

**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, December 4, 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 6:05 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

IV. Approval of Minutes of the Annual Meeting of October 23, 2017.

Commissioner Griffith moved to approve the meeting minutes; Vice-Chair Hurd seconded the motion and the remaining board members voted unanimous approval.

V. 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 modifications to the agenda.

VI. New Business:

- A. Presentation and Recognition of Phillip J. Neville, Deputy Executive Director, upon his retirement from the Oakland Housing Authority after 43 years of service.

Executive Director Johnson provided the presentation of the Deputy Executive Director's retirement recognition. Ray Leon from Council President Larry's Reid's office spoke and presented a City Proclamation. Executive Director Johnson presented a State Proclamation to Director Neville on behalf of Senator Barbara Lee.

Former OHA Executive Directors Harold Davis and Jon Gresley were present at the meeting and expressed their gratitude to Mr. Neville for his career accomplishments with the Agency. Several Commissioners expressed their appreciation of the Executive Deputy Director's tenure at OHA and his contribution to low-income affordable housing throughout the City of Oakland and a retirement plaque was presented.

Phil Neville spoke expressing his appreciation to the Commissioners and OHA staff.

- B. Consideration of a resolution authorizing the Executive Director, on behalf of the Authority, to amend or execute a new subordination agreement and any other documents that may be required for Chase Bank to make a taxable Tranche C permanent loan of approximately \$900,000 to AveVista Associates, L.P. for AveVista Apartments.

After Executive Director Johnson introduced the item, the vote was taken by the Commission.

Commissioner Griffith moved to approve the resolution and Commissioner Griggs-Murphy seconded the motion; the board voted unanimous approval.

- C. Consideration of a resolution authorizing the Executive Director to execute a three-year contract, with two one-year Option Terms, in an amount not-to-exceed \$622,130 with Rising Sun Energy Center for pre-apprentice construction training services.

Executive Director Johnson introduced the item and Chief Operating Officer, Andres Manriquez and Director Wheeler of the Family and Community Partnerships Department provided further detail of the training program. It was also noted by Director Wheeler that Section 3 initiatives are also included in the program.

After discussion with the Commission, the vote on the resolution was called for. Commissioner Montgomery moved to approve, Vice-Chair Hurd seconded the motion; and the board voted unanimous approval.

- D. Consideration of a resolution authorizing the Executive Director to execute a one-year contract with four additional one-year Option Terms with 22nd Century Technologies Inc. for as-needed Information Technology Consulting Services, in an amount not to exceed \$150,000 for the initial one-year term, and \$150,000 for each subsequent one-year Option Term, if exercised.

Executive Director introduced the item and Information Technology Director, Ashour Bebla who provided further detail to the Commission about the technical consultant services that would be provided to the department staff.

After brief discussion the vote was taken. Commissioner Griffith moved to approve the resolution, Commissioner Griggs-Murphy seconded the motion; and the board voted unanimous approval.

- E. Consideration of nine (9) resolutions required by California Public Retirement System (CalPERS) Health Resolutions, which changes (increases) the Authority's contribution amount towards active employees' and retirees' CalPERS Health Plan premiums for SEIU, Local 29 OPEIU, Alameda County Building and Construction Trades Council, and all unrepresented employees.

Executive Director Johnson introduced the item and the Chair moved to approve the item. Commissioner Hurd made a motion to approve the CalPERS resolutions; Commissioner Griffith seconded the motion and the board voted unanimous approval.

- F. Recognition of people wishing to address the Commission.

There were no speakers present who wished to address the Commission.

VII. Written Communications.

The departments' monthly reports were included in the board packet.

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

The Executive Director reviewed the items included in his report and noted the following topics:

HUD has extended contract with California Affordable Housing Initiatives (CAHI) for another 12 months.

Introduced recent Director hires, David Kiddoo, Office of Real Estate Development and Victor Madamba of the Finance Department.

OHAPD Annual Toy Drive to begin on December 20th and thanked the police and family community partnerships departments for facilitating the event.

IX. Reports of Commission Committees

There have been no recent commission committee meetings.

X. Announcements by Commissioners.

There were no announcements by Commissions.

XI. Adjournment.

The Chair called for adjournment and Commissioner Montgomery moved to adjourn. The meeting was adjourned at 7:10 p.m.

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



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary