

**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, July 24, 2017

SPECIAL 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

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

I. Approval of Minutes:

Approval of Minutes of the Regular Meeting of June 26, 2017.

Vice-Chair Hurd moved to approve the meeting minutes, Commissioner Griggs-Murphy seconded the motion; and the board voted unanimous approval.

II. 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 requested to move Item VI.G. Recognition of People requesting to address the Commission, to prior to Item VI.A.

- 1) Etta Johnson spoke on the issue of her termination from the S8 Voucher Program;
- 2) Tonya D. Love, from Assembly member Rob Bonta's office spoke to request consideration of appealing the termination of Etta James from the S8 program. She additionally asked the Board to review of the

process of tenant termination.

- 3) Regina Howard spoke regarding the condition of her unit and criticized the decision that her live-in aide was denied.

VI. New Business:

- A. Consideration of a resolution authorizing the Executive Director to take all actions necessary to acquire all of the interests of the Limited Partner (LP) in Foothill Family Apartments, L.P. for a purchase price of \$650,000.

Executive Director Johnson introduced the item and Director Neville who provided further details regarding the transaction.

Commissioner Castillo moved to adopt the resolution, Commissioner Griggs-Murphy seconded the motion; and the motion was carried unanimously by the Commission.

- B. Consideration of a resolution authorizing the Executive Director to execute two-year contracts with three additional one-year Option Terms with Casterline Associates, P.C., CSG Advisors Inc., and Innovative Financial Housing Solutions, Inc., for as-needed General Financial Services, in a combined amount not to exceed \$200,000 for the initial two-year term, and \$100,000 for each subsequent one-year Option Term, if exercised.

Executive Director Johnson introduced the item. After several questions were taken from the Commission the item was moved for approval.

Vice-Chair Hurd moved to adopt the resolution, Commissioner Jung-Lee seconded the motion; and the motion was carried unanimously by the Commission.

- C. Consideration of a resolution authorizing the Executive Director to enter into an Intergovernmental Agreement with the Alameda County Participating Counties, Cities and Agencies collaborative to complete the Department of Housing and Urban Development Assessment of Fair Housing Tool and Report, and to fund the Authority's prorated portion of the fees for the AFH Consultant.

Executive Director Johnson introduced the item and Deputy Executive Director Wells who provided details on the purpose and funding of the proposed intergovernmental collaboration.

After questions were taken from the Commission, the vote was taken.

Commissioner Jung-Lee moved to adopt the resolution, the motion was seconded by Commissioner Griggs-Murphy; and the motion was carried unanimously by the Commission.

- D. Consideration of a resolution authorizing the Executive Director, on behalf of the Authority, to write off \$114,383.71 in Tenant Account Receivables deemed to be uncollectible for public housing tenants for the period January 1, 2017 through June 30, 2017.

Executive Director Johnson introduced the item and Chief Operating Officer, Andres Manriquez and Director Mark Shiferl who provided further details.

Commissioner Castillo moved to adopt the resolution, the motion was seconded by Vice-Chair Hurd and the motion was carried unanimously by the Commission.

- E. Presentation regarding the KaBOOM! playground build project at Lockwood Gardens, scheduled for Saturday, September 9, 2017.

Executive Director Johnson introduced the item and also Deputy Executive Director Wells who provided the PowerPoint presentation to the Commission.

Design Day took place on July 20, 2017 at the site with three attending Pixar representatives. OHAF contributed \$8,500 to the project. Dawn Pipkins of Family and Community Partnerships Department, was introduced who is coordinating the volunteer group. Playground Building day will take place on September 9, 2017.

- F. Consideration a resolution authorizing the Executive Director to continue the Authority's participation in the Employment Risk Management Agency (ERMA) insurance pool and to issue payment of the annual premium invoice.

Executive Director Johnson introduced the item and Risk Manager, Artesia Dupree, who provided further background details on the insurance.

Vice-Chair Hurd moved to adopt the resolution, the motion was seconded by Commissioner Griggs-Murphy; and the motion was carried unanimously by the Commission.

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

See Item V. Modifications to the Agenda.

VII. Written Communications.

The departmental monthly reports were included in the board packet and reviewed with the Commission.

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

National Night Out to take place on Tuesday, August 1st.

The Mayor's Summer Youth Program enrolled 252 housing authority resident youth.

IX. Reports of Commission Committees.

There were no reports from Commission Committees.

X. Announcements by Commissioners.

Commissioner Castillo gave a summary on the City of Oakland's meeting that she attended regarding the homelessness crisis and that an advocacy group will be requesting a state of emergency of the City.

Chair Hartwig shared that he will be meeting with a Google representative regarding a tiny homes program.

XI. Adjournment to Closed Session.

Chair Hartwig called for adjournment to closed session, the motion was seconded by Commissioner Castillo. The meeting adjourned at 7:35 pm.

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

Property: 1440, 1450, 1500 Harrison Street

Negotiating Parties:

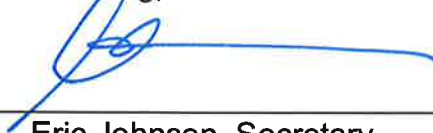
Oakland Housing Authority: Phil Neville and Bridget Galka Office of Real Estate Development, Michelle Brewer, legal counsel.

Closed Session ended at 8:35 p.m.

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



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary