

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

HELD MONDAY, April 9, 2012

[Meetings are recorded. A copy of the recording can be made available
via email by sending a request to igarcia@oakha.org or by calling 510-874-1512]

SPECIAL MEETING AND PUBLIC HEARING

The Oakland Housing Authority Board of Commissioners convened a Special Meeting and Public Hearing in the Board of Commissioners Room, first floor, at 1619 Harrison Street, Oakland, California, on the above date. Secretary, Eric Johnson, called the meeting to order at approximately 6:10 p.m.

I. Roll Call

Adhi Nagraj, Marlene Hurd, Tanya Pitts, Barbara Montgomery, Janny Castillo. Chair, Moses L. Mayne, Jr. and Vice-Chair, Gregory Hartwig were both excused.

Secretary, Eric Johnson asked for a vote for a Chair of the Day, in the excused absence of Chair, Moses L. Mayne, Jr. Janny Castillo moved for the nomination of Commissioner Adhi Nagraj and Barbara Montgomery seconded the motion. There was no opposition to the nomination and the vote was carried unanimously.

II. Pledge of Allegiance

III. Approval of Minutes

The Minutes of the Regular Meeting of March 19, 2012 were moved for approval by Tanya Pitts, seconded by Janny Castillo and the board voted its unanimous approval.

IV. 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 stated at this time.

V. Report from Legal Counsel regarding final decisions made during closed session

Counsel, Jennifer Bell, indicated that no final decisions were made from the last closed session.

VI. New Business

- A. Recognition of thirteen OHA youth who competed for the 2012 Public Housing Authority Director's Association College Scholarship competition.

Eric Johnson introduced the item and Janet Rice presented the individual recognition award to the four recipients who were present at the meeting: Ngoclan Nguyen, Tichina Ward-Pratt, Harold Halcomb, Tiara Wright, and received Kindle Fire tablets to use in college. All others who could not attend will also be provide tablets.

- B. Consideration of a recommendation to adopt the Oakland Housing Authority Fiscal Year 2013 Making Transitions Work (MTW) Plan.

Eric Johnson introduced the item; AnnaGwyn Simpson provided the briefing to the board and provided the summary of meetings and hearings that were held for public comment on the Plan. AnnaGwyn made further note to the information that was added into the Plan. Following the briefing, questions and discussion took place.

Tanya Pitts moved to approve the item, Janny Castillo seconded the motion; and the board voted it unanimous approval.

- C. Consideration of a resolution approving changes to the Oakland Housing Authority's Section 8 Administrative Plan and the Oakland Housing Authority's public housing Admissions and Continued Occupancy Policy.

Eric Johnson gave the briefing on the item. There were no questions from the Board.

The Resolution to adopt changes to the Section 8 program policy was moved for approval by Tanya Pitts, seconded by Barbara Montgomery; and the board voted its unanimous approval.

The Resolution to adopt changes to the Public Housing program policy was moved for approval by Tanya Pitts, seconded by Janny Castillo; and the board voted its unanimous approval.

- D. Consideration of a resolution authorizing the Executive Director to rescind the partial approval and partial disapproval of Disposition Application #DDA0004228 by the U.S. Department of Housing and Urban Development for Five (5) Public Housing Senior Site Properties.

Eric Johnson introduced and provided the briefing on the item. During discussion and questions, Anthony Ma provided further comments.

Tanya Pitts moved to approve the item, seconded by Janny Castillo; and the board voted its unanimous approval.

- E. Consideration of a resolution authorizing the Executive Director to execute a one-year Intergovernmental Agreement with Alameda Health Care Services Agency, with two additional one-year Option Terms, for Youth Uprising to serve seventy (70) OHA youth annually in their Summer Employment and Education Program in the amount of \$133,901 per year, for each of the three years.

Adhi Nagraj, recused himself from the vote on this item. Janny Castillo took the chair for the vote.

Eric Johnson provided the briefing on the item, Janet Rice and Nicole Thompson, provided further information. Dyese Hunt, Career Services Manager, of YouthUprising, took questions and gave additional information, along with Letitia Henderson of OHA Family & Community Partnerships.

Marlene Hurd moved to approve the item, Tanya Pitts seconded the motion and the board voted its unanimous approval (with one recused).

- F. Consideration of a resolution authorizing the Executive Director to execute a three-year contract with two additional one-year Option Terms with Cypress Mandela Training Center for pre-apprentice construction training services for residents and participants of Authority programs in an amount not to exceed \$100,000 per year, for each of the five years.

Eric Johnson gave the briefing on the item and Janet Rice provided further information. After questions were taken in a brief discussion the board moved to vote.

Tanya Pitts moved the item for approval, Janny Castillo seconded the motion and the board voted its unanimous approval.

- G. Consideration of a resolution authorizing the Executive Director to: (i) submit the loan amendment to the U.S. Department of Housing and Urban Development (HUD) for review and approval; and (ii) execute an amendment to the *Local Funds Loan Agreement* for Phase IV of the Lion Creek Crossings development, increasing the loan amount from

\$6,641,066.35 to \$7,222,630.35.

Eric Johnson gave the briefing on this item. Phil Neville and Steve Hoppe of the Office of Real Estate Development provided further information. Ener Chiu, Project Manager, East Bay Asian Local Development Corporation (EBALDC), gave further comment during questions and discussion.

Barbara Montgomery moved to approve the item, Janny Castillo seconded the motion and the board voted its unanimous approval.

- H. Consideration of a resolution authorizing the Executive Director to write off \$71,040 in Tenant Account Receivables deemed to be uncollectible for the Public Housing program for the period ending on June 30, 2011.

Eric Johnson provided the briefing on the item. Anthony Ma, Director of Finance, provided further information during questions and a brief discussion.

Tanya Pitts moved to approve the item, Marlene Hurd seconded the motion and the board voted its unanimous approval.

- I. Consideration of a resolution authorizing the Executive Director to execute a one-year contract with two one-year Option Terms with Peelle Technologies for the purging and opening of the Authority's public housing and Project Based Section 8 site-based waitlists for an amount not-to-exceed \$65,000.

Eric Johnson provided the briefing on the item. Patricia Ison and Janet Rice provided further information during questions and discussion with the board.

Barbara Montgomery moved to approve the item, Commissioner Hurd seconded the motion; and the board voted its unanimous approval.

VII. Recognition of people wishing to address the Commission.

Robin Johnson provided comments with reference to Item C, Section 8 program plan and the Public Housing ACOP. Ms. Johnson was referred to speak with Michelle Hasan, Leased Housing Director, for follow-up.

VIII. Written Communications.

Eric Johnson reviewed the items in the packet.

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

Eric Johnson reviewed the items in the packet. Particularly noted were upcoming meetings: Board Retreat April 22nd (agenda items for discussion), FY 2013 Budget Ad Hoc Committee scheduled for April 23 and 30th.

X. Reports of Commission Committees.

Marlene Hurd, reported on the Education Committee's Spring Break College Tour initiative of youth wanting to attend college. The committee is currently working with 8 pilot schools. The OHA Staff Survey provided results of 40% who stated they would like to mentor youth.

XI. Announcements by Commissioners.

Commissioner Marlene Hurd gave thanks to Patricia Ison for her presentation at the Department of Human Health Services.

XII. Adjournment.

The meeting was moved to adjourn by Tanya Pitts and seconded by Barbara Montgomery and was carried by a unanimous vote by the board. The meeting was adjourned at 7:58 pm.

Monday, April 9, 2012 following the Special Meeting

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

Purpose: Pursuant to Government Code Section § 54957.6 - Conference with Labor Negotiators.

Authority Designated Representatives: Florice Lewis, Director of Human Resources, Patricia Ison and Janet Rice, Deputy Executive Directors.
Employee Organizations: Building and Construction Trades Council of Alameda County, AFL-CIO, SEIU Local 1021 (formerly 1877 and 790), and OPEIU Local 29.

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

Property: 1535 Harrison Street, Oakland, CA

Negotiating Parties:

Owner: Harrison Webster Investment Group, David Seyaranian

Leaseholder: First American Title Company, Inc., Steve Miller, Lori B. Reznick,
Legal Counsel

Oakland Housing Authority, Matt Brassler, NAI Kilpatrick Real Estate, Phil Neville
and Janet Rice, Deputy Executive Directors

Property: Lion Creek Crossings Phase 4

Address: Parcel bounded by 69th Avenue, Snell Street, 70th Avenue, and
(proposed) Lion Way, Oakland, CA

Negotiating Parties:

Owner: Village Side Housing Partners

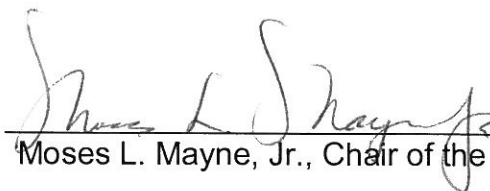
The Related Companies of California: William Witte and Marie Debor


East Bay Asian Local Development Corporation: Jeremy Liu and Ener Chiu

Oakland Housing Authority: Phil Neville, Steve Hoppe, Michelle Brewer Attorney

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Moses L. Mayne, Jr., Chair of the Commission


Eric Johnson, Secretary