

MINUTES OF THE ANNUAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA
HELD MONDAY, JUNE 23, 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 6:06 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes

A. Special Meeting of May 19, 2008

Commissioner Pittman moved approval of the minutes. Commissioner Hartwig seconded and the Board voted unanimous approval.

IV. Modifications to the Agenda

There were none.

V. Reports from Closed Session

There were none.

VI. New Business

A. Consent Agenda

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

Following a brief explanation of item 1 of the consent Agenda, Commissioner Pittman moved to approve all items on the consent agenda. Commissioner Hartwig seconded and the Board voted unanimous approval.

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.

Mr. Gresley indicated that any action on this item should be put over until the July meeting of the board as there remain some parts of the application that are not completed.

Chair Mayne agreed and invited any speakers on the subject to address the commission:

The following individuals addressed the commissioners:

Constance Hannibal, OHA resident.

Joan Jones, OHA resident.

Andre Wright, *Just Cause Oakland*.

Nicole Wright, *Just Cause Oakland*

Towanda Sherry, OHA Resident

Naomi Young, *Bay Area Legal Aid*

Craig Castellanet, *California Affordable Housing*

Comments raised questions about the opportunity for resident and public comment and the timelines for completing the resident consultation.

Naomi Young provided a written summary of concerns.

Mr. Gresley indicated that OHA staff would be meeting with advocates to explain the background and process for the disposition at a meeting the following week.

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

Mr. Gresley requested that Sean Heron, Senior Policy Analyst, provide a brief explanation of the proposed new MTW agreement. Mr. Heron provided a description of the differences and similarities between the current and proposed MTW agreements.

Commissioner Pittman moved to approve this item. Commissioner Hartwig seconded and the Board voted unanimous approval.

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

Stephen Knight, Director of Finance, provided a brief report. Commissioner Hartwig, Chair of the Commission Budget Committee, provided comments concerning the development of the budget.

Commissioner Pittman moved to approve the item. Commissioner Brown seconded and the board voted unanimous approval.

VII. Recognition of People Wishing To Address the Commission

Charles A. Lira, SEIU Local 1021, voiced his concerns regarding the current negotiations between 1021 and OHA.

VIII. Written Communications

Mr. Gresley discussed a letter sent by the City of Oakland, requesting Emergency Section 8 Housing Choice Vouchers.

Mr. Gresley, called attention to a letter received from the Governor of California, Arnold Schwarzenegger. The letter applauded the Oakland Housing Authority Police Department on their outstanding dedication and hard work.

IX. Executive Director's Report Regarding Matters of Special Interest to the Commission Occurring Since the Last Meeting of the Commission.

Mr. Gresley asked that the Commissioners keep the morning of July 22, 2008 open to attend the grand opening of Mandela Town Homes.

X. Reports of Commission Committees
There were none.

XI. Announcements by Commissioners

Chair Mayne appointed Commissioner Purvis-Allen to serve on the Long term Sustainability Committee in place of himself.

Mr. Gresley proposed that the Chair and Vice Chair serve as a Governance committee and meet with himself and the General Counsel, Jennifer Bell to discuss further committee formation. Chair Mayne agreed.

XII. Adjournment

The meeting was adjourned at 8:43 p.m.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

ANNUAL MEETING

Monday, June 23, 2008

The Oakland Housing Authority Board of Commissioners convened an Annual Meeting at 1619 Harrison Street, Oakland, California on the above date. Chair Moses L. Mayne Jr. presided and called the meeting to order at 8:55 p.m. in the Commissioners' Room first floor.

I. Roll Call

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

II. Election of Officers

A. Chair (for the two-year term beginning July 1, 2008)

Commissioner Hartwig moved to reelect Moses Mayne to serve as Chair. Commissioner Pittman seconded and the board voted unanimous approval.

B. Vice-Chair (for the two-year term beginning July 1, 2008)

Commissioner Hartwig moved to reelect Robert Pittman to serve as Vice Chair. Commissioner Brown seconded and the board voted unanimous approval.

III. Adjourn to Closed Session

The meeting was adjourned to Closed Session at 9:05 p.m.

CLOSED SESSION

The Oakland Housing Authority Board of Commissioners convened in 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 9:08 p.m. in the Commissioners Room, first floor.

- Conference with Labor Negotiators pursuant to California Government Code 84957.6.
- 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.
- Conference with real estate negotiators regarding acquisition of real property pursuant to California Government Code 54956.8.
- Consideration of performance Evaluation of the Executive Director.

IV. Adjournment

The meeting was adjourned at 10:40 p.m.

Chair

Secretary