

**MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA**

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Monday, March 4, 2013

SPECIAL MEETING

The Oakland Housing Authority Board of Commissioners convened a Special Meeting in the Board of Commissioners Room, first floor, at 1619 Harrison Street, Oakland, California on the above date. Chair Gregory D. Hartwig presided and called the meeting to order at 6:09 p.m.

I. Pledge of Allegiance

II. Roll Call

Present: Chair Gregory Hartwig, Vice Chair Marlene Hurd, Commissioners Janny Castillo, Barbara Montgomery, Tanya Pitts, Adhi Nagraj. Excused: Moses L. Mayne, Jr.

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of February 4, 2013

Tanya Pitts moved for approval of the Minutes, seconded by Janny Castillo; and the board voted unanimously.

IV. Old or Unfinished Business:

A. None.

V. 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.

Secretary, Eric Johnson requested to table Item F.1 to the next Commissioners' Meeting in April. Chair Gregory Hartwig approved the modification to the Agenda.

VI. New Business

- A. Public Hearing on the proposed Oakland Housing Authority Fiscal Year 2014 Making Transitions Work (MTW) Plan.

Eric Johnson introduced the item; Anna Gwyn Simpson provided the briefing and presentation on the item.

The Public Hearing was opened for people who wished to speak on this item. As there were no speakers, Chair Hartwig then closed the public hearing.

- B. Public Hearing on proposed changes to the Oakland Housing Authority's Public Housing Admissions and Continued Occupancy Policy (ACOP).

Eric Johnson provided the briefing on this item and introduced Staff Attorney, Tony Ruch, who provided further information. During the course of discussion on a question of wording of in the CFR as cited in our ACOP, and staff would check the CFR, however Mr. Johnson recommending cutting the citation as it does not need to be included in the OHA document.

The Chair opened the item for a Public Hearing and to any speakers who wished to address the item. There were no speakers to come forward and the Chair then closed the public hearing.

- C. Consideration of a resolution authorizing the Executive Director to execute a ground lease, loan documents and related financing documents required to close all construction financing for the Lakeside Senior Affordable Housing Project.

Note: Commissioner Adhi Nagraj announced that as an employee of Bridge Housing, he would have a conflict of interest on Items C and D, so excused himself as recused, and left the Commissioners' room.

Eric Johnson provided the briefing on the item and introduced Phil Neville who provided further information. Susan Friedland, and Cindy Heavens, Satellite Affordable Housing Associates, and staff, Deni Adaniya, were in attendance at the meeting.

There were no questions from the Commission.

Commissioner Castillo moved the item for approval, Commissioner Pitts seconded the motion; and the board voted its unanimous approval.

- D. Consideration of a resolution making determinations with respect to bond financing of a multifamily rental housing development to be known as 460 Grand Avenue, declaring its intent to reimburse certain expenditures from proceeds of indebtedness, and authorizing related actions.

Eric Johnson gave the briefing on the item and introduced Phil Neville who gave further information on the item. Joe McCarthy of Bridge Housing Corp. and staff Bridget Galka took questions from the Commissioners.

Note: Commissioner Adhi Nagraj returned to the meeting.

- E. Consideration of a resolution authorizing the Executive Director to execute an Intergovernmental Agreement with the City of Oakland to provide funding for up to 300 youth, in the amount of \$1,500 per youth, to participate in the Mayor's Summer Youth Employment Program, and authorizing amendments to the Fiscal Year 2013 Budget to use unspent staff and contract funds to be used for this agreement in an amount up to \$450,000.

Eric Johnson gave a short summary on the item and introduced John Bailey, Executive Director of the Workforce Investment Board, who spoke about the initiatives of the program and the involvement of the Mayor and City of Oakland.

Mr. Bailey took questions from the Commissioners and during this discussion expressed his hope that the program would turn into a year-around program.

Commissioner Hurd moved the item for approval, Janny Castillo seconded the motion; and the board voted its unanimous approval.

- F. 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.

Items F.3 and F.4 were moved for approval by Commissioner Castillo, Commissioner Montgomery seconded the motion; and the board voted its unanimous approval.

Item F.2. was pulled for discussion by Commissioner Pitts.

1. Consideration of a resolution authorizing the Executive Director to execute two additional One-Year Option Terms with Youth UpRising (YU) and to increase the amount not to exceed to \$566,640 for the three-year period, to continue the YU Works Program.
2. Consideration of a resolution authorizing the Executive Director to execute a contract with HD Supply, Inc., in the amount not-to-exceed \$150,000, for unit Renovation/Installation Services at 1737 E. 15th Street.

Eric Johnson provided the summary of the item.

There were no questions from the Commissioners. Commissioner Pitts moved the item for approval, Commissioner Montgomery seconded the motion; the board voted its unanimous approval.

3. Consideration of a resolution authorizing the Executive Director to execute the first one year Option Term with Clean Innovation Corporation and increase the contract amount not-to-exceed by \$110,904 for a new not-to-exceed amount of \$217,024, for janitorial services for Six (6) Authority Administrative Offices.
4. Consideration of a Resolution authorizing the Executive Director to purchase commercial automobile liability insurance from the Housing Authority Insurance Group, and to make payment of the annual premium in the amount of \$245,647.

G. Recognition of people wishing to address the Commission.

There were no speakers wishing to address the Commission.

VII. Written Communications.

Eric Johnson reviewed the material presented the monthly materials in the board packet.

VIII. Executive Director's Report.

Eric Johnson reviewed the material presented in the board packet and noted the following:

HUD February 25, 2013 letter from Sandra Henriquez, re 2013 Budget, Potential Sequestration Cuts HCV Program. Secretary Johnson stated that a sequestration report, with financials, would be on the Agenda of the April meeting;

HUD award granted in the amount of \$250,000 for OHA's public safety initiative;

Initial OHA Staff Retreat to take place on March 6 and March 7, 2013 and invited Commissioners to attend the Staff Award Ceremony on March 7, at 2:00 p.m.

IX. Reports of Commission Committees.

Commissioner Adhi Nagraj announced that the OHA Policy Development Ad Hoc Committee issued its draft and would hold its public meeting on March 12, 2013.

X. Announcements by Commissioners.

There were no announcements from the Commissioners.

XI. Adjournment.

The Chair moved to adjourn the meeting, Commissioner Nagraj seconded the motion; and the board voted its unanimous approval. The meeting was adjourned at 7:35 p.m.

To Closed Session
Monday, March 4, 2013 following the Special Meeting

**In the Board of Commissioners Room, First Floor,
1619 Harrison Street, Oakland, California.**

Purpose: Pursuant to Government Code Section 54956.9 – Conference with Legal Counsel re existing litigation:

Alameda Superior Court No. RG12630622; and Trunece Bates, et al. v. OHA, et al., Alameda County Superior Court No. RG11582007.

Purpose: Pursuant to Government Code Section § 54957.6 - Conference with Labor Negotiators.

Authority Designated Representative: Florice Lewis, Director of Human Resources.

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

Purpose: Pursuant to Government Code Section 54956.8 - Conference with Real Property Negotiators.

Note: Commissioner Adhi Nagraj announced that as an employee of Bridge Housing, he would have a conflict of interest on this discussion, so excused himself as recused, and left the Commissioners' room.

- Property: Lion Creek Crossings Phase 5
Address: 6710-6760 Lion Way, Oakland, CA
Negotiating Parties:
General Partner: Lion Creek Senior Housing Partners, L.P.
The Related Companies of California: William Witte, Lydia Tan and Marie Debor
East Bay Asian Local Development Corporation: Carlos Castellanos and Ener Chiu
Property Owner and Lessor: Oakland Housing Authority;
Philip Neville, Steve Hoppe, Michelle Brewer, Attorney

Closed Session adjourned at approximately 8:55 p.m.

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Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary