

This brief is being provided to inform the Board, staff and public of the details of an agenda item that requires action from the Board. The President of the Board will provide board members, staff, and the public the opportunity to ask questions about this topic when this agenda item is announced.

Date: February 7, 2023

Originator: Executive Committee: Gordon Bennie and Kim Seney

Purpose: Appoint Director to fill Vacant Seat

Desired Action by the Board:

Immediately appoint Jon Gresly to fill the seat left vacant by C. Curtis. The term for this seat ends 12/1/2023.

1. **Description:** With the resignation of Cary Curtis, effective 12/31/22, there is seat vacant on the GMSCD Board of Directors. After significant canvassing community members, Jon Gresley was has agreed to serve through the end of the seat term.
2. **Reason for Recommended Board Action - (*Consider compliance, cost savings, fixing a problem*):** As evidenced in Mr. Gresley's Bio following this overview, he is extremely qualified and experienced in the areas of public agency management, governance, and leadership. Jon is committed to the community and is willing to serve and be an active and engaged Director. Mr. Gresly and his wife own a home on Falling Water and he is a registered voter.
3. **Anticipated Impacts to the District (negative and/or positive) - (*Consider financial impact, change in procedures, customer and staff communication and effect if recommendations are not adopted*):** Appointing Mr. Gresly will ensure that GMSCD meets the timing requirements relating to filling Board seat vacancy.
4. **Anticipated Impacts to the Customer – *Standby, Residential, Commercial*:** Mr. Gresley has tremendous experience and skills and the community will no doubt benefit from his leadership, experience and perspective in this role.

Jon Gresley

Jon Gresley is a retired public executive who has served as an executive coach, meeting facilitator, instructor of courses for housing staff and boards, and adviser on affordable housing strategies. He has drawn upon his more than fifty years in the field of public and affordable housing at both the federal and local level. From March to December 2021, he served as the interim executive director of the Southern Nevada Regional Housing Authority. In this role he acted as a “transitional leader,” addressing immediate issues, providing stability and facilitating the recruitment of a permanent executive director to lead the authority.

Trainer and consultant:

Since his retirement from the Oakland Housing Authority, except for the time that he served as HUD regional administrator (noted below), Mr. Gresley has been a trainer for the National Association of Housing and Redevelopment Officials (NAHRO) and an independent consultant.

As a trainer, he has both updated and developed new curriculum for courses offered by NAHRO. He has presented virtual and in-person training to housing authority staff and commissioners at national and local NAHRO conferences and training centers. Topics have included management and leadership, succession planning, maintenance of multi-family properties, **and board roles and responsibilities.**

As a consultant, he has assisted housing authority staff and **boards at a half dozen authorities in California and Nevada in governance, strategic goal setting, and operations.**

HUD Regional Administrator:

From the summer of 2016 to the end of the Obama Administration in early 2017, he served as the regional administrator for the US Department of Housing and Urban Development (HUD), Region 9. In this role, he provided leadership and direction to HUD activities in the Pacific Southwest Region, including the states of Arizona, Nevada, California, Hawaii and the US territories of the Western Pacific.

Oakland Housing Authority:

Mr. Gresley retired in November 2010, after serving as the executive director of the Oakland Housing Authority for eleven years and capping his tenure of 32 years at the Authority. Under his leadership, the Authority became nationally and internationally recognized as a highly successful and innovative agency. During Mr. Gresley's tenure as executive director, the Oakland Housing Authority:

- Was designated a Moving to Work (MTW) agency, gaining program flexibility and program autonomy (2004 and remaining to the present day).
- Successfully applied for two HOPE VI grants totaling \$45million (1999 and 2000).
- Successfully implemented three HOPE VI grants totaling \$67million and leveraging other strategies, assembled federal, state, City of Oakland, Authority, and private funds, including tax credits, to demolish 394 public housing units at four (4) sites, and replaced all public housing units one-for-one at six (6) sites with a total of over 1000 units of new affordable housing.

- Created a non-profit venture, *California Affordable Housing Initiatives* (CAHI), competed for and was selected by HUD to provide Project-Based Section 8 contract administration for the northern half of California (over 400 privately owned FHA multi-family properties with Section 8 contracts). This operation provided the Authority with a subsidy stream that helps to safeguard the Authority's future operations and development opportunities and activities.
- Completed the disposition of 1615 public housing units on scattered sites *Oakland Affordable Housing Preservation Initiatives* (OAHPI). Through disposition, nearly all became project-based Section 8, with a dramatic increase in cash-flow, assuring their long-term viability.
- Reduced the cost of employee benefits (and therefore improved the Authority's long term financial performance) through negotiation of improved labor contracts while experiencing an eleven-year period without a strike or other significant disruption of the management-labor environment.
- Launched an affordable housing development strategy (new construction and rehabilitation) using the resources and flexibility afforded by MTW and the resources of successful business operations in a variety of partnerships. At his retirement, the Authority was actively involved in pre-development and development activity at eight different multi-family sites.
- Grew the Authority's business from gross revenue of \$110 million to over \$500 million annually.

Prior to becoming executive director, Mr. Gresley served as deputy executive director 1980-1999. Mr. Gresley originally joined the Oakland Housing Authority in 1978 as its Director of Housing Management.

Early HUD career:

Mr. Gresley began his career at HUD in 1971 as an Urban Intern in Chicago, Ill. His last position with HUD was Director of Housing Management for the Region 9 - Office of Indian Programs (1975-78). His department was responsible for training, technical assistance, and oversight of all management activities of Native American public housing agencies in New Mexico, Arizona, Nevada, and California.

US Peace Corps:

Mr. Gresley served the Deputy Director of the Group 37 Training Program (July–October 1970). He previously served as a volunteer in Iloilo City, Philippines (1968-1970).

Professional affiliations and **board membership:**

Mr. Gresley is Chair of the boards of directors of two non-profit affiliates of the *Oakland Housing Authority* and has served as vice chair of the board of directors of *Merritt Community Capital Corporation*, a non-profit tax-credit syndicator.

While executive director of OHA, Mr. Gresley served on the **Board of Governors of the *National Association of Housing and Redevelopment Officials* (NAHRO)** and on the Board of Directors as treasurer of the ***Council of Large Public Housing Authorities* (CLPHA).**

Professional affiliations - International:

- December 2008 - key-note speaker on successful strategies to combat violence in affordable housing - *Northern Consortium for Housing* in Harrogate, England.
- May 2010 – hosted *Ontario Non-Profit Housing Association* (ONPHA) large provider’s conference in Oakland, California.
- October 2011 – Presenter – “The Section 8 Housing Assistance Program – A Program of the United States of America making private rental housing affordable to low-income families” *International Conference on Social Housing*, Taipei, Taiwan.
- Participated in the *Ontario Non-Profit Housing Association* (ONPHA) large provider’s conferences in Edinburgh, Scotland (2011), Providence, Rhode Island (2012), London, England (2013), Seattle & Portland (2014), Vancouver, BC (2015), Dublin & Belfast (Republic of Ireland and Northern Ireland) in 2017.

Civic involvement:

Rotary International:

Mr. Gresley is a member of the *Rotary Club of Truckee* where **he serves as a board member** and international services chair. Prior to joining the Truckee club, he was an active member of the *Rotary Club of Oakland* since 1995. He has served as committee chair for a variety of committees, as a **member of the board of directors, and as President of the Oakland club, 2010 – 2011**. He frequently travels internationally with Rotary to sponsor and visit community development projects in the developing world.

Non-profit board membership:

Mr. Gresley has served on a number of non-profit social service agency boards and served as president of the *Mental Health Association of Alameda County, Bay Area Community Services, and Travelers’ Aid Society of Alameda County*. Mr. Gresley served as a member of the board of directors of *Youth Uprising* and also served in a number of leadership roles for the *United Way of the Bay Area*. Mr. Gresley served as president of the board of directors of the *Golf Club Condominiums* in Truckee, CA from 2011 – 2020.

Education:

BA, DePauw University, Greencastle, Indiana (1968)

Executive MBA (with honors), St. Mary’s College of California, Moraga, (1980)