

**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, June 26, 2017

SPECIAL 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 Hartwig presided and called the meeting to order at approximately 6:06 p.m.

I. Pledge of Allegiance

II. Roll Call

Present: Chair Gregory Hartwig, Vice Chair Marlene Hurd, Janny Castillo, Lynette Jung-Lee, Barbara Montgomery, Anne Griffith. Donna Griggs-Murphy.

I. Approval of Minutes:

Approval of Minutes of the Regular Meeting of May 22, 2017.

Vice-Chair Hurd moved to approve the meeting minutes, Commissioner Jung-Lee seconded the motion; and the board voted unanimous approval.

II. 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.

VI. New Business:

- A. Presentation to the Oakland Housing Authority Police Department of their seventh Accreditation by the Commission on Accreditation for Law Enforcement Agencies.

Mark Moser, CALEA Regional Program Manager (Pacific, Pacific N/W, Rocky Mountain and Latin America Regions, including State of California) provided a summary of the requirements of the accreditation awarded to the OHAPD and

presented the certificate to Chief Duplessis, Captain James Williams and Sgt. Casey Mooningham, accepting the award on behalf of the police department.

Chief Duplessis expressed his appreciation to Mr. Moser and to the Housing Authority police department staff's effort in obtaining the accreditation for the seventh consecutive award.

- B. Consideration of a resolution authorizing the Executive Director to execute a one-year Intergovernmental Agreement with the City of Oakland to provide direct funding in the amount not to exceed \$450,000 for enrollment and participation of up to 250 Authority youth in the Earn & Learn East Bay Summer Youth Employment program.

Executive Director Johnson introduced the item and Director Wheeler who gave the PowerPoint presentation to the Commission.

After review of the presentation and several questions were taken from the Commissioners, the vote was presented.

Vice-Chair Hurd moved to approve the item, Commissioner Jung-Lee seconded the motion; and the board voted unanimous approval.

- C. Consideration of a resolution authorizing the Executive Director to execute a one-year intergovernmental agreement with the City of Oakland to provide up to \$2,000,000 in funding for the Authority's Sponsor Based Housing Assistance Program to serve up to (125) homeless individuals living in encampments, emancipated foster youth, or exiting the criminal justice system who are also receiving services through providers working under contract with the City of Oakland, Department of Human Services.

Executive Director Johnson introduced the item and Director Wheeler to provide the PowerPoint presentation. Director Wheeler was joined by Chief Operating Officer, Andres Manriquez.

Lara Tannenbaum, City of Oakland, was also in attendance at the meeting and answered several questions from the Commission.

Commissioner Jung-Lee moved to approve the item, Commissioner Griggs-Murphy seconded the motion; and the board voted unanimous approval.

- D. Consideration of a resolution approving an increase in the Empyrean Towers predevelopment loan from \$275,000 to \$950,000, a modification to the ground lease payment term, clarifying the size of the Authority's conditional commitment of permanent gap funding and authorizing the execution of an Acquisition Conditions Agreement to assist Resources for Community Development (RCD) in renovating the Empyrean.

Executive Director Johnson introduced the item. Director Neville and

Assistant Director Galka provided a summary of the project.

Resources for Community Development, Associate Director of Housing Development, Jessica Sheldon was present at the meeting and took questions from the Commission. The Empyrean project is expected to be completed in early 2019.

Commissioner Griffith moved to approve the item, Commissioner Jung-Lee seconded the motion; and the board voted unanimous approval.

E. 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 Griffith moved to approve the Consent items; Commissioner Montgomery seconded the motion and the board voted unanimous approval.

Related Management Co.'s Tim Wilson, Regional Manager, and Robert Geesey, Senior Property Manager, were present at the meeting for Lion Creek Crossings, Item VI.E.3.

1. Consideration of a resolution authorizing the Executive Director to issue multiple blanket purchase orders to various suppliers and service providers for small purchases of supplies, services and programs under ongoing contracts, intergovernmental arrangements, and non-competitive procurements for Fiscal Year 2017-2018.
2. Consideration of a resolution authorizing the Executive Director to execute blanket purchase orders to multiple vendors for routine, recurring, low-dollar amount materials purchases for the Property Management and Capital Improvements Departments for Fiscal Year 2017-2018.
3. Consideration of a resolution authorizing the Executive Director to execute a contract with Lion Way Housing Partners, L.P., a California Limited Partnership, to renew the Lion Creek Crossings Project-based Section 8 Vouchers for a twenty-year extension term.
4. Consideration of a resolution authorizing the Executive Director to make payments for the actuarially determined pension liability in the amount up to \$6,107,292 to California Public Employee Retirement System (CalPERS).

5. Consideration of a resolution authorizing the Executive Director to make payments for the actuarially determined Post-Employment Benefits Other Than Pensions liability in an amount up to \$25,265,895 to California Public Employee Retirement System (CalPERS) to fund the remaining Unfunded Actuarial Accrued Liability.
6. Consideration of a Resolution Authorizing the Executive Director to execute a one-year contract with Civicorps Schools in the amount not-to-exceed \$261,830.40 for resident intern program services.

F. Recognition of people wishing to address the Commission.

There were no speakers wishing to address the Commission.

VI. Written Communications.

The departmental monthly reports for May were included in the packet.

VII. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission.

Items of noted interest included:

GOFA Certificate of Achievement for the Agency's fourth consecutive year.

NAHRO Merit Awards for Mandela MarketPlace and AveVista and were both nominated for National Award of Excellence.

KABOOM! Grant approved for Lockwood Playground.

VIII. Reports of Commission Committees.

There were no reports by Commissioners on Committees.

IX. Announcements by Commissioners.

Chair Hartwig announced that he was appointing a Commission Committee for the evaluation of the Executive Director, which is done on a periodic basis.

The Committee is to be made up of three members: Anne Griffith, Chair; Marlene Hurd; and Greg Hartwig.

VI. Adjournment to Closed Session

The Chair called for adjournment from the meeting to Closed Session at 7:50 p.m.

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators in regard to price and terms of payment:

- Property: Foothill Family Apartments

Address(es): 6946 (39-3291-3; 39-3291-4; 39-3291-5; 39-3291-6; 39-3291-7; 39-3291-8; 39-3291-9; 39-3291-10; 39-3291-11; 39-3291-12; 39-3291-13; 39-3291-14; 39-3291-15; 39-3291-16; 39-3291-17) Foothill Boulevard, Oakland, CA 94605

Owner/Managing General Partner Negotiating Parties:

Oakland Housing Initiatives, Inc.

Ted Dang, Chairman of the Board of Directors, Oakland Housing Initiatives, Inc.

Investor Limited Partner Negotiating Parties:

Highridge Costa Housing Partners

Michael Snowden, Vice President, Michael Costa, President

Oakland Housing Authority Negotiating Parties:

Philip Neville, Bridget Galka, Michelle Brewer, Attorney

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators in regard to price and terms of payment:

Property: 1440, 1450, 1500 Harrison Street

Negotiating Parties:

Oakland Housing Authority: Phil Neville and Bridget Galka Office of Real Estate Development, Michelle Brewer, legal counsel.

Close Session conclude at 8:45 p.m.

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



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary