

MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, April 28, 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]

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne Jr. presided and called the meeting to order at 6 p.m.

I. Pledge of Allegiance

Mr. Mark Stephenson, Director of Leased Housing, led the Pledge of Allegiance.

II. Roll Call

Commissioners present were Joe L. Brown, Gregory D. Hartwig, Robert J. Pittman Jr., Esther Purvis-Allen, Ramon J. Terrazas, and Chair Moses L. Mayne Jr. Commissioner Alfred Lee was excused.

III. Approval of Minutes:

Regular Meeting of March 24, 2008
Special Meeting of March 26, 2008

Commissioner Pittman moved approval of the Minutes. Commissioner Brown seconded and the Board voted unanimous approval.

IV. Modifications to the Agenda

There were none.

V. New Business

A. Consent Agenda.

1. Consideration of Recommendations to Award Project Based Vouchers to four developments:

- a. The Altenheim Senior Housing – twenty (20) units
 - b. Fairmount Apartments – eleven (11) units
 - c. 720 East 11th Street – sixteen (16) units
 - d. Lion Creek Crossings Phase IV – ten (10) units
2. Consideration of Recommendations to Award contracts for the Building Envelope Program Funded from Local Fund Section 8 Reserves:
- a. 2032 E 26th Street - The proposed contract is \$219,073 with B Side, Inc.
 - b. 1323 MacArthur Boulevard - The proposed contract is \$91,224 with B Side, Inc.
 - c. 656 - 666 53rd Street - The proposed contract is \$286,272 with B Side, Inc.
 - d. 768 41st Street - The proposed contract is \$158,845 with B Side, Inc.
 - e. 1815 28th Avenue - The proposed contract is \$201,040 with B Side, Inc.
 - f. 656 - 666 53rd Street - The proposed contract is \$88,250 with Chris' Plumbing, Inc.
 - g. 2030 E 25th Street - The proposed contract is \$127,937 with JUV Construction Company
 - h. 4908 Congress Avenue - The proposed contract is \$88,729 with Romkon, Inc.
 - i. 4903 Congress Avenue - The proposed contract is \$105,129 with Romkon, Inc.
 - j. 2711 26th Avenue - The proposed contract is \$126,521 with Romkon, Inc.
 - k. 2468 Coolidge Avenue to - The proposed contract is \$99,912 with Romkon, Inc.
 - l. 880 45th Street to - The proposed contract is \$128,525 with Romkon, Inc.
 - m. 3010 - 3014 E 16th Street - The proposed contract is \$185,601 with JUV Construction Company

Following a brief explanation of items in 1. and 2. of the Consent Agenda, Commissioner Pittman moved to approve items 1. and 2. on the Consent Agenda. Commissioner Hartwig seconded and the Board voted unanimous approval.

3. Consideration of Recommendations to Renew Insurance Policies and Payment of Annual Insurance Premiums for Dental and Vision coverage for employees and General Liability Insurance

- a. Aetna with an annual premium in the amount of \$270,000 for Dental

Coverage.

- b. Medical Eye Services with an annual premium in the amount of \$ 52,000 for Vision Coverage.
- c. Authorizing the Executive Director to renew the general liability insurance policy and to make payment of the annual premium.

Following a brief explanation of item 3. of the Consent Agenda, Commissioner Hartwig moved to approve item 3. on the Consent Agenda. Commissioner Pittman seconded and the Board voted unanimous approval.

B. Briefing-Update on the Tassafaronga Village Development Project.

Phil Neville gave an overview of Tassafaronga Village development.

Commissioner Pittman, and Commissioner Purvis-Allen voiced their concerns regarding the tax credits for Tassafaronga Village.

C. Consideration of Recommendation related to the revitalization of the Tassafaronga Village Development.

- 1. Authorizing the Executive Director to Execute a Demolition and Abatement Agreement with Cahill Contractors, Inc. (Cahill) for the Tassafaronga Village Development Project.

Following the discussion, Commissioner Pittman moved to approve the resolution. Commissioner Terrazas seconded and the Board voted unanimous approval.

- 2. Authorizing the Executive Director to execute a Contract with Ballard Spahr Andrews & Ingersoll, LLP to Provide Bond Counsel Legal Services for Phase I of the Tassafaronga Village Development Project.

Following the discussion, Commissioner Pittman moved to approve the resolution. Commissioner Hartwig seconded and the Board voted unanimous approval.

D. Consideration of Recommendation to award a contract to High Tech Construction Company for the rehabilitation of adjacent sites at 6921 Fresno and 6916 Arthur Streets

Following the discussion, Commissioner Hartwig moved to approve the resolution. Commissioner Terrazas seconded and the Board voted unanimous approval.

E. Consideration of Recommendation to approve the 2009 Annual Making

Transitions Work (MTW) Annual Plan for submission to the US Department of Housing and Urban Development

There was a brief discussion on these items given by Sean Heron, senior policy analyst.

Following the discussion, Commissioner Pittman moved to approve the resolution. Commissioner Hartwig seconded and the Board voted unanimous approval.

F. Recognition of people wishing to address the Commission.

Ms. Ebony Williams spoke about housing issues for individuals who have disabilities.

Ms. Meliah Schultzman, is a Staff Attorney for National Housing Law , spoke about the 2009 MTW Annual Plan. Ms. Schultzman would like to work closely with the Authority, concerning provisions of the Violence Against Women's Act.

G. Written Communications.

Mr. Gresley announced Ms. Ann Dunn as a recent addition to the Authority staff.

Mr. Gresley announced a housing resource fair, which celebrates Oakland Housing Authority seventy year anniversary. This takes place on May 17, 2008.

Mr. Gresley spoke about the MTW Agreement letter sent to Ivan Pour regarding the Authority's, amended and restated MTW Agreement.

Mr. Gresley mentioned the *West Oakland Embraces Change*, article about the 99 Cent Only store written by Cecily Burt.

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

Mr. Gresley included February and March status reports which are given to the City of Oakland monthly.

Mr. Gresley informed the Commissioners about state legislation, AB2818. It would make it nearly impossible for authorities to dispose of public housing. It could render deals like Hope VI impossible.

I. Reports of Commission Committees.

There were none.

J. Announcements by Commissioners.

Mr. Gresley announced the Nashville, Tenn. NAHRO summer conference, which will be held in July. Commissioners discussed NAHRO courses for commissioners.

K. Adjournment.

The Regular meeting was adjourned to Closed Session at 7:55p.m.

Closed Session

The Oakland Housing Authority Board of Commissioners convened a Closed Session at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne Jr. presided and called the meeting to order at 8:10 p.m.

Attendance

Commissioners present were Joe L. Brown, Gregory D. Hartwig, Robert J. Pittman Jr., Esther Purvis-Allen, Ramon J. Terrazas, and Chair Moses L. Mayne Jr. Commissioner Alfred Lee was excused.

The closed session was adjourned at 9:20 p.m.

Chair

Secretary