

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, December 8, 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 second floor conference room at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne, Jr. presided and called the meeting to order at 6:15 p.m.

Commissioners present were William Curry, 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 8:04 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 8:12 p.m.

I. Pledge of Allegiance

II. Roll Call

Commissioners present were William Curry, Greg Hartwig, Tanya Pitts, Marlene Hurd, and Chair Moses L. Mayne, Jr.

III. Approval of Minutes:

A. Special Meeting Minutes of October 20, 2008.

Commissioner Hartwig moved approval of the Special Meeting Minutes for October 6, 2008. Commissioner Pitts 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.

There were none.

VI. New Business

A. Consent Agenda:

1. Consideration of Recommendation to approve a change of bylaws for California Affordable Housing Initiatives, Inc. (CAHI).

and

2. Consideration of recommendation to authorize the Executive Director to renew the property (fire) insurance policy and to make payments of the annual premium.

Commissioner Pitts moved to approve the consent items. Commissioner Hurd seconded and the Board voted unanimous approval.

B. Action Items:

1. Consideration of recommendation for the approval of Equity Community Builders/Regent Construction Management, Mosaic Urban Development & Gilbert Chan, Swinerton Management Consulting/ Devine and Gong, Inc. and JSA Consulting to provide development project management consulting services.

Following a brief discussion, Commissioner Hartwig moved to approve this item. Commissioner Pitts seconded and the Board voted unanimous approval.

2. Report of Audit Committee and consideration of motion to accept report and Audit of the fiscal year ending June 30, 2007.

Commissioner Hartwig made a brief report on behalf of the Committee. Commissioner Pitts moved to accept the report. Commissioner Hurd seconded and the Board voted unanimous approval.

3. Authorizing the Acquisition of Real Property at 3761 Park Boulevard Way and the Execution of Development Agreements With EAH, Inc. as Necessary to Partner, Lease, Finance and Rehabilitate the Property

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

4. Authorizing the Acquisition of Real Property known as the St. Francis Cathedral Site located 2100 and 2126 Martin Luther King Jr. Way at 21st and 22nd Streets and the Execution of Development Agreements With EAH, Inc. as Necessary to Partner, Lease, Finance and Construct Affordable Housing on the Property.

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

C . Briefing:

1. Briefing on rental phase 4, infrastructure and park - Lion Creek Crossings HOPE VI Revitalization.

Phil Neville, the Deputy Executive Director for Real Estate Development addressed the Commissioners. Mr. Neville called upon Eric Chu with East Bay Asian Community who gave a briefing on this item.

2. Briefing on Tassafaronga Village, Phase 2.

Mr. Neville, addressed the Commissions, he explained that OHA has decided to divide the project up into two phases. Mr. Neville called upon Bridget Galka, Sr. Development Program Manager, who briefed the board on the current status of Phase 2.

3. Briefing - informational update on OHA's rent reform initiatives.
Sean Heron, the Sr. Policy Analyst, gave a briefing on the rent reform initiative.
4. Briefing on status of "State 12" properties.

Mr. Neville gave a briefing on the State 12 Properties. He outlined the history of the properties and outlined a staff recommendation to seek proposals from organizations that might use the homes for skills development and training as part of a disposition strategy. He indicated that staff would return to the Commission with a more fully developed proposal.

VII. Recognition of people wishing to address the Commission.

1. Alec Hiakateo, OHA employee, addressed the Board regarding personnel issues.
2. Lonetta Evans, OHA employee, addressed the Board regarding economic downturn and job loses.
3. Mr. Finely, OHA employee, addressed the Board regarding personnel issues.

VIII. Written Communication

Included in the Written Commissioners was a letter addressed to the Mayor and Council Members. Also accompanied with the Commutation portion was the monthly status report.

Mr. Gresley, spoke about a letter addressed to Madhu Misri praising Leased Housing staff for doing such a wonderful job.

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

Mr. Gresley reminded the commissioners about the Brown Act Training which takes place on December 10, 2008.

He reminded the commissioner about the Holiday Splendor which will take place on December 11, 2008.

Mr. Gresley noted that NAHRO will hold its Legislative Conference in March. Mr. Gresley, informed the commissioners that he would contact them at a letter date to give them more information.

Lastly, Mr. Gresley spoke about the upcoming press conference with the City Attorney that will to be held on December 10, 2008, with the signing of a settlement of the City Attorney's law suit.

X. Announcements by Commissioners

There were no announcements.

XI. Adjournment

The meeting adjourned at 10:03 p.m.

Chair

Secretary