

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

[Most meetings are recorded. A copy of the recorded meetings can be made available
by contacting the Executive Office at 510-874-1512]

Monday, April 8, 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, Adhi Nagraj, Janny Castillo, and Barbara Montgomery, Excused: Moses L. Mayne, Jr., Tanya Pitts.

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of March 4, 2013.
Adhi Nagraj moved for approval of the Minutes, seconded by Barbara Montgomery; and the board voted unanimously.

IV. Old or Unfinished Business:

A. Resolution approving Oakland Housing Authority Fiscal Year 2014 Making Transitions Work (MTW) Plan.

Executive Director Johnson introduced the item, and briefed the Commission on the comments that were submitted from the public on the plan. Mr. Johnson noted that there was a public response about eligibility and screening and it was added into the plan.

There were no further questions from the Commission.
Commissioner Hurd moved the item for approval, Commissioner Castillo seconded the motion; and the board voted its unanimous approval.

B. Resolution approving changes to the Oakland Housing Authority's Public

Housing Admissions and Continued Occupancy Policy (ACOP).

Executive Director Johnson noted that there were some significant changes, and other grammatical changes included in the policy as outlined in the memo and as described in the public hearing, and also noted there was a typo found in one section of the Code of Federal Regulations (CFR) which was initially included in OHA's Policy, and as there was no requirement to include the CFR language in the OHA Policy, it was simply removed.

There were no further questions from the Commission.
Commissioner Nagraj moved the item for approval, Commissioner Montgomery seconded the motion; and the board voted its unanimous approval.

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.

There were no changes made to the agenda.

VI. New Business

A. Consideration of a resolution approving and adopting the Oakland Housing Authority Development Policy.

Executive Director Johnson and Commissioner Nagraj, who Chaired the Ad Hoc Development Policy Committee, provided the briefing on the policy and gave an overview of the draft policy.

Following discussion, Commissioner Montgomery moved the item for approval, Commissioner Hurd seconded the motion; and the board voted its unanimous approval.

B. FY 2013 Budget Review and Discussion of Sequestration Impacts.

Executive Director Johnson introduced the item and asked Janet Rice to provide the summary to the Commission. Janet Rice provided further information related to the financials and statistics of the budget review.

The Budget Committee will review the funding related to FY 2014 budget at the end of April.

Additionally Janet Rice informed the Board that the Housing Choice

Voucher and local program voucher issuance has been frozen, with no new applicants pulled from the 2012 waitlist or housed through our MTW local programs for the foreseeable future. The Authority is currently working to be able to honor its project based Section 8 commitments for those units coming on line between 2013-2016, which will be discussed in further detail at the Committee level, and when the Budget is brought forward to the full Board in May.

C. 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 C-2, C-3, C-4, C-5, and C-6 were moved for approval by Commissioner Nagraj, Commissioner Montgomery seconded the motion; and the board voted its unanimous approval. Commissioner Castillo requested Item C-1 be pulled for discussion.

1. Consideration of a resolution authorizing the Executive Director to Execute two One-Year Renewal Option Terms with Youth UpRising (YU) in an amount not-to-exceed \$188,880 for each One-Year Renewal term, to continue the YU works janitorial and landscaping training program.

Executive Director Johnson introduced the item and Patricia Wells, Deputy Executive Director, gave the briefing on the item. Ms. Wells introduced Mark Schiferl, new Director of Property Management, who will oversee the YU Program. Also introduced was, Olis Simmons, President and CEO of YU, who spoke briefly about the Youth Employment Program and OHA partnership.

Commissioner Montgomery asked how youth are trained and how outreach was done. Ms. Simmons responded that word of mouth throughout the community and referrals given by OHA are the primary methods.

Ms. Simmons stated that the mentors within the program have a positive effect on the youth and their acceptance of the structure of the program. She also commented that there is a strong mobility of the Summer Youth Program between East and West Oakland.

Commissioner Castillo offered her vision for the youth program to include program engineering and medical profession career opportunities.

Other YU staff attending the meeting was Ali Knight, Chief of Programs, and Claudette Allen, Social Enterprise Administrative Manager.

After lengthy discussion, Commissioner Castillo moved for a motion to approve the item, Commissioner Nagraj seconded the motion; and the board voted its unanimous approval.

2. Consideration of a resolution authorizing the Executive Director to execute a two-year contract with three one-year Option Terms with Goldfarb & Lipman LLP in an amount not to exceed \$500,000 per year for the initial two-year term, and each subsequent one-year Option Term as exercised.
3. Consideration of a resolution authorizing the Executive Director to execute a two-year contract with three one-year Option Terms with Goldfarb & Lipman LLP to provide legal consulting services for the Office of Real Estate Development in an amount not to exceed \$575,000 for the initial two-year term, and \$175,000 for each subsequent one-year Option Term as exercised.
4. Consideration of a resolution authorizing the Executive Director to execute a Second Amendment to the Second Amended and Restated Predevelopment Services Agreement for Lion Creek Crossings HOPE VI with the Related Companies of California, LLC and the East Bay Asian Local Development Corporation, and to execute an amendment to the Disposition and Development Agreement for Phase 5 with Lion Creek Senior Housing Partners, L.P.
5. Consideration of a resolution authorizing the Executive Director to execute blanket purchase agreements with Home Depot for \$400,000; HD Supply for \$200,000; Economy Lumber \$230,000; Cal Steam or \$85,000; Grainger for \$50,000; Wilco for \$10,000; Ewing Irrigation for \$50,000, to be used for Force Account Site Renovations at the following properties: 2558 35th Avenue, 5730 Elizabeth Street, 1737 East 15th Street, and 1639 84th Avenue.
6. Consideration of a resolution authorizing the Executive Director to execute contracts with Logan Floor Covering; Villa Floor Covering; Torres General Contracting; Building Sanctuary; and Royal Floors, in a combined amount not-to-exceed \$700,000 for the installation,

repair and replacement of flooring on an as needed basis.

D. Recognition of people wishing to address the Commission.

There were no public speakers wishing to address the Commission.

VII. Written Communications.

Executive Director Johnson reviewed the monthly report and materials presented in the board packet.

VIII. Executive Director's Report.

Executive Director Johnson noted several topics of interest to the Board.

IX. Reports of Commission Committees.

Commissioner Hurd gave a short update on the Ad Hoc Education Committee.

X. Announcements by Commissioners.

Commissioner Nagraj commented on the departure of OUSD Superintendent, Tony Smith, and the good work he has done for OUSD, and stated that he will be difficult to replace.

XI. Adjournment to Closed Session.

Chair Hartwig opened the floor for adjournment, Commissioner Nagraj moved; Commissioner Castillo seconded the motion; the board voted unanimously. The meeting adjourned at 8:11 p.m.

Closed Session

Monday, April 8, 2013 following the Special Meeting

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


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

Authority Designated Representatives: Florice Lewis, Director of Human Resources, Diana Doughtie, Legal Counsel.
Employee Organizations: Building and Construction Trades Council of Alameda County, AFL-CIO, SEIU Local 1021 (formerly 1877 and 790), and OPEIU Local 29.

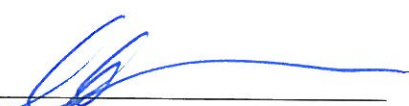
Closed Session adjourned at approximately 9:15 p.m.

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Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary