

**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, May 20, 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 6:15 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of April 8, 2013.

Commissioner Castillo made the motion for approval, seconded by Commissioner Nagraj; and the board voted unanimously.

IV. Old or Unfinished Business:

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.

There were no changes made to the agenda.

VI. New Business

- A. Recognition of Oakland Housing Authority Cadets and Explorers who competed in the Statewide Cadet Competition in Tulare California.

Executive Director Johnson introduced Paul Malech, Acting Lieutenant of Police who described the competition and introduced Aida Dupree, the coordinator of the Explorer and Cadets program. Officer Dupree

gave a detailed description of the competitions and events and highlighted individual achievements. Paul Malech and Executive Director Johnson commended Aida Dupree and presented her with *The Chief's Accommodation Award*. The Commissioner expressed appreciation and compliments to the cadets and officers on their achievements and quality of the cadet and explorer program.

- B. Consideration of a resolution approving the Oakland Housing Authority Comprehensive Budget which includes the Public Housing Program AMP Budgets, and Staffing Plan for the Fiscal Year Ending June 30, 2014 and HUD Certification.

Executive Director Johnson introduced the item and gave a PowerPoint presentation briefing the Commission on policy changes, sequestration impacts and the Agency's Budget strategy. Janet Rice and Tracy Stabler, Chief Financial Officer, gave a detailed presentation on the Comprehensive Budget and fielded questions from the Commissioners. Questions were fielded regarding development commitments, OAHPI deficits and reserve funds. The Commission commended Janet Rice and Eric Johnson on the clarity and quality of the materials presented and noted the improvement in the presentation of a complex subject matter.

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

- 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.*

All items on the Consent Agenda were moved for approval by Commissioner Pitts and Commissioner Nagraj seconded the motion; and the board voted its unanimous approval.

- 1. Consideration of a resolution authorizing the payment of \$80,670.75 in attorneys' fees to Bay Area Legal Aid (BALA), pursuant to Court order in the litigation action, *Bates, et al. v. Oakland Housing Authority, et al.* (Alameda County Superior Court, Case No. RG11582007.).

2. Consideration of a resolution authorizing and approving the issuance and delivery of up to \$18,500,000 of Multifamily Housing Revenue Bonds (Lion Creek Crossings Phase V Apartments) 2013 Series A, Authorizing the lending of the proceeds of the bonds to Lion Creek Senior Housing Partners, L.P., and Authorizing the execution and delivery of a Master Pledge and Assignment, Master Agency Agreement, Regulatory Agreement and such other documents as may be necessary for the issuance of the bonds.
3. Consideration of a resolution authorizing the Executive Director to execute a Ground Lease, HUD Use Agreement, Partnership and Option Agreement, Loan Documents and related financing documents required to close all construction financing for Lion Creek Crossings Phase V.
4. Consideration of a resolution authorizing the Executive Director to execute a two-year contract with three one-year Option Terms with Reno & Cavanaugh PLLC to provide legal consulting services for the Office of Real Estate Development in an amount not to exceed \$113,000 for the initial two-year term, and one \$60,000 and two \$50,000 one-year Option Terms respectively, as exercised.
5. Consideration of a resolution authorizing the Executive Director to renew the general commercial liability insurance policy with the Housing Authority Risk Retention Group, for the period of June 1, 2013 to May 31, 2014, and to make the payment of the annual premium in the amount of \$218,224.
6. Consideration of a resolution authorizing the Executive Director to conditionally award 25 Project-based Vouchers to the Resources for Community Development for the 1701 Martin Luther King Jr. Way project to provide supportive housing reserved for individuals who are chronically homeless or at risk of homelessness with eight (8) of the units set aside for individuals with HIV/AIDS.

D. Recognition of people wishing to address the Commission.

There were no public speakers wishing to address the Commission.

V. Written Communications.

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

VI. Executive Director's Report.

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

VII. Reports of Commission Committees.

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

VIII. Announcements by Commissioners.

Commissioner Castillo commented on activities during the recent East Bay Housing Organization (EBHO) Celebration week and commended the Agency for participating. Counsel Jennifer Bell noted that Commissioner Castillo was recognized during an award ceremony during the EBHO festivities.

IX. Adjournment to Closed Session.

Chair Hartwig opened the floor for adjournment, Commissioner Pitts moved; Commissioner Castillo seconded the motion; the board voted unanimously. The meeting adjourned at 7:45p.m.

**Closed Session**  
**Monday, May 20, 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.**

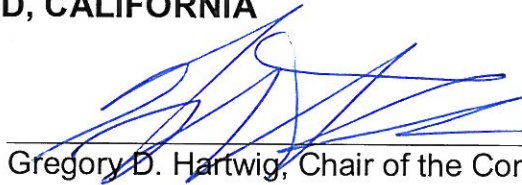
Authority Designated Representatives: Florice Lewis, Director of Human Resources, Diana Doughtie, Legal Counsel.

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 7:55 p.m.

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Gregory D. Hartwig, Chair of the Commission



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Eric Johnson, Secretary