

**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, September 24, 2018

Regular Meeting

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting in the Board of Commissioners Room, first floor, 1619 Harrison Street, Oakland, California on the above date. Chair Gregory Hartwig presided and called the meeting to order at 6:04 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

- A. Approval of Minutes of the Regular Meeting of June 25, 2018.
- B. Approval of Minutes of the Regular Meeting of July 23, 2018.

Vice Chair Hurd moved to approve the minutes of June 25 and July 23 meetings, Commissioner Anne Griffith seconded the motion; and the board voted 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.)

Chair Hartwig made a modification to move Item VI.E., People wishing to address the Commission, to prior to VI. New Business.

VI. New Business:

- A. Consideration of a resolution approving and authorizing the submittal of the Fiscal Year 2018 Moving to Work Annual Report and Certification of Compliance to the U.S. Department of Housing and Urban Development to the U.S. Department of Housing and Urban Development by the deadline of September 30, 2018.

Executive Director Johnson introduced the item and Director Dominica Henderson who provided the PowerPoint presentation to the Commission. The Commission asked questions related to detail on rent increase rates and further discussion.

After the Commissioners questions were answered the resolution vote was taken. Vice-Chair Hurd moved for approval, Commissioner Griggs-Murphy seconded the motion; and the board voted unanimous approval.

- B. Consideration of resolution the authorizing the Oakland Housing Authority, through its affiliate OHA Development LLC, to act as the initial limited partner in the Authority-controlled limited partnership that will own and operate the Oak Grove North and South senior housing developments (Oak Groves) and authorizing the Executive Director to enter into an option to lease the land and an option to purchase the Oak Groves improvements to provide site control to the limited partnership.

Executive Director Johnson introduced the item and Senior Director of the Office of Real Estate Development, Dave Kiddoo, who provided the presentation to the Commission.

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

- C. Consideration of a resolution authorizing the Executive Director to form an Authority-controlled nonprofit development corporation that will participate in various Authority projects and development activities.

Executive Director Johnson introduced the item and Senior Director of the Office of Real Estate Development, Dave Kiddoo, who provided the summary to the Commission.

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

D. Consent Agenda

Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

Commissioner Jung-Lee moved to approve the resolutions within the Consent Agenda, Commissioner Montgomery seconded the motion; and the board voted unanimous approval.

1. Consideration of a resolution authorizing the Executive Director to execute a ten-year contract extension agreement with an option to extend for an additional 20-years, with Seven Directions Housing, LP, a California Limited Partnership, and project owner East Bay Asian Local Development Corporation, to continue the Project-based Section 8 assistance for 18 units at Seven Directions Apartments.
2. Consideration of a resolution authorizing the Executive Director to renew the commercial property (fire) insurance policy with HARRG, for the period October 10, 2018 to October 10, 2019, and to make the payment of the annual premium in the amount of \$430,876.
3. Consideration of a resolution authorizing the Executive Director to execute a contract with ThyssenKrupp Elevator Corporation for the replacement of all existing door operators and door equipment for both elevators at 1621 Harrison Street, and increase the contract amount not to exceed by \$210,703.

E. Recognition of people wishing to address the Commission.

See V. Modification to the Agenda – VI.E. moved to prior to item VI.A.

Speakers:

- 1) Debra Ross Williams spoke regarding nonpayment of rent notice, and possible eviction from her unit.
- 2) Jonas Turand Champion, of NET Income LLC, addressed the Commission on the Agency's return on investment of cash.
- 3) Etta Johnson spoke regarding her termination from the Section 8 program. Several other speakers spoke on her behalf: Tony Ruch, Keara O'Doherty, Tonya Love, and Xavier Johnson.
- 4) Regina Simmons Howard spoke regarding a reasonable request and rent amount issue.
- 5) Kashana Myers regarding a Section 8 voucher issue.

VII. Written Communications.

Departmental monthly reports for July and August were included in the board packet.

VIII. Executive Director's Report.

Items of noted were:

National Night out August 7, 2018.

NAHRO Merit Awards of Excellence received for Acts Cyrene Apartments and Prosperity Place.

Letter from Congresswoman Barbara Lee re report on the impacts of displacement of lower-income families.

U.S. Inter-agency Council on Homelessness Study, "Homelessness in America".

Fair Market Rate Study, due January 2019.

IX. Reports of Commission Committees.

Commissioner Griggs-Murphy reported that OAHPI meeting will take place on October 9.

X. Announcements by Commissioners.

Commissioner Griggs-Murphy reported that she and Commissioner Jung-Lee attended the September 14 EBALDC Gala Event, and accepted the Award Honoring OHA for partnership in housing victims of the San Pablo fire and the opening of Prosperity Place apartments.

Commissioner Hurd announced that she attended the Congressional Black Caucus Foundation Conference in Washington, D.C. and the NAR-SAAH Conference in Charlotte, North Carolina this month. The Commissioner also brought information on the tobacco initiative on Smoke Free Housing to share with the Commission.

XI. Adjournment to Closed Session.

The Chair called for the adjournment of the meeting and adjournment took place at 8:22 p.m.

CLOSED SESSION

Monday, September 24, 2018 following the Meeting

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

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

Property: Alice Harrison Development Site
Address: 1439-43 Alice St. and 1434 Harrison St., Oakland, CA 94612

Authority Negotiating Parties: Dave Kiddoo; Bridget Galka; Michelle Brewer, Attorney, Goldfarb & Lipman LLP; Jerry Smith, Principal, Citrine Advisors (broker on behalf of Authority).

Seller Negotiating Parties: David Klein, Executive Managing Director, Cushman & Wakefield, Inc. (broker on behalf of seller).

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

Property: Empyrean Tower
Address: 344 13th Street, Oakland, CA 94612, APN 002-0065-011

Owner/Managing General Partner Negotiating Parties:
Harrison Menlo Preservation, L.P., a California limited partnership
By: RCD GP II LLC, A California limited liability company, its general partner
By: Resources for Community Development, a California nonprofit public benefit corporation, its sole member/manager
Daniel Sawislak, Executive Director
Jessica Sheldon, Associate Director of Housing Development

Oakland Housing Authority Negotiating Parties:
David Kiddoo, Bridget Galka, Michelle Brewer, Attorney

Purpose: Conference with Legal Counsel – Existing Litigation, pursuant to Government Code Section 54956.9(a): Darren Mathieu II and Edward Jackson Jr. v. City of Oakland and Oakland Housing Authority Police Department, U.S. District Court for the Northern District of California, Case No. 4:18-CV-05742.

Closed Session concluded at 10:00 p.m.

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



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary