

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

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by contacting the Executive Office at 510-874-1512]**

Monday, February 11, 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 6:06 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of December 10, 2018.

Commissioner Castillo moved to approve the minutes, Commissioner Griggs-Murphy 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 suggested that the Consent Agenda, VI.F. and votes on those resolutions precede New Business VI.A.

Commissioner Griffith moved to approve the modification to the agenda;
Commissioner Griggs-Murphy seconded the motion.

VI. New Business:

A. Public Hearing on the proposed Oakland Housing Authority Fiscal Year

2020 Making Transitions Work (MTW) Plan.

Executive Director Johnson introduced the item and Director of Planning, Implementation and Compliance Director, Dominica Henderson who provided the presentation to the Commission.

At 7:15 pm, the MTW hearing was opened and as there were no people wishing to speak during the open public comments period, the hearing was closed at 7:15 p.m.

B. Consideration of a resolution approving changes to the Oakland Housing Authority's Housing Choice Voucher Administrative Plan.

Executive Director Johnson introduced the item and Director of Planning, Implementation and Compliance Director, Dominica Henderson who provided the presentation to the Commission.

After the presentation and questions were taken from the Commissioners, the Chair called for a vote on the resolution to adopt the proposed changes to the plan.

Vice-Chair Marlene Hurd made a motion for approval, Commissioner Castillo seconded the motion; and the board voted unanimous approval.

The Chair also noted that OHA would like to establish an ad hoc committee sometime during spring/summer to begin reviewing the plan in its entirety.

C. Consideration of a resolution approving changes to the Oakland Housing Authority's Admissions and Continued Occupancy Policy for public housing units.

The ACOP was reviewed by Director Henderson during her presentation to the Commission.

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

D. Consideration of a resolution authorizing the Executive Director to execute a Fee Agreement with RAMP that will provide the Authority a single administrative fee of \$100,000 each year that RAMP receives developer fee in excess of \$100,000 for any project.

Executive Director Johnson introduced the item and Office of Real Estate Development (ORED) Assistant Director, Bridget Galka, who provided the

summary information on RAMP Housing, Inc., as a supporting organization to OAHPI.

After questions from the Commissioners were taken, the Chair called for a vote on the resolution. Commissioner Griffith made a motion for approval, Commissioner Griggs-Murphy seconded the motion and the board voted unanimous approval.

- E. Consideration of a resolution authorizing the Executive Director to negotiate and execute documents required for 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, a Seller carry-back loan, sponsor loan and related financing documents and authorizing the withdrawal of OHA Development LLC as initial Limited Partner of Oak Groves Senior Housing LPs.

Executive Director Johnson introduced the item and ORED Assistant Director, Bridget Galka, gave the PowerPoint presentation to the Commission.

Extensive discussion with the Commissioners took place regarding the financing of the project and OHA's role in facilitating the financial and rehabilitative objectives of the Oak Groves property.

The Chair called for a vote on the resolution. Vice-Chair Hurd moved for approval, Commissioner Griffith seconded the motion; and the board voted unanimous approval.

F. 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.

(The Consent Agenda was approved to be moved to prior to New Business, VI.A.)

Commissioner Griggs-Murphy moved to approve items 1 through 6; Commissioner Griffith seconded the motion; and the board voted unanimous approval.

- 1. Consideration of a resolution authorizing the Executive Director to execute a one-year contract with the option to extend for four additional one-year Option Terms, with Macias, Gini's & O'Connell,

LLP, in the combined amount not to exceed of \$1,210,909 over the five year period, for financial auditing services.

2. Consideration of a resolution approving the Oakland Housing Authority's Americans with Disabilities Act, Anti-Discrimination & Harassment, and Reasonable Accommodation Policies.
3. Consideration of a resolution authorizing the Executive Director to execute contracts with Millenium, Sharebeck Consulting, and CPS HR Consulting, in a combined amount not to exceed \$195,000 for the initial three-year term, and up to two additional one-year Option Terms in the combined amount not to exceed \$65,000 per year, for Authority staff development and training services.
4. Consideration of a resolution authorizing the Executive Director to purchase an insurance policy for Commercial Automobile Liability with the Housing Authority Insurance Group for the period of March 4, 2019 to March 4, 2020, and to make the annual premium payment in the amount of \$300,216.
5. Consideration of a resolution rescinding Resolution No. 4831 approved on July 23, 2018, and in its place approving the conditional award of thirty-nine (39) Section 8 Project Based Vouchers to the owner of the property sponsored by Oakland and the World Enterprises, Inc., for 7th and Campbell, and authorizing the Executive Director to execute a 20-year Project Based Section Award, with the option to extend for an additional 20-years.
6. Consideration of a resolution authorizing the Executive Director to execute a three-year contract with two additional one-year Option Terms with Nan McKay & Associates Inspections, LLC. to perform Housing Quality Standards Inspections, in the amount not to exceed \$462,900 per year for the initial three-year term, and \$476,787 for the First Option Term, and \$491,090 for the Second Option Term, if exercised.

G. Recognition of people wishing to address the Commission.

There were no public speakers who wished to address the Commission.

VII. Written Communications.

Executive Director Johnson provided a brief summary of the departmental reports for the months of November and December 2018.

It was noted that a mainstream S8 waitlist will open sometime in 2019.

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

1619 Harrison building improvements begin in mid-March.

Government Shutdown re HUD payment to OHA was received for January.

OHA Staff Retreat is to take place on March 19, 2019.

Our next meeting is scheduled for April 1, 2019 due to Caesar Chavez Day.

IX. Reports of Commission Committees.

Commissioner Castillo announced that the Education Ad Hoc Committee met on January 15. Topics discussed included Oakland Promise Plus enrollment and support, recruitment and incentivizing Education Ambassadors, OUSD/OHA data review, and youth enrichment activities.

X. Announcements by Commissioners.

Commissioner Castillo announced that there is a repeal of the "cash out" for Californians on SSI and SSP programs to receive food stamps. Food stamps (designated as income) would not then effect their rent amount under S8 program.

XI. Adjournment to Closed Session.

The Chair called for adjournment of the meeting. Commissioner Castillo motioned to adjourn, Commissioner Griffith seconded the motion; and the board voted unanimous approval for adjournment. The meeting adjourned at 8:51 p.m.

CLOSED SESSION

Monday, February 11, 2019 following the Meeting

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

Purpose: Closed session pursuant to Government Code §54957(b)(1): Appointment, employment, and evaluation of performance of the Executive Director.

Closed Session concluded at 9:20 p.m.

THE HOUSING AUTHORITY OF THE CITY OF

OAKLAND, CALIFORNIA



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary