

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

**[Most meetings are recorded.  
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**Monday, May 13, 2019**

**Special Meeting**

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting in the Board of Commissioners Room, first floor, 1619 Harrison Street, Oakland, California on the above date. Chair Gregory Hartwig presided and called the meeting to order at 6:06 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of April 29, 2019.

Commissioner Jung-Lee moved to approve the minutes, Commissioner Montgomery seconded the motion; Chair Hartwig, Commissioner Jung-Lee and Commissioner Griffith voted approval. Commissioner Castillo voted for abstention.

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 suggested to advance the items in VI.B. Consent Agenda, to prior to VI.A. Budget Workshop and presentations.

VI. New Business:

A. Budget Workshop: A Presentation and Review of the Oakland Housing Authority Comprehensive Budget for the Fiscal Year Ending June 30, 2020.

Executive Director Johnson introduced the item and Director Henderson who provided the opening presentation on the FY2020 MTW Plan and corresponding budget process.

Senior Director Dave Kiddoo provided the presentation on the Office of Real Estate Development goals and staffing.

Director Michelle Hasan provided the presentation on Leased Housing departmental structures, Building Bridges Program and Owner Incentives Program and staffing.

Director Mark Schiferl and Chief Operating Officer, Andres Manriquez provided the presentation on the Office of Property Operations public housing budget and REAC Scores review.

Director Lenita Wheeler and Chief Operating Officer, Andres Manriquez provided the presentation on the Family & Community Partnerships Department's areas of employment and economic development, homeownership program, education initiative, civic engagement and leadership development, life enrichment and site intervention goals.

Human Resource Director, Drew Felder, reported on Agency staffing positions for FY 2019 and proposed FY 2020.

The Finance Department FY 2020 budget review was presented by Director of Finance, Victor Madamba, and Accounting Officers Albert Chang and Vicki Kolen.

B. Consent Agenda

(moved to prior to VI.A. Budget Workshop and Presentation)

Commissioner Griffith motioned to approve items 1-5, Commissioner Jung-Lee seconded the motion; and the board voted unanimous approval.

*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.*

1. Consideration of a resolution authorizing the Executive Director, on behalf of the Authority, to negotiate and execute the Lease Disposition and Development Agreements with the City of Oakland and MidPen Housing Corporation or its affiliate(s), for the development of Project 3 (130 affordable units for families), and Project 4 (124 affordable units for families) at Brooklyn Basin.

2. Consideration of a resolution approving the substitution of RAMP Housing Inc. for Oakland Affordable Housing Preservation Initiatives as the sole member of RHI Oak Groves GP LLC and that the Board of Commissioners approve and authorize the Executive Director to execute Land Use Covenants with the Alameda County Department of Environmental Health for Oak Grove North and South.
3. Consideration of a resolution authorizing the Executive Director to renew the general commercial liability insurance policy with HAI Group, for the period June 11, 2019 to June 11, 2020, and to make the payment of the annual premium in the amount of \$282,449.
4. Consideration of a resolution authorizing the Executive Director to execute a one-year contract with Lao Family Community Development, Inc. to provide summer youth employment and training services in the amount not to exceed \$482,718 for the Initial Term, \$508,463 for the First Option Term, \$534,208 for the Second Option Term, \$599,953 for the Third Option Term, and \$588,916 for the Fourth Option Term, if exercised.
5. Consideration of a resolution authorizing the Executive Director to execute a one-year contract with Youth Employment Partnership, Inc. to provide summer youth employment and training services in the amount not to exceed \$171,980 for the Initial Term, \$178,411 for the First Option Term, \$185,092 for the Second Option Term, \$192,031 for the Third Option Term, and \$199,242 for the Fourth Option Term, if exercised.

C. Recognition of people wishing to address the Commission.

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

VII. Written Communications.

There was not a monthly departmental report included with the board packet for this meeting.

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

Included in the report was a HUD letter regarding terms and further extension of current Performance Based Contract Administration Annual Contribution Contracts.

IX. Reports of Commission Committees.

None.

X. Announcements by Commissioners.

Commissioner Jung-Lee asked if the 2019 National Conference on Ending Homelessness & Capitol Hill Day to be held July 22-24, Washington, D.C. be added to the list of accepted conference for Commissioner Travel.

The Chair called for a vote on the recommendation. Commissioner Jung-Lee moved to recommend, Commissioner Castillo seconded the motion; and the board voted unanimously to accept the recommendation.

Commissioner Griggs-Murphy announced Affordable Senior Housing Resident Advocacy Day in Sacramento, is June 4.

Commissioner Griggs-Murphy announced the free 19<sup>th</sup> Annual Malcom X Jazz Festival hosted by the Eastside Arts Alliance to be held May18.

XI. Adjournment

Chair Hartwig called for adjournment of the meeting.

Commissioner Montgomery requested to adjourn In Memoriam of Gloria Taylor, former Commissioner of OHA. Commissioner Jung-Lee seconded the motion and the meeting was adjourned at 9:22 p.m.

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



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Gregory D. Hartwig, Chair of the Commission



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Eric Johnson, Secretary