

*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

In accordance with Article III, Section 3, of the Oakland Housing Authority Bylaws, NOTICE IS HERBY GIVEN that a **Special Meeting** of the Board of Commissioners has been called. The meeting will be held as follows:

**HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

**CLOSED SESSION at 6:00 p.m.**

**Thursday, August 14, 2008**

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

**Purpose:** Conference with legal counsel on a matter of potential litigation regarding the settlement of a claim between the Housing Authority of the City of Oakland and California Housing Risk Management Authority (CHARMA) pursuant to California Government Code § 54956.9.

**Purpose:** Conference with its real estate negotiators regarding acquisitions of real property pursuant to California Government Code § 54956.8.

**Property:** 707 and 711 Jefferson Street, 625 8<sup>th</sup> Street, and 730 Martin Luther King Jr. Way (St. Mary's Church), Oakland, CA  
**Owner:** Catholic Diocese of Oakland, Negotiation Parties:

**Owner: Frank Arthur of TRI Commercial Real Estate.  
Mercy Housing: Ed Holder, Amy Bayley. Oakland Housing  
Authority: Philip Neville, Deputy Executive Director.**

**Property: 616-620 and 634 21<sup>st</sup> Street, and 635 22<sup>nd</sup> Street and 2100 and  
2126 Martin Luther King Jr. Way (St. Francis Church site),  
Oakland, CA. Owner: Catholic Diocese of Oakland, Negotiation  
Parties: Owner: Frank Arthur, TRI Commercial Real Estate. EAH: Al  
Bonnett, Benny Kwong, Bill Karr of TRI Commercial Real Estate.  
Oakland Housing Authority: Philip Neville, Deputy Executive Director,  
Michelle Brewer, Attorney.**

**Property: Park Village Apartments, located at 3761 Park Boulevard  
Terrace in Oakland, CA. Owner: The Mortimer Howard Trust,  
Negotiation Parties: Owner: Mort Howard, Ed Higgenbotham,  
Attorney. EAH: Al Bonnett, Benny Kwong; Joyce Glatt, Attorney;  
Bill Karr, TRI Commercial Real Estate. Oakland Housing Authority:  
Philip Neville, Deputy Executive Director, Michelle Brewer, Attorney.**

**Purpose: Conference with Labor Negotiators pursuant to California  
Government Code § 54957.6.**

**Negotiation Parties: Authority Designated Representatives: Fran  
Buchanan, Labor Consultant; Pamela Foster, Director of Human  
Resources; Patricia Ison, 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.**

**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.**



**HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA**

**SPECIAL MEETING**

**Thursday, August 14, 2008, following the Closed Session**

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

**AGENDA**

I. Pledge of Allegiance

II. Roll Call

III. Approval of Minutes:

Regular Meetings of July 21, 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:

1. Consideration of recommendation to approve a three-year labor agreement with the Building and Construction Trades Council of Alameda County, AFL-CIO.

2. Consideration of recommendation to authorize the submission of an application to the State of California to borrow up to \$2,800,000 from the Multifamily Housing Program for Phase 2 of the Tassafaronga Village Revitalization Project.

B. Consideration of recommendation to authorize negotiates of sub-

grant Agreements for Hope VI Community and Supportive Service.

- C. Consideration of a recommendation to amend the Section 8 Administrative Plan to establish a wait list preference for families displaced due to local government action.
- D. Consideration of a recommendation to utilize authority granted under the Moving to Work Program to develop a local affordable housing strategy to offer a short term affordable housing preservation program in cooperation with the City of Oakland.
- E. Consideration of recommendation to approve the budgeting of additional MTW funding to the building envelope program to complete more improvements at scattered sites.
- F. Recognition of people wishing to address the Commission.
- G. Written Communications.
- H. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission.
- I. Reports of Commission Committees.
- J. Announcements by Commissioners.
- K. Adjournment.

THE HOUSING AUTHORITY OF THE CITY OF  
OAKLAND, CALIFORNIA

Moses L. Mayne, Jr., Chair of the Commission

By \_\_\_\_\_  
Secretary

cc: Legal Counsel and Mailing List