

**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, February 26, 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 6:11 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of January 22, 2018. Commissioner Griggs-Murphy made a motion for approval, Commissioner Griffith seconded the motion; and the board voted for 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 moved item VI.G., Recognition of people wishing to address the Commission, to prior to VI.A with one public speaker:

Natasha Noel spoke to the Commissioner on issues related to her Section 8 voucher.

VI. New Business:

- A. Public Hearing on the proposed Oakland Housing Authority Fiscal Year 2019 Making Transitions Work (MTW) Plan.

Executive Director Johnson introduced the item and Implementation Planning and Compliance Director, Dominica Henderson, who provided the PowerPoint presentation to the Commission on the MTW Plan FY 2019 plan. After questions were taken from the Commissioners, the item was opened for public hearing at 7:20 p.m. As there were no public comments received, the public hearing was closed at 7:21 p.m.

- B. Public Hearing on proposed changes to the Oakland Housing Authority's Housing Choice Voucher Administrative Plan.

Implementation Planning and Compliance Director, Dominica Henderson, who provided the PowerPoint presentation covering changes to the Housing Choice Voucher Administrative Plan that were incorporated into the previous item. The item was opened for public hearing at 7:30 p.m. As there were no public comments received, the public hearing was closed at 7:32 p.m.

- C. Consideration of a resolution authorizing the negotiation and execution of the Lease Disposition and Development Agreements (LDDA) for Project 1 and Project 2 with the City of Oakland and MidPen Housing Corporation for the development of affordable housing at Brooklyn Basin, along with a conditional award of two hundred fifty-eight (258) Project-Based Section 8 Vouchers.

Executive Director Johnson introduced the item and Senior Development Director David Kiddoo and Senior Development Program Manager, Deni Adaniya who provided the PowerPoint presentation overview of the project to the Commission.

Attending the meeting were project partners: MidPen Housing Corporation, Carlos Castellanos, Director of Housing Development, Polo Munoz, Project Manager, Andrew Matsas, Assistant Project Manager and Signature Development Group, Vice President, Eric Harrison. Also, City of Oakland Housing Coordinator, Christia Mulvey.

After questions from the Commissioners were answered by staff and the project partners, the Chair called for the resolution vote. Commissioner Griggs-Murphy made a motion to approve, Commissioner Griffith seconded the motion; and the board voted in favor of the resolution.

- D. Consideration of a resolution authorizing the Executive Director to execute an amendment to the Emyrean Tower Predevelopment Loan Agreement with

Resources for Community Development increasing the predevelopment loan amount from \$950,000 to \$1,410,000.

Executive Director Johnson introduced the item and Senior Development Director David Kiddoo and Assistant Director Bridget Galka, who provided the summary detail of the project to the Commissioners. Project partner, Resources for Community Development, Associate Director of Housing Development, Jessica Sheldon was in attendance at the meeting.

After discussion with the Commissioners, the Chair called for the resolution vote. Commissioner Griffith made a motion to approve, Commissioner Griggs-Murphy seconded the motion; and the board voted unanimous approval of the resolution.

- E. Consideration of a resolution authorizing the Executive Director to conditionally award an additional 10 Project-based Vouchers, for a total of twenty (20) Project-based Vouchers, to the Meta Housing Corporation for the Civic Center 14 TOD project located at 632 14th Street.

Executive Director Johnson introduced the item and Director Michelle Hasan, who provided further detail on the project to the Commission. Meta Housing Corporation, Project Manager, Michelle Espinosa Coulter, was also in attendance at the meeting.

Commissioner Griggs-Murphy moved for approval of the resolution, Commissioner Griffith seconded the motion; and the board voted unanimously to approve the resolution.

- F. Consideration of a resolution authorizing the Executive Director to purchase Commercial Automobile Liability Insurance from the HAI Group and to make the payment of the annual premium in the amount of \$285,290.

Executive Director Johnson introduced the item and Risk Manager, Artesia Dupree who provided a brief PowerPoint summary background.

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

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

Per V. Modifications to the Agenda, the Chair suggested to move item VI.G. to prior to VI.A.

VII. Written Communications.

The departmental monthly report was included in the board packet.

VIII. Executive Director's Report.

Executive Director Johnson reported on several items including the President's FFY2019 Budget Request that proposed elimination of the public housing program and that the OHA Administrative offices will be relocated to 1805 Harrison for about a year to facilitate upgrades to the 1619 offices.

IX. Reports of Commission Committees.

There were no reports from Commissioners' Committees.

X. Announcements by Commissioners.

Commissioner Griggs-Murphy announced Housing California Lobby Day, Sacramento, March 7; and with further room on the bus, extended an invitation to residents.

XI. Adjournment to Closed Session

Chair called for adjournment to closed session.
The meeting ended at 8:25 p.m.

CLOSED SESSION

Monday, February 26, 2018 following the Regular Meeting

**In the Board of Commissioners Room, First Floor,
1619 Harrison Street, Oakland, California.**

Purpose: Conference with legal counsel – anticipated litigation.
Significant exposure to litigation pursuant to Government Code Section 54956.9(b): One (1) potential case.

Adjournment of Closed Session took place at 9:35 p.m.

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



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary