

**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, August 26, 2019

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 6:02 p.m.

I. Pledge of Allegiance

II. Roll Call

Chair Gregory Hartwig, Barbara Montgomery, Lynette Jung-Lee, Vice-Chair Anne Griffith, Janny Castillo, Bettye Lou Wright, and Mark Tortorich, were present.

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of July 22, 2019.

Commission Griffith motioned for approval, Commissioner Castillo seconded; Commissioner Jung-Lee voted abstention; Commissioners Montgomery, Wright, Tortorich, Hartwig, 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.

VI. New Business:

A. Consideration of a resolution authorizing the Executive Director to amend the Loan Agreements with Harrison Menlo Preservation, LP, and subordinate the Authority loan to a new loan of Measure A1 Bond funds from Alameda

County, and amend the Empyrean Towers Administrative Fee and Indemnity Agreement with Resources for Community Development.

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

Jessica Sheldon, Associate Director, Housing Development of Resources for Community Development, was in attendance at the meeting.

After questions were taken from the Commissioners, the vote for the resolution was called for: Commissioner Jung-Lee moved to approve, Commissioner Wright seconded the motion; and the board voted unanimous approval.

- B. Consideration of a resolution authorizing the Executive Director to execute a professional services contract for one year with four additional one-year Option Terms with ICF Macro, Inc., for as-needed FMR surveys and Market Assessment services in an amount not to exceed \$397,158.

Executive Director Johnson introduced the item and Director Henderson of Planning and Implementation and Compliance, who provided a thorough summary and PowerPoint presentation to the Commission.

A length of Commissioners' questions were taken and answered by the Director.

Commissioner Griffith motioned to approve the resolution, Commissioner Castillo seconded; and the board voted unanimous approval.

- C. Consideration of a resolution authorizing the Executive Director to execute a one-year contract with an additional one- year option term with Laser fiche, Inc., in a total amount not to exceed of \$280,456, for business process enhancement and consultant services in the Leased Housing Department.

Executive Director Johnson introduced the item and Chief Operating Officer, Andres Manriquez and Director of Leased Housing, Michelle Hasan, who provided the PowerPoint Presentation to the Commissioners.

The document forms and workflow process, including the owner repair loan application program, was discussed. After Commissioners questions were answered, the vote for the resolution was taken.

Commissioner Castillo voted to approve the resolution, Commissioner Wright seconded; 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 Tortorich moved to approve the items on the Consent Agenda, Commissioner Jung-Lee seconded; the board voted unanimous approval to pass the resolutions.

1. Consideration of a resolution authorizing the Executive Director to increase a contract not to exceed amount with Fineline Construction by an additional \$733,150 for a new not to exceed amount of \$8,064,650 to facilitate change orders related to code requirements and unforeseen conditions for renovations to the Authority's administrative offices at 1619 Harrison Street, Oakland.
2. Consideration of a resolution authorizing the Executive Director to a one-year contract, with two additional one-year Option Terms, with Civicorps Schools for resident intern program services in the amount not-to-exceed \$597,755 for the three-year period.
3. Consideration of a resolution authorizing the payment to participating commissioners the Federal per diem rate for Oakland when participating in Committee or Board of Commissioners meetings lasting more than 5 hours related to the recruitment and selection of a new Executive Director during the months of August, September and October of 2019.

E. Recognition of people wishing to address the Commission.

Karen Smulevitz and Geneva Moore, senior residents of Palo Vista Gardens, spoke about issues of concern pertaining to the garden and security on the premises.

VII. Written Communications.

The departmental monthly reports were included in the board packet.

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

Executive Director Johnson provided that the regular September 23 Commissioners' meeting will be cancelled and moved to early October.

OHA has been selected to receive almost \$1 million grant funding under HUD's Lead-Based Paint Capital Fund Program.

IX. Reports of Commission Committees.

None.

X. Announcements by Commissioners.

Commissioner Castillo announced that she was appointed to the workgroup of Governor Newsome's Master Plan on Aging to support the health and well-being of older Californians.

XI. Adjournment to closed session.

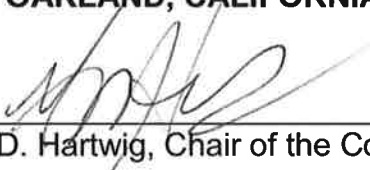
With no further business, the Chair called for adjournment to Closed Session; Commissioner Griffith made a motion to adjourn, Commissioner Jung-Lee seconded. The meeting ended at 7:43 p.m.

Closed Session
Monday, August 26, 2019 following the Meeting
In the Board of Commissioners Room, First Floor,
1619 Harrison Street, Oakland, California.

Purpose: Pursuant to Government Code §54957(b)(1): To consider the appointment and employment of the position of Executive Director.

Closed Session ended at 8:05 p.m.

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



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary