

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

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Monday, August 28, 2017

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 6:06 p.m.

I. Pledge of Allegiance

II. Roll Call

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

I. Approval of Minutes:

Approval of Minutes of the Regular Meeting of July 24, 2017.

Vice-Chair Hurd moved to approve the meeting minutes, Commissioner Jung-Lee seconded the motion, Commissioner Griffith abstained, and the board voted 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.

None

VI. New Business:

A. Nomination for Oakland Housing Authority Participant, William Mayes, to serve as the Oakland Housing Authority representative for the City of Oakland Community Policing Advisory Board.

Executive Director Johnson introduced the item and William Mayes who provided the Commission with a brief summary of his background working with OHA and experience of volunteering on committees over the years. Mr. Mayes expressed his appreciation of being appointed to serve on the Community Policing Advisory Board.

The Chair called for a vote to approve the appointment; Commissioner Castillo motioned to approve, Commissioner Jung-Lee seconded the motion and the board voted unanimous approval. The Commission thanked Mr. Mayes for accepting the appointment and for his previous service to the Agency.

- B. Consideration of a resolution considering the environmental effects of the execution of a Purchase and Sale Agreement and Joint Ownership Agreement for the acquisition of a joint interest in land with the City of Oakland for the development of affordable housing at Brooklyn Basin and the execution of a Master Housing Agreement with the City and MidPen Housing Corporation, and adopting mitigation measures and findings regarding the project pursuant to the California Environmental Quality Act.

Executive Director Johnson introduced the item and Deni Andaya, Senior Development Program Manager, Office of Real Estate Development, who provided a PowerPoint presentation that included the background for both Items VI.B. and VI.C.

Project partners who attended the meeting and provided further details were: Michele Brewer, of Goldfarb Lipman counsel for the project; Christia Katz Mulvey, Housing Development Coordinator, City of Oakland; MidPen Housing Project Manager, Polo Munoz and Carlos Castellanos, Director of Housing Development.

The Commissioners asked extensive questions related to safety provisions of the building, the blending of multi-family housing, mitigation related to the property, surveys and testing for toxic substances, determining preservation measures of the open space, future planning of marinas, parking, and retail space. Questions were also addressed concerning the HUD funds and the Agency's joint interest with the City of Oakland.

Commissioner Jung-Lee moved to approve the resolution; Vice Chair Hurd seconded the motion and the board voted unanimously to adopt the resolution.

- C. Consideration of a resolution authorizing the Executive Director to commit and expend up to \$10,000,000 in HUD funds to purchase a 50% tenant-in-common interest from the City of Oakland in Parcels A and F at Brooklyn Basin, subject to NEPA environmental approval, and authorized the Executive Director to negotiate and execute a Purchase and Sale Agreement, Joint Ownership Agreement and Master Housing Agreement to assist with the

financing and development of 465 affordable units at Brooklyn Basin.

Executive Director Johnson provided the summary of the item and reviewed points of the Purchase and Sale Agreement, Joint Ownership and Master Housing Agreements with the Commission.

Commissioner Griffith moved to approve the resolution; Commissioner Jung-Lee seconded the motion and the board voted unanimously to adopt the resolution.

- D. Consideration of a resolution approving and authorizing the Executive Director to submit a Section 18 Disposition Application for 253 units in three senior public housing properties to the U.S. Department of Housing and Urban Development (HUD), to submit to HUD an application for Tenant Protection Vouchers, and upon award of sufficient Tenant Protection Vouchers, the Board of Commissioners approves the conditional award of Section 8 Project Based Vouchers to Oakland Affordable Housing Preservation Initiatives, Inc., or an entity or entities that can utilize 4% low-income housing tax credits and will have a general partner controlled by the Oakland Housing Authority for up to 77 units at Oak Grove North, 75 units at Oak Grove South, and 101 units at 1621 Harrison Street, and authorizes the Executive Director to execute a Project-Based Voucher Housing Assistance Payments Contract or contracts for up to forty years including the initial term and an extension term.

Executive Director Johnson introduced the item and Director Dominica Henderson who provided the PowerPoint presentation to the Commission.

After questions were taken from the Commissioners, the Chair called for the vote on the resolution.

Commissioner Griffith moved to approve the resolution; Commissioner Castillo seconded the motion and the board voted unanimously to adopt the resolution.

- E. Consideration of a resolution authorizing the Executive Director to enter into contracts for an Initial Term of two (2) years, with three one-year option terms at the Authority's discretion, with Renoir Staffing, Wollborg/Michelson Personnel, Act 1/Apple One Group, SVS Group, and H.R. Management for temporary employment services in a combined amount not to exceed \$3,000,000 over the five-year period.

Executive Director Johnson introduced the item and Human Resources Director, Drew Felder who presented the background information and purpose of the resolution before the Board.

Commissioner Jung-Lee moved to approve the resolution; Commissioner Hurd seconded the motion and the board voted unanimously to adopt the resolution.

- F. Consideration of a resolution authorizing the Executive Director to execute a two-year contract, with two additional one-year option terms, with Conflo Services, Asbestos Management Groups, and Western Abatement for asbestos, mold, and bacterial abatement services at Authority's owned and managed properties in a combined amount not to exceed \$400,000 for the initial two-year term, and \$200,000 for each additional one-year option term, if exercised.

Executive Director Johnson introduced the item and Capital Improvements Department Director, William Bailey who provided the background information of the objective to use several companies for abatement services.

Commissioner Griggs-Murphy moved to approve the resolution; Commissioner Griffith seconded the motion and the board voted unanimously to adopt the resolution.

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

There were no public speakers wishing to address the Commission.

VII. Written Communications.

Executive Director Johnson reviewed the departmental reports provided in the packet.

Director Michelle Hasan provided an update on Section 8 tenant voucher holders showing a slight improvement to locating housing in the area.

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

Executive Director Johnson noted the following in his report:

The Affordable Housing Achievement Demonstration;
KaBoom! Playground Build Project upcoming Volunteer Day, September 9;
AveVista Project Design received the 2017 NAHRO National Award of Excellence.

IX. Reports of Commission Committees.

There were no Commissioner Reports.

X. Announcements by Commissioners.

None.

XI. Adjournment

Chair Hartwig called for adjournment; Vice Chair Hurd motioned and was seconded by Commissioner Castillo. The meeting adjourned at 8:15 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.

Adjournment took place at 8:15 p.m.

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



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary