

**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, October 22, 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 6:01 p.m.

I. Pledge of Allegiance

II. Roll Call

Chair Gregory Hartwig, Vice-Chair Marlene Hurd, Commissioners Barbara Montgomery, Donna Griggs-Murphy, Lynette Jung-Lee arrived at 6:07 pm and Janny Castillo arrived at 6:10 pm. Anne Griffith was excused.

III. Approval of Minutes:

- A. Approval of Minutes of the Regular Meeting of September 24, 2018.
Vice-Chair Hurd moved to approve the minutes, Donna Griggs-Murphy seconded the motion. 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.)

None.

VI. New Business:

- A. Recognition of Oakland Housing Authority Police Explorers who participated in a police explorer competition hosted by the Stockton Police Department.

Executive Director Johnson introduced the item and Captain James Williams who provided an overview of the teams' competition event. Twelve Explorers and three Cadets participated.

Alejandro, an OHAPD Explorer, shared his experience. He won 9 trophies.

Wilson, an Explorer, thanked Executive Director Johnson for funding the program. He also thanked Chief Duplessis for his continuing support and the Commissioners for believing in OHA.

- B. Consideration of a resolution authorizing the Executive Director to increase the Authority's construction and permanent funding commitment by up to \$1.8 million and authorizing the Executive Director to execute documents related to the acquisition, leasing, financing, and development of the Empyrean Towers rehabilitation with Harrison Menlo Preservation, L.P.

Executive Director Johnson introduced the item and Senior Director, Dave Kiddoo, who provided further detail on the Empyrean Project.

Director Kiddoo answered the Commissioners' questions related to the request for increase in construction and funding to support the rehabilitation of the property.

Bridget Galka, Assistant Director, Office of Real Estate Development, also provided additional information regarding the OHA budget for the increased funding.

Jessica Sheldon, Associate Director of Housing Development for the developer, Resources for Community Development (RDC) attended the meeting and answered questions from the Commission regarding relocation and improvements planned for Harrison Hotel if additional funding is received from Alameda County and the City of Oakland.

- C. Presentation and training on affordable housing development.

Senior Director of Office of Real Estate Management, Dave Kiddo provided a presentation and training to the Commission on affordable housing development in California on the following topics: Tax Credits, Eligibility and Affordability, Types of Credits, Ownership Structure/Limited Partnership Agreement, Income and Rent Levels, and Exit Strategies.

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

Natasha Noel spoke regarding tenants who have lost their vouchers and her concern on how OHA is helping the people of Oakland. She stated that she doesn't feel safe in her current unit.

Zenda Johnson spoke to the Commission regarding the property where she resides that: people are using dumpsters in the parking lot to put alcohol bottles in, parking lot has no parking lines, homeless individuals are getting through gates onto the property, there are no benches for the elderly to sit, and rent has been raised.

Kashana Meyers provided comments on unacceptable maintenance at her unit complex. Ms. Meyers has addressed these issues with OHA staff and proper attention to these details was not yet received.

VII. Written Communications.

There was a correction made to Page 19 of the Monthly Report: Total families served 13,794.

VIII. Executive Director's Report.

The Executive Director noted the following highlights in his report to the Commission:

There will be three voting poll places this year at OHA properties.

Family and Community Partnership Department is offering mammogram testing for Breast Cancer Awareness month.

Executive Director Johnson will be attending first official the MTW Steering Committee meeting in D.C. on December 19.

IX. Reports of Commission Committees

Donna Griggs –Murphy, as Director, announced that a new entity, RAMP Housing, a California non-profit benefit corporation, held its first meeting on October 9th.

X. Announcements by Commissioners.

Marlene Hurd announced that they passed the procurement and facility bond and she was re-elected as Chair of CAHI. She also commented on smoking stating she started a club on community college campus due to the effects of smoking on campus. Sept. 26th she attended the Alameda County staff meeting on smoking. The results of this club, students have shared artwork on the effects smoking causes. They also had an art contest with the high school regarding smoking.

XI. Adjournment to Closed Session.

The meeting was called by the Chair to adjournment and the meeting adjourned at 8:33 p.m. to Closed Session.

CLOSED SESSION

Monday, October 22, 2018 following the Meeting

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

Purpose: Conference with Legal Counsel – Existing Litigation, pursuant to Government Code Section 54956.9(a): Etta Johnson v. Housing Authority of the City of Oakland, in the Court of Appeal for the State of California, First Appellate District, A15483 (Alameda County Superior Court No. RG17873075).

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.

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

Property: Wilco Building
Address: 5976 Telegraph Ave. Oakland, CA 94609, APN 016-1387-16

Authority Negotiating Parties:

David Kiddoo, Bridget Galka, Michelle Brewer, Attorney, Jerry Smith, Principal, Citrine Advisors (broker on behalf of Authority)

Seller Negotiating Parties:


Jamie Saunders, Principal, Frank Palestini, Principal, Cresa Partners (Broker on Behalf of Seller)

Closed Session adjourned at approximately 9:45 p.m.

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



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary