2009, as corrected. Commissioner Pitts seconded and the Board voted unanimous approval.

Commissioner Pittman moved approval of the Regular Meeting Minutes of October 26, 2009. Commissioner Pitts seconded and the Board voted unanimous approval.

IV. Modifications to the Agenda

There was none.

V. Reports from Closed Session

Jennifer Bell, counsel to the commission, reported that there were no final actions taken in closed session.

VI. New Business

A. Consent Agenda

Following discussion at the beginning of this item, items A.1 and A.2 were moved to become items H, and I.

3. Consideration of a resolution approving the Local Housing Assistance Plan.

4. Consideration of a recommendation to accept the report of the Disabilities Committee and adopt the Disabilities Guidance Statement and Plan.

5. Consideration of a recommendation to accept the report of the Green Committee and adopt the Green Guidance Statement and Plan for Environmental Responsibility.
6. Consideration of a recommendation to amend Resolution 4161 to allocate \$133,000 in funding through short-term Affordable Housing Preservation Program to Oaks Associates, a California Limited Partnership.

Following a brief discussion, Commissioner Pittman moved to approve the remaining consent agenda items. Commissioner Purvis-Allen seconded and the Board voted unanimous approval.

- B. Consideration of a resolution making certain determinations with respect to the financing of Phase 4 of the Lion Creek Crossings (formerly Coliseum Gardens) HOPE VI Revitalization.

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

- C. Consideration of a resolution authorizing acquisition of real property known as the Lakeside Senior Site located at 116 East 15th Street and 1507-1517 2nd Avenue, in the city of Oakland; authorizing providing financing for the development of a senior affordable housing development on the property; authorizing acting as a co-developer of the development with Satellite, Inc; and authorizing the negotiation and execution of documents related to the acquisition, leasing, financing, and development of the property.

Jon Gresley Executive Director called upon Phil Neville, Deputy Executive Director to give a briefing on this item.

Following Mr. Neville's briefing, Commissioner Pittman moved to approve this item. Commissioner Hartwig seconded and the board voted unanimous approval.

- D. Consideration of resolution approving awarding a contract for "back office: support functions related to the administrative of Section 8 Vouchers to CGI Federal, Inc.

Mark Stephenson addressed the board concerning this item. Commissioner Pittman moved to approve this item. Commissioner Purvis-Allen seconded and

the board voted unanimous approval.

- E. Consideration of request for approval of commissioner travel – Chair Mayne and Vice Chair Pittman to attend National Association of Housing and Redevelopment Officials Leadership Retreat in Birmingham, Alabama , January 22-24, 2010.

Chair Mayne clarified that he will not be attending the Retreat. Vice Chair Pittman will be attending the National Association of Housing and Redevelopment Officials Leadership Retreat. Purvis-Allen made a motion to approve this item. Commissioner Hurd seconded and the board voted unanimous approval.

- F. Consideration of a request from Chair Mayne for the issuance of an OHA credit card.

Vice-Chair Pittman had a conversation with Chair Mayne prior to this memorandum regarding the credit card issuance. According to Vice Chair Pittman this is not about Chair Mayne, it is about all of the commissioners. Commissioners sometimes are not able to check into their hotel because arrangements were not made. By having a credit card handy this would allow commissioners to correct the problem immediately. Pittman suggests that OHA create stipulations around the credit card process. Again the credit card request is not about Chair Mayne it is about any commissioner that may be traveling at any given time. The memorandum indicates that it is about Chair Mayne; however it is about all of the commissioners. Vice Chair Pittman went on to discuss that he does not believe it is fair that commissioners should come out of their own pockets to cover their travel expenses. This is why a credit card would be useful. Since commissioners are traveling and are in another city and may not be registered for conference. This problem needs to be fixed and it can be if we have procedures in place.

Chair Mayne addressed the board regarding this item. Chair Mayne believes having a credit card is necessary. Too many times commissioners have checked into hotels only to discover that their rooms have not been paid for. Situations like this hurt Chair Mayne, because his fellow commissioners should not have to experience these types of issues. This has happened to Chair Mayne more than once. Chair Mayne stated that he believes the Oakland Housing Authority should have a backup plan in place, especially since the plan in place isn't working. Chair Mayne feels the commission will be fair and reasonable in dealing with the new credit card procedure.

The reimbursement process that Oakland Housing Authority has in place can

take a long time for the commissioners to receive their money. Chair Mayne proposed that the commissioners are given a credit card with two signatures on the card available. The two signatures would be Chair Mayne and Vice Chair Pittman. Chair Mayne also suggested a procedure be put in place regarding how the credit card should be used.

Barry Luboviski, with the Building Trades Council also addressed the Board regarding this item supporting Chair Mayne's suggestion.

Following the brief discussion, Commissioner Hartwig asked that this item be tabled until a future board meeting. He suggested that staff return with a recommendation for a solution to the matter. Commissioner Pittman seconded and the board voted unanimous approval.

G. Briefing on the Good Neighbor Program.

Sean Heron, Director of the Department of Family and Community Partnerships, addressed the commissioners regarding this item. He introduced Aesha Clotey, with Attitudinal Healing. She and several staff members with Attitudinal Healing gave a presentation regarding the program.

H. Consideration of recommendation to authorize the Executive Director to award thirteen contracts to contractors on qualifications lists established for capital improvements under the Building Envelope Program for site improvements funded through HUD FY2009 Capital Funds.

- a. 1733 92nd Avenue to Lukate Construction Company in the amount of \$85,955.
- b. 1120 Bella Vista Avenue to JUV Construction Company in the amount of \$88,338.
- c. 2529 9th Avenue to A.K. General Contractor in the amount of \$72,611.
- d. 2943 Nicole Avenue to Citybest Construction Company in the amount of \$128,307.
- e. 3839 Clarke Street to JUV Construction Company in the amount of \$80,353.
- f. 3855 Shafter Avenue to JUV Construction Company in the amount of \$105,079.
- g. 5805 Canning Street to A.K. General Contractor in the amount of \$57,159.
- h. 680 55th Street to A.K. General Contractor in the amount of \$73,538.
- i. 717 43rd Street to Eagle's General Construction Company in the

- amount of \$61,763.
- j. 7908 Ney Avenue to A.K. General Contractor in the amount of \$153,120.
 - k. 827 52nd Street to Citybest Construction Company in the amount of \$67,850.
 - l. 920 62nd Street to JUV Construction Company in the amount of \$92,252.
 - m. 933 46th Street to Citybest Construction Company in the amount of \$105,109.

A complaint letter from FMT was passed out to the commissioners and staff.

Speakers on this issue included Mr. Gary Wade, Mr. Ian Booker, Alex Kushner and Barry Luboviski, Building and Construction Trades Council of Alameda County (BTC).

Several of the speakers complained that they felt the OHA process had excluded them from having a fair opportunity to bid for the building envelope work.

Phil Neville, Deputy Executive Director for Real Estate Development and Debbie Wellnitz, Manager of Contract Compliance and General Services, responded to questions and explained the Authority's outreach efforts as well as the bidding process.

After a brief discussion Commissioner Pittman moved to table this item, and Commissioner Pitts seconded and the board voted a unanimous approval.

- I. Consideration of recommendation to authorize the Executive Director to award two contracts to contractors on Qualifications Lists established for capital improvements under the Building Envelope Program funded through American Reinvestment and Recovery Act (ARRA) capital funds.
 - a. 2001 MacArthur Boulevard (Adel Court) to JUV Construction Company for site improvements in the amount of \$569,101.
 - b. 1110 64th Avenue (Palo Vista Gardens) to Chris' Plumbing, Inc. for heating system replacement in the amount of \$476,200.

Phil Neville, Deputy Executive Director of Development addressed the commission concerning this item.

After a brief discussion Commissioner Pittman moved to table this item, and Commissioner Purvis-Allen seconded and the board voted a unanimous approval.

VII. Recognition of People Wishing To Address the Commission

VIII. Written Communications

Mr. Gresley reviewed the items included in the Commissioners' package.

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 Employee Appreciation Reception will be held on February 11, 2010.

X. Reports of Commission Committees

There were no other reports of committees.

XI. Announcements by Commissioners

There were no other announcements by commissioners.

XII. Adjournment

The meeting adjourned to closed session at 10:08 p.m.

CLOSED SESSION

December 7, 2009 following the Special Meeting

The Oakland Housing Authority Board of Commissioners convened in closed session in the Commissioners room at 1619 Harrison Street, Oakland, California following the public session on the above date. Chair Mayne, Jr. presided and called the meeting to order at 10:25 p.m.

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

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators.

- **Property:** Park Village Apartments, located at 3761 Park Boulevard Terrace in Oakland, CA.

Owner: The Mortimer Howard Trust,

Negotiating Parties:

Owner: Mort Howard, Ed Higgenbotham, Attorney.

EAH: Al Bonnett, Benny Kwong; Nicole Deddens, Attorney; Bill Karr, TRI Commercial Real Estate.

Oakland Housing Authority: Philip Neville, Clint Loftman, Michelle Brewer, Attorney.

- **Property: 116 East 15th Street, and 1507-1517 2nd Avenue
Owner: RCMR, LLC a California Limited Liability**

Negotiating Parties:

Seller: Jay WentzSatellite, Inc.: Dori Kojima and Ryan Chao

Oakland Housing Authority: Philip Neville, Bridget Galka

- **Property: 198 10th Street, and 176 10th Street, and 1110 Jackson Street.
Owner: Tom Peterson**

Negotiating Parties:

Seller: Tom Peterson, Lakeshore Partners

East Bay Asian Local Development Corporation, Carlos Castellanos and Ener Chiu

Oakland Housing Authority: Philip Neville

- **Property: Oaks Hotel at 1424 Jefferson Street,
Owner: Oaks Hotel-Oakland Community Housing, Inc. and Oaks Associates, LP**

Negotiating Parties:

Seller: Oakland Community Housing, Inc. and Oaks Associates, LP

Acquirer/Developer: Affordable Housing Associates, Inc. Susan Friedland, Eve Stewart, and Millicent Anglin.

Oakland Housing Authority: Philip Neville, Jonathan Austin, Consultant

- **Jefferson Inn Hotel at 587 15th Street
Owner: Jefferson Inn Hotel- Nga Bach Nguyen, Hai Van Nguyen and Kim Dung Vu**

Negotiating Parties:

Seller; Jefferson Inn Hotel; Hai Van Nguyen

**Acquirer/Developer: Affordable Housing Associates, Inc. Susan Friedland, Eve Stewart, and Millicent Anglin.
Oakland Housing Authority: Philip Neville, Jonathan Austin, Consultant**

Purpose: Conference with labor negotiators pursuant to Government Code Section 54957.6.

Agency designated representatives: Pamela Foster, Director of Human Resources; Eric Johnson, Deputy Director, Office of Property Operations; and Phil Neville, Deputy Executive Director, Office of Real Estate Development.

Employee organization: Building and Construction Trades Council of Alameda County, AFL-CIO.

Purpose: Pursuant to Government Code § 54957, performance evaluation of the Executive Director

The closed session adjourned at 11:25 p.m.

Chair

Secretary