

MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, DECEMBER 15, 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 6:10 p.m. regarding the following:

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

The Closed Session was adjourned at 7:00 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 7:06 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes: Special Meeting of November 17, 2003.

The Minutes of the special meeting of November 17, 2003 were approved as submitted.

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

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

V. Modifications to the Agenda

There were no modifications made to the Agenda.

VI. New Business

A. Consideration and approval of Revised Conditional Loan Commitment Letter for Capital Vision Equities' Foothill Family Apartments.

Mr. Gresley provided a brief overview of the Capital Vision Equities' Foothill Family Apartments. In August 2003, the Authority issued a Conditional Loan Commitment letter to CVE and its partner, Simpson Housing Solutions, LLC. While CVE signed the letter in August 2003, its partner, Simpson Housing Solutions did not sign until October 27, 2003, at which time changes were included in the agreement. Mr. Gresley recommended that the Board approve the revised Conditional Loan Commitment letter. Chair Winnie called upon Mr. Alexander Pratt, a speaker representing Capital Vision Equities. Mr. Pratt said he was available for any questions the Commissioners might have. Commissioner Lee moved to approve the recommendation. Commissioner Mayne seconded and the Board voted unanimous approval.

B. Consideration and approval of Ground Lease for Coliseum Gardens HOPE VI Revitalization – Phase 1.

Mr. Gresley noted that this ground lease would be for the first phase of the Coliseum Gardens HOPE VI project (primary site) with Oakland Coliseum Housing Partners, with EBALDC and Related as partners. He called upon Mr. Phil Neville, Director of Development, for any questions the Commissioners might have. Mr. Neville provided background. He said the Authority would have the option to purchase the Coliseum Gardens development after fifteen years and proposed to lease the land for 65 years pursuant to the terms of the Disposition and Development Agreement. Mr. Neville said that the Authority plans to construct 115 units of multifamily housing. Commissioner Lee moved approval of the motion. Commissioners Mills seconded and the Board voted unanimous approval.

C. Consideration and approval of Disposition and Development Agreement for Phase II Coliseum Gardens Primary Site HOPE VI.

Mr. Gresley asked Mr. Neville to provide background information. Mr. Neville noted that the program envisions the demolition of the existing 178-unit public housing project, and the construction of a new mixed-finance, mixed-income housing development of up to 480 units. Ninety-seven of the original 178 units are proposed to be rebuilt in the Primary Site. The remaining 81 units are collectively known as the Coliseum Off-Sites. The Authority plans to secure a loan for \$2.4 million in Authority Local Funds and \$5.2 million in HOPE VI funds. Phase II would include up to 151 rental units.

Discussion ensued. The Commissioners asked questions and Messrs. Gresley and Neville provided answers. In particular, Commissioner Mayne asked if the Section 3 requirements in the agreement apply to all phases and to both contractors and subcontractors. Ms. Michelle Brewer, Attorney from Goldfarb & Lipman answered “Yes,” that Section 3 requirements were included in the agreement. Commissioner Mayne moved approval of the motion. Commissioner Mills seconded and the Board voted unanimous approval.

D. Authorization of Commissioner travel to attend NAHRO Legislative Conference in Washington, D.C. March 15 – 17, 2004.

Mr. Gresley noted that the National Association of Housing and Redevelopment Officials (NAHRO) would be holding its Legislative Conference in Washington, D.C. on March 15 – 17, 2004. He indicated that the “early-bird” registration fee is available until mid-January. After that the cost to register for the conference would go up. He asked for the Commissioners who are interested in attending the conference. Commissioners Alfred Lee, Melanie M. Shelby, Moses L. Mayne, Jr. and Chair Richard E. Winnie indicated they would attend the conference.

E. Consideration of proposed schedule of Commission meeting dates for 2004.

Mr. Gresley said that the Commissioners recommended that the workshop sessions be held on the second Friday of each month, at noon. The Commissioners approved the proposed 2004 Commission Meeting Schedule.

F. Presentation from Jacquee Castain.

Ms. Castain briefly described the clean-up project in her neighborhood. She also noted the health care services they initiated in helping the people in the community get adequate health check-ups. Ms. Castain provided certificates of appreciation to Ms. Patricia Ison and Ms. T. Marianne Foster, Director and Resident Services Coordinator II of the Resident Services Department, respectively, for their assistance in that effort.

VII. Recognition of people wishing to address the Commission.

Ms. Jacquee Castain, the only speaker, expressed concerns about the problems in her neighborhood. And she also asked that the housing unit at 77th Street and Bancroft be torn down. Mr. Gresley noted that the Authority submitted an application to HUD for the demolition of that unit, and is awaiting response.

VIII. Written Communications.

Under the Monthly Status Report, the Commissioners asked questions focusing on going live with the new software, outreach with the communities, and tally report on the eviction process.

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

- Mr. Gresley informed the Board that staff has been in correspondence with the City Attorney's office regarding general legal services and that services would continue to be provided by the City Attorney's Office through February.
- Mr. Gresley informed the Board that on Friday, December 12, 2003, the Executive Office received a call from Commissioner Pittman who requested that the Section 8 Committee meeting be held without him or rescheduled for January 2004. Chair Winnie would like the Section 8 Committee meeting be held as scheduled on December 18, 2003, and to schedule another meeting in January. The Commissioners concurred.
- Mr. Gresley announced that the Employee Recognition Event would be on Thursday, December 18, 2003, at 3:00 p.m. and invited the Commissioners to attend.
- Mr. Gresley noted the three awards the Authority recently received.
- He informed the Board that Leased Housing staff would be providing holiday dinner baskets to selected Section 8 client families in lieu of a gift-exchange.
- Mr. Gresley noted the variety of efforts of staff in Resident and Community Services Department (RCSD) to solicit gifts for the various holidays on behalf of our client public housing families.

X. Reports of Commission committees.

There were none.

XI. Announcements by Commissioners.

The Commissioners noted that they enjoyed the Holiday Splendor event. The Commissioners congratulated Ms. Patricia Ison for receiving an award from Ms. Jacquee Castain.

XII. Adjournment.

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

Chair

Secretary