

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

**[Most meetings are recorded.
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by contacting the Executive Office at 510-874-1512]**

Monday, June 25, 2018

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

I. Pledge of Allegiance

II. Roll Call

Chair Gregory Hartwig, Vice-Chair Marlene Hurd, Commissioners Barbara Montgomery, Anne Griffith, Donna Griggs-Murphy, Janny Castillo, Lynette Jung Lee (arrived 6:38 p.m.).

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of June 4, 2018.

Commissioner Montgomery moved to approve the Minutes, Vice Chair Hurd seconded the motion; and the board voted unanimous approval.

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.)

The Chair asked that items VI.A through VI.C.: Nominations and election items be moved to later, after the Consent Agenda, to give Commissioner Lynette Jung-Lee time to arrive to the meeting to be included in the process.

VI. New Business:

A. Nomination and Election of Chair and Vice Chair of the Housing Authority

Board of Commissioners, for two-year terms.

Chair Nomination:

Janny Castillo nominated Marlene Hurd, she accepted. Donna Griggs-Murphy seconded the nomination.

Lynette Jung-Lee nominated Greg Hartwig, he accepted; Anne Griffith seconded the nomination.

Barbara Montgomery moved to close the nominations, Lynette Jung-Lee seconded, and the board voted unanimously.

Roll call of the vote was taken and Greg Hartwig was elected as Chair by a vote of 4 to 3.

Vice-Chair Nomination:

Lynette Jung-Lee nominated Marlene Hurd, she accepted; Anne Griffith seconded the nomination.

Barbara Montgomery moved to close the nominations and Anne Griffith seconded the motion.

Marlene Hurd was elected as Vice-Chair by a unanimous consent of the Commission.

B. Nomination and Election of two Directors to the Tassafaronga Housing Corporation Board of Directors, for two-year terms.

Lynette Jung-Lee was nominated by Barbara Montgomery and seconded by Anne Griffith. Commission Jung-Lee accepted the nomination

Marlene Hurd was nominated by Lynette Jung-Lee and Barbara Montgomery seconded the nomination. Marlene Hurd accepted the nomination.

The Commission voted unanimous consent.

C. Nomination and Election of two Directors to the Oakland Affordable Housing Preservation Initiatives Board of Directors, for two-year terms.

Anne Griffith was nominated by Janny Castillo and Barbara Montgomery seconded the nomination. Anne Griffith accepted the nomination.

Donna Griggs-Murphy was nominated by Lynette Jung-Lee. Barbara Montgomery seconded the nomination. Donna Griggs-Murphy accepted the nomination.

The Commission voted unanimous consent.

- D. Consideration of a resolution authorizing the Executive Director to instruct Oakland Affordable Housing Preservation Initiatives to establish and maintain restricted Operating Reserves in the amount of \$5 million, restricted Capital Replacement Reserves in the amount of \$15 million, and restricted Replacement Development Reserves in the amount of \$60 million to facilitate the operation, preservation, and redevelopment of the portfolio.

Executive Director Johnson provided the background summary on the item. After extensive discussion with the Commission the vote was taken.

Vice-Chair Hurd made a motion to approve the resolution, Commissioner Griggs-Murphy seconded the motion; and the Commission 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.

Items VI.E.1 and E.2 were pulled for discussion. Items VI.E.3 through E.8 were motioned to approve by Commissioner Griffith and seconded by Commissioner Griggs-Murphy; with unanimous approval by the Commission.

1. Consideration of a resolution authorizing the Executive Director to exercise the Oakland Housing Authority's option, or Right of First Refusal, and negotiate in conjunction with BRIDGE Housing Corporation, to purchase Chestnut Court and Mandela Gateway apartments, or to purchase the investor Limited Partner's interest in Chestnut Court and Mandela Gateway apartments.

Executive Director Johnson introduced the item and provided a brief background summary of the purchase. After extensive discussion with the Commission the vote was called for.

Commissioner Griffith moved to approve the resolution, Commissioner Montgomery seconded the motion; and the Commission voted unanimous approval.

2. Consideration of a resolution authorizing the Executive Director to conditionally award fifty Section 8 Project-Based Vouchers to Satellite Affordable Housing Associates for the 3268 San Pablo project, and authorizes the Executive Director to execute a 20-year Project Based Section 8 Award, with the option to extend for an additional 20 years.

Executive Director Johnson introduced the item and provided a brief background summary of the request to award the Section 8 project based vouchers. After extensive discussion with the Commission the vote was called for.

Commissioner Castillo moved to approve the resolution, Commissioner Hurd seconded the motion; and the Commission voted unanimous approval.

3. Consideration of a resolution authorizing the Executive Director to execute a 20-year contract extension agreement for Project-based Section 8 rental assistance at the Madison Apartments located at 160 14th Street, Oakland, for 19 units, with Madison Street Lofts, L.P., a California Limited Partnership.
4. Consideration of a resolution authorizing the Executive Director to execute a one-year contract with Civicorps Schools in the amount not-to-exceed \$274,560 for resident intern program services.
5. Consideration of a resolution authorizing the Executive Director to accept grant funding from the California Advanced Services Fund Broadband Public Housing Account in the amount of \$98,495, and to amend the Authority's FY 2019 Operating Budget to include receipt of those funds.
6. Consideration of a resolution authorizing the Executive Director to conditionally award seventy-five (75) Section 8 Project-Based Vouchers to The Spanish Speaking Unity Council and BRIDGE Housing Corporation, or its successors in interest, for the proposed Fruitvale Village IIB project.
7. Consideration of a resolution authorizing the Executive Director to conditionally award twelve (12) Section 8 Project-Based Vouchers to Allied Housing, or its successors in interest, for the proposed Fruitvale Studios project.
8. Consideration of a resolution authorizing the Executive Director to execute two-year contracts with three one-year Option Terms with Edrington, Schirmer & Murphy; the Law Offices of Bill Ford; Zanghi, Torres & Arshawasky, and the Law Offices of Charles Ramsey to provide legal services related to evictions, unlawful detainer proceedings, and other related matters in a combined amount not to exceed \$400,000 for the initial two-year term, and \$200,000 for each Option Term.

F. Recognition of people wishing to address the Commission.

Etta Johnson requested to speak to the Commission regarding a personal housing issue Oakland.

Ener Chiu, with EBALDC spoke briefly on two project based voucher applications for – West Grand and Brush, 34th and San Pablo.

VI. Written Communications.

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

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

HUD accepted and approved the Agency's FY2016 Annual MTW Report.

MTW article from Housing Futures.Org was included in the packet regarding staff from Seattle, Lincoln, and Oakland Housing Authorities, who spoke on the program at the NAHRO Conference in Pittsburg, PA

Pancake Breakfast was held on Saturday and hosted by the OHAPD.

VIII. Reports of Commission Committees.

Chair Hartwig provided an update of the work being done by the Executive Director Evaluation Ad Hoc Committee.

IX. Announcements by Commissioners.

Vice-Chair Hurd made the following announcements.

Tassafaronga and CAHI Annual Board Meetings were held in June.

Resident Advisory Board held a retreat in June and provided a list of recommendations to the Board of Commissioners from the discussions. The RAB will hold a series of Listening Campaigns, with the first to be held on June 27 at the Peralta Village Recreational Center.

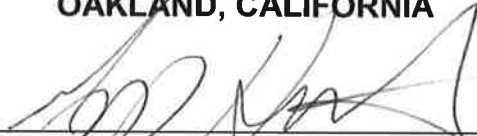
United Seniors of Oakland, Alameda County, Healthy Living Festival to be held on September 13, 2018.

Disability Capital Action Day was held in Sacramento on June 7th.

X. Adjournment.

The Chair called for adjournment of the meeting, Lynette Jung-Lee moved to adjourn, Barbara Montgomery seconded the motion. 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