

Please read "Consideration of Complaints by Commission" before filling in form.

If you wish to address the Commission, you must fill in a form prior to the meeting with your name, address, phone number and the number or letter of the relevant agenda item. Forms are provided on the table by the entrance. Give completed forms to the Secretary.

Commission Members

CHAIR MOSES L. MAYNE, JR.
VICE CHAIR ROBERT J. PITTMAN, JR.
COMMISSIONER JOE L. BROWN
COMMISSIONER GREGORY D. HARTWIG
COMMISSIONER ALFRED LEE
COMMISSIONER EVE PURVIS-ALLEN, M.Ed.
COMMISSIONER RAMON J. TERRAZAS, M.D., M.P.H.

Executive Director

JON GRESLEY

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

REGULAR MEETING

Monday, June 23, 2008 at 6:00 p.m.

1619 Harrison Street, Oakland, California, Commissioners' Room first floor.

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1517 (TDD: 510-832-0633). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

Persons wishing to address the Commission are asked to first read "Consideration of Complaints by Commission," then complete a "Speaker Identification Card" and present it to the Secretary at the beginning of the meeting.



AGENDA

I. Pledge of Allegiance

II. Roll Call

III. Approval of Minutes:

Special Meeting of May 19, 2008

IV. 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.

V. Report from Legal Counsel regarding final decisions made during closed session

VI. New Business

A. Consent Agenda

Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

1. Consideration of recommendations for the award of contracts for the building envelope program to make improvement to scattered sites as follows:

- a. 2511-11th Avenue -The proposed contract is \$94,720 with Eagle's General Construction Company.
- b. 1900 Commerce Way -The proposed contract is \$65,028 with Eagle's General Construction Company.
- c. 3590 Lincoln Avenue –The proposed contract is \$104,820 with Eagle's General Construction Company.

- d. 1248 E. 34th Street -The proposed contract is \$211,008 with Eagle's General Construction Company.
- e. 9615 E - Street –The proposed contract is \$122,159 with Lukate Construction Company.
- f. 727- 37th Street –The proposed contract is \$147,543 with Lukate Construction Company.
- g. 678 - 29th Street -The proposed contract is \$51,105 with Lukate Construction.
- h. 1305 E. 25th Street -The proposed contract is \$111,775 with Lukate Construction Company.
- i. 1449 - 73rd Avenue -The proposed contact is \$95,661 with JUV Construction Company.
- j. 1815 - 88th Avenue –The proposed contract is \$65,311 with JUV Construction Company.
- k. 2353 E. 24th Street –The proposed contract is \$79,870 with JUV Construction Company.
- l. 582 - 48th Street -The proposed contract is \$93,158 with JUV Construction Company.
- m. 2216 E. 21st Street –The proposed contract is \$136,666 with JUV Construction Company.
- n. 541 - 29th Street –The proposed contract is \$75,887 with JUV Construction Company.
- o. 2315 - 98th Avenue–The proposed contract is \$160, 915 with B Side, Inc.
- p. 2246 E. 19th Street - The proposed contract is \$131,455 with B Side, Inc.
- q. 7000 Lacey Avenue – The proposed contract is \$123, 539 with Romkon, Inc.
- r. 3102 Pleitner Avenue – The proposed contract is \$210,638 with Romkon, Inc.
- s. 6130 Hilton Street – The proposed contract is \$155,986 with Romkon, Inc.
- t. 837 - 60th Street – The proposed contract is \$70,295 with Romkon, Inc.
- u. 3291 Lynde Street – The proposed contract is \$175,359 with Romkon, Inc.
- v. 4737 Ygnacio Avenue –The proposed contract is \$153,963 with Romkon Inc.
- w. 1465 Seminary Avenue –The proposed contract is \$91,819 with Lukate Construction Company.
- x. 3025 Martin Luther King, Jr. Way –The proposed contract is \$86,195 with Lukate Construction Company.

- y. 6238 Seminary Avenue – The proposed contract is \$80,168 with Lukate Construction Company .
- z. 2922 West Street - The proposed contract is \$ 51,282 with Lukate Construction Company.
- aa. 5944 Bromley Avenue –The proposed contract is \$151,160 with B Side, Inc.
- bb. 5945 Bromley Avenue –The proposed contract is \$ 99,150 with B Side, Inc.
- cc. 7510 Ney Street – The proposed contract is \$ 178,342 with B Side, Inc.

B. Consideration of the submission of a Disposition Application to the U.S. Department of Housing and Urban Development (HUD) for 254 Public Housing Scattered Site Properties and, subsequently, an application for Tenant Protection Vouchers.

Item to be discussed at July meeting.

C. Consideration of the recommendation to execute the Amended and Restated Moving to Work Agreement.

D. Consideration of the Fiscal Year 2009 Low Rent Program Budget by Asset Management Project (AMP).

VII. Recognition of people wishing to address the Commission.

VIII. Written Communications.

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

X. Reports of Commission Committees.

XI. Announcements by Commissioners.

XII. Adjournment.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

ANNUAL MEETING

Monday, June 23, 2008 at 7:00 p.m. (or immediately following the Regular Meeting)

1619 Harrison Street, Oakland, California, Commissioners' Room first floor.

- I. Roll Call
- II. Election of Officers
 - A. Chair (for the two-year term beginning July 1, 2008)
 - B. Vice-Chair (for the two-year term beginning July 1, 2008)
- III. Adjourn to Closed Session

CLOSED SESSION

Monday, June 23, 2008 following the Annual Meeting

In the Commissioners Room, first floor, 1619 Harrison Street, Oakland, California.

- I. **Purpose: Conference with Labor Negotiators pursuant to California Government Code 84957.6.**

Negotiation Parties:

Authority Designated Representatives: Fran Buchanan, Labor Consultant; Pamela Foster, Director of Human Resources; Patricia Ison, Acting Deputy Director of Property Operations; Carel Duplessis, Acting Director of Property Operations; and Mark Stephenson, Director of Leased Housing.

Employee Negotiators: Building and Construction Trades Council of Alameda County, AFL-CIO; SEIU, Local 1021 (previously 1877 and 790); and OPEIU, Local 29.

- II. **Purpose: Conference with legal counsel pursuant to Government Code Section 54956.9(a) regarding Oakland Housing v. Heirs and Devisees of Emma V. Norflis et al., Alameda County Superior court Case No. RG08373766.**

- III. **Purpose: Conference with real estate negotiators regarding acquisition of real property pursuant to California Government Code 54956.8.**

Property: 11th and 12th located on Alice Street, Oakland, CA
Owner: Encinal Jackson, LLC, Peter Wong

Negotiation parties:

Owner: Encinal Jackson, LLC Peter Wong

**Oakland Housing Authority: Philip Neville and Alvin
Bonnett Senior Vice President, Real Estate Development,
EAH Housing.**

IV. **Purpose: Consideration of performance Evaluation of the Executive
Director**

V. Adjournment