

**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, July 22, 2019

Regular/Annual 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 6:06 p.m.

I. Pledge of Allegiance

II. Roll Call

Chair Gregory Hartwig, Barbara Montgomery, Anne Griffith, Janny Castillo, Bettye Lou Wright, Mark Tortorich. Lynette Jung-Lee was marked as excused.

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of June 24, 2019.

Commissioner Griffith moved to approve the Minutes; Commissioner Castillo seconded the motion. Commissioners Tortorich and Wright voted abstention. Chair Hartwig, Commissioner Montgomery, voted approval.

I. 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 and Election of Vice Chair of the Housing Authority Board of Commissioners, for a term ending June 30, 2020, replacing a seat previously

held by Marlene Hurd.

The Executive Director read the nomination for the seat of Vice-Chair and the Chair opened up the voting. Commissioner Castillo recommended Commissioner Anne Griffith to fill the seat of Vice-Chair. Commissioner Griffith accepted the nomination. Commissioner Montgomery seconded the Motion. The Board voted unanimous approval of the nomination.

- B. Nomination and Election of one Director to the Tassafaronga Housing Corporation Board of Directors, for a term ending June 30, 2020, replacing a seat previously held by Marlene Hurd.

The Executive Director read the nomination for the seat of Director to the Tassafaronga Housing Board. Commissioner Montgomery nominated Commissioner Castillo and Commissioner Griffith seconded. The Board voted unanimous approval of the nomination.

- C. Nomination and Election of two Directors to the Oakland Affordable Housing Preservation Initiatives Board of Directors, for a term ending June 30, 2020, replacing a seat previously held by Donna Griggs-Murphy.

The Executive Director read the nomination for the seat of Director to the Oakland Affordable Housing Preservations Initiatives Board. Commissioner Montgomery nominated Commissioner Tortorich. Commissioner Griffith seconded the motion. The Board voted unanimous approval of the nomination.

- D. Consideration of a resolution authorizing an amendment of Resolution No. 4848, which authorized the disposition and the financing of the rehabilitation of Oak Grove North and South through the lease of land and sale of improvements to Oak Groves Senior Housing LP and related financing documents, to approve an updated permanent loan amount and ground lease loan.

Executive Director Johnson introduced the item and Senior Director of Real Estate Development (ORED) Dan Kiddoo, to provide a further summary of the project to the Commission.

After questions were taken from the Commissioners, the Chair called for the vote on the resolution. Commissioner Montgomery moved the item, Commissioner Griffith seconded; and the board voted unanimous approval.

- E. Consideration of a resolution authorizing the Executive Director to enter into an Acquisition Conditions Agreement, allowing for the allocation of up to \$12,000,000 for the development of the Project, including the purchase of the Property and loan of funds to the Project, ground lease and interim lease of

the Property, participation in the Project through OHA Development LLC, the contribution of up to \$1,000,000 in predevelopment funding to the Project, and the award of up to 25 units of Project-Based Voucher assistance.

Executive Director introduced the item and ORED Senior Director Dave Kiddoo who provided the PowerPoint presentation to the Commission. Ener Chiu, Assistant Director of Real Estate Development EBALDC, partner on the project, was in attendance at the meeting and provided further details and took questions from the Commission.

Commissioner Griffith moved to approve the resolution; Commissioner Tortorich seconded the motion; the board voted unanimous approval.

- F. Consideration of 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 in the amount of \$189,241.

Executive Director Johnson introduced the item to the Commission. Commissioner Castillo moved to approve the resolution; Commissioner Montgomery seconded the motion; the board voted unanimous approval.

- G. Report and update from the Board of Commissioners Recruitment Ad Hoc Committee on the recruitment and selection of a new Executive Director, and related discussions.

Executive Director introduced the item. Chair Hartwig provided a status summary on the executive search which is being facilitated through Gans, Gans & Associates.

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

There were no speakers wishing to address the Commission.

VII. Written Communications.

The Department reports for the month of June were included in the board packet. Barbara Montgomery asked Director of Family & Community Partnerships, Lenita Wheeler, to provide an overview summary of the Home Ownership Program.

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

The Executive Director made note on the following:
HUD's written letter dated July 11 approving the Agency's MTW FY 2020

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plan.
HUD MTW Statutory Requirements and Compliance letter dated July 8,
acknowledging assessment of fiscal years 2014 through 2017.

NAHRO National Conference in San Antonio, TX in October will be awarding
OHA with two National Recognition Awards – Anti-Bullying and Owner
Incentives Programs.

IX. Reports of Commission Committees.

There were no reports on Commission Committees.

X. Announcements by Commissioners.

Commissioner Castillo asked about OHA's response to the Census 2020
count.
Commissioner Montgomery provided a reminder for National Night Out on
August 6.

XI. Adjournment to closed session.

The Chair called for adjournment. Commissioner Castillo requested a
moment of silence and to close in memoriam of Palo Vista Resident Leader,
Theola Polk.

The meeting adjourned at 7:10 p.m.

Closed Session
Monday, July 22, 2019 following the Meeting
In the Board of Commissioners Room, First Floor,
1619 Harrison Street, Oakland, California.

**Purpose: Pursuant to Government Code Section 54957.6 - Conference with
Labor Negotiators.**

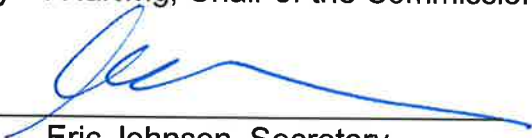
Authority Designated Representative: Drew Felder, Director of Human Resources
Employee Organizations: Building and Construction Trades Council of Alameda County,
AFL-CIO, SEIU Local 1021 (formerly 1877 and 790), and OPEIU Local 29.

Closed Session adjourned at approximately 7:45 p.m.

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



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary