

**MINUTES OF THE REGULAR 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, October 28, 2013

REGULAR MEETING

The Oakland Housing Authority Board of Commissioners convened a Regular 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 approximately 6:08 p.m.

I. Pledge of Allegiance

II. Roll Call

Present: Chair Gregory Hartwig, Vice-Chair Marlene Hurd, Janny Castillo, Barbara Montgomery, Tanya Pitts. Moses L. Mayne, Jr. was noted as absent during roll call and arrived later after Item V. (see below).

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of September 23, 2013. Vice-Chair Hurd made the motion for approval, seconded by Commissioner Castillo; and the board voted unanimously.

IV. Old or Unfinished Business:

- A. Consideration of a resolution approving a 1.0% cost-of-living adjustment for unrepresented employees effective immediately, and a 1.0% cost-of-living adjustment, effective July 1, 2014.

Eric Johnson introduced the item and introduced Deputy Executive Director, Janet Rice, to provide further detail. Ms. Rice provided the financials and medical benefits information that the Commissioners requested at the previous month's meeting. After extensive discussion and the Commissioners' questions were answered, a vote was taken.

Commissioner Castillo moved the item, Vice-Chair Hurd seconded the motion; Commissioners Hartwig, Castillo, Montgomery, Hurd voted to approve, Commissioner Pitts voted to oppose, and Commissioner Mayne was noted as excused from the vote.

V. Modifications to the agenda

There were no changes made to the agenda.

Commissioner Mayne arrived at 6:30 pm.

VI. New Business

- A. Consideration of a resolution authorizing and approving the issuance and delivery of up to \$19,879,000 of 2013 State Ceiling Qualified Private Activity Bonds; authorizing the lending of the proceeds of the bonds to AvéVista Associates, L.P., for 460 Grand Avenue, 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.

Executive Director Johnson introduced the item and introduced Deputy Executive Director, Phil Neville who provided further details. In attendance at the meeting was Michele Brewer, bond counsel, Joe McCarthy, Senior Project Manager, and Tom Early of BRIDGE Housing.

Joe McCarthy provided information on the available retail space at the project and took questions from the Commission.

The vote was taken after extensive discussion and questions from the Commission. Commissioner Mayne moved the item; Commissioner Montgomery seconded the motion; and the board voted unanimously.

- B. Consideration of a resolution authorizing the creation of the OHA Development LLC that would serve as an OHA special limited partner entity in the AvéVista (460 Grand) partnership and in other future developments.

Eric Johnson introduced the item and the board voted immediately.

Commissioner Pitts moved the item, Commissioner Mayne seconded the motion; and the board voted unanimously.

- C. Consideration of a resolution authorizing the Executive Director to execute a Ground Lease, Partnership and Option Agreements, Loan Documents and related financing required to close all construction financing for the AvéVista (460 Grand) project.

Eric Johnson introduced the item. Commissioner Pitts requested that the

Development Budget Summary be reviewed. Bridget Galka and Joe McCarthy (of BRIDGE Housing) provided the detailed financial information and took further questions from the Commissioners.

Commissioner Mayne moved the item, Commissioner Pitts seconded the motion; and the board voted unanimously.

- D. Nomination and election of a Director to the Tassafaronga Housing Corporation Board of Directors to fill the vacated seat left by former Commissioner, Adhi Nagraj.

Chair Hartwig gave a brief outline of the Tassafaronga project and the board's meeting schedule. The Chair proposed the nomination of Commissioner Barbara Montgomery who accepted the nomination.

Commissioner Mayne so moved the nomination vote, Commissioner Pitts seconded the motion; and the board voted unanimously.

- E. Consideration of a recommendation to the Board of Commissioners for the appointment of twenty members to the Oakland Housing Authority Resident Advisory Board.

Eric Johnson introduced the item.

Commissioner Montgomery moved the item, Commissioner Castillo seconded the motion; and the board voted unanimously.

Robin Johnson, attending the meeting, wished to address the Commission on the vote, stating that her name had not been added on the nominees list. Commissioner Hartwig requested that a written response be provided regarding the RAB's policy regarding her comments.

- F. Consideration and approval of Commissioner Travel to Attend Selected National, Regional, and State Conferences in Calendar Year 2014

Eric Johnson introduced the item.

Commissioner Mayne moved to approve the item, Commissioner Pitts seconded the motion, and the board voted unanimously.

- G. 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.

Commissioner Mayne requested to pull Item G.2 from the Consent Agenda. Commissioner Mayne moved to approve Items G.1 and G.3, Commissioner Pitts seconded the motion; and the board voted unanimously.

1. Consideration and Approval of Amending and Restating the Articles of Incorporation for California Affordable Housing Initiatives, Inc.
2. Consideration of a resolution authorizing the Executive Director to execute a blanket purchase order with Trimble Navigation Limited, for GPS installation and monitoring in an amount not-to-exceed \$90,000.

Eric Johnson introduced the item. Commissioner Mayne inquired about the purpose and evaluation of the financial savings by using the monitoring system.

After discussion, the vote was taken. Commissioner Pitts moved the item, Commissioner Mayne seconded the motion; and the board voted unanimously.

3. Consideration of a resolution authorizing the Executive Director to execute a contract with CelPlan for the purchase and installation of a Security camera System in Lockwood Gardens in the amount of \$648,650 over two years.

H. Recognition of people wishing to address the Commission.

Robin Johnson filled out a speaker card to address the Commission, however, was absent from the room when her name was called.

VII. Written Communications.

Executive Director Johnson reviewed the Written Materials included in the Board packet.

VIII. Executive Director's Report.

Executive Director Johnson noted several items including the following:

Resident Leadership Center Grand Opening, November 7;
Ad Hoc Education Committee appointment; Commissioner Mayne volunteered to join the Committee;

OHA Mayor's Summer Jobs Program 2013 Data Report;
OHA to host a team of staff from several housing authorities, including Los Angeles County, Marin, and Contra Costa County along with associated law enforcement agencies, on November 5 to discuss the partnership between community policing and property management;
Annual Holiday Senior Splendor to be held on December 12;
Mayor Quan's Job Fair to be held on November 19 at Lockwood Gardens.

IX. Reports of Commission Committees.

None.

X. Announcements by Commissioners.

Commissioner Castillo announced the new EveryOne Home, Home Stretch Program Ending Homelessness in Alameda County, proposing to house 80 people per month; collaborating with approximately 60 landlords who promised to rent to disadvantaged persons. If OHA can get involved in any way to support them, please do. Their website is: <http://www.everyonehome.org/news.html>

Commissioner Montgomery announced the Army-based redevelopment project groundbreaking ceremony to take place on November 1. The project will transform the City's half of the former Oakland Army base into a warehousing and logistics center serving the adjacent Port of Oakland.

XI. Adjournment to Closed Session.

Commissioner Mayne moved to adjourn; Commissioner Hartwig seconded the motion; and the board voted unanimously. The meeting adjourned to Closed Session at 7:48 p.m.

Closed Session

Monday, October 28, 2013 following the Regular 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.

Purpose: Pursuant to Government Code Section § 54956.9 - Anticipated initiation of litigation: one (1) potential case.


Closed Session concluded at 8:50 p.m.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

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



Eric Johnson, Secretary



Gregory D. Hartwig, Chair of the Commission