

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

HELD SUNDAY, APRIL 22, 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

The Oakland Housing Authority Board of Commissioners convened a Special Meeting in the Board of Commissioners Room, first floor, at 1619 Harrison Street, Oakland, California on the above date. Chair, Moses L. Mayne, Jr., presided and called the meeting to order at 3:00 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. 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.

It was suggested by Secretary, Eric Johnson, to table Item F. (see below) and concurred by Chair, Moses L. Mayne, Jr.

IV. 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.

V. New Business

- A. Consideration of a resolution authorizing the Executive Director to commit \$4,068,000 and to execute a firm loan commitment for construction and/or permanent gap financing to Satellite Housing, Inc. for the Lakeside Project.

The Lakeside Project was previously discussed (in Closed Session) and

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

- B. Consideration of a resolution authorizing the Executive Director to commit \$8,326,104 and to execute a firm loan commitment for construction and/or permanent gap financing to BRIDGE Housing Corporation to fund the development of the 460 Grand Avenue.

Eric Johnson gave the briefing on the item. The project was also previously discussed in Closed Session. Phil Neville and Bridget Galka took questions and provided further information.

It was unanimously decided by the Commission to table Item B to the upcoming board meeting on May 24.

- C. Consideration of a resolution authorizing the Executive Director to commit \$14,730,596, and to execute a firm loan commitment to the Partnership for construction and/or permanent financing for Lion Creek Crossing Phase 5.

Eric Johnson gave the briefing on the item. After questions and discussion took place, Adhi Nagraj proposed modifications to the language in the resolution to include the City's \$2M funding in case it is received; and Maximize AHP, deferred Developer Fee or GP Capital should be in either unit scenario, and if received, these would come off of OHA's commitment amount and Complete a 9% LIHTC application for the project. Tanya Pitts moved to approve the item with the Commissioner's proposed amendments and Janny Castillo seconded the motion. The board voted its unanimous approval.

- D. Presentation and discussion on major Authority governing documents, their relationships to one another, and presentation of major OHA annual agency events/activities.

Eric Johnson gave the briefing on the item, AnnaGwyn Simpson gave the illustrated presentation and provided further detailed information.

- E. Presentation and discussion on OHA non-profit organizations.

AnnaGwyn Simpson provided the illustrated presentation and information on OHA's affiliates, instrumentalities, and development partnerships.

- F. Presentation “Meeting the Re-entry Needs of Women: Policies, Programs, and Practices”.

Item moved to table to Board of Commissioners scheduled May 24 meeting. (Noted in Item III – Modifications to Agenda).

- G. General discussion.

Secretary, Eric Johnson suggested an Ad Hoc Development Committee to target policies for the Board of Commissioners. Chair Mayne named Commissioners Nagraj, Pitts, and Hartwig to the AD Hoc Development Committee.

Janny Castillo asked about the Section 8 waitlist status and HUD’s designated funds for Section 8 vouchers.

Chair Moses Mayne asked about IT department system improvements, a community development partnerships list, and health partnerships for resident initiatives.

Vice-Chair Hartwig stated he is interested to stay informed about educational efforts for resident youths and those particularly focused on chronic absenteeism and school dropout initiatives. It was agreed that a presentation on the Authority’s education initiatives would be given to the Board, most likely in June following the end of this school year.

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

There were no public requests to address the Commission.

- VII. Written Communications.

Eric Johnson reviewed the material presented 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.

Eric Johnson reviewed the material in the board packet; there were no specifically noted topics.

- IX. Reports of Commission Committees.

None.

X. Announcements by Commissioners.

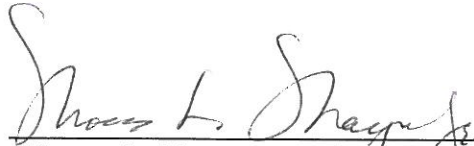
Barbara Montgomery gave a reminder about the Oakland Crime Reduction Strategic Plan, which includes the Mayor's 100 Block Initiative, to be presented at the Oakland Public Safety Committee Meeting, to be held on Tuesday, April 24.

XI. Adjournment.


The Chair called the meeting for adjournment at 4:00 pm.

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



Eric Johnson, Secretary