

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

**[Most meetings are recorded.
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Monday, April 29, 2019

Special 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 6:05 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of April 1, 2019.

Commissioner Vice-Chair Hurd moved to approve the minutes, Commissioner Griggs-Murphy seconded the motion; Chair Hartwig, Commissioner Jung-Lee, Commissioner Montgomery voted approval. Commissioner Griffith voted for abstention.

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. Consideration of a resolution authorizing the Executive Director to conditionally award thirty-one Project-Based Vouchers to Satellite

Affordable Housing Associates for the Ancora Place project competitively awarded through the County of Alameda's A1 NOFA.

Executive Director Johnson introduced the item and Leased Housing Director Michelle Hasan who provided a summary of the Ancora Place project to the Commission. Satellite Housing Affordable Housing staff was on hand at the meeting to provide additional information.

Commissioner Hurd voted to approve the resolution; Commissioner Griffith seconded the motion and the board voted unanimous approval.

- B. Consideration of two resolutions authorizing the Executive Director to conditionally award 34 Project Based Section 8 Vouchers to Community Housing Development Corporation for the Friendship Senior Housing project; and conditionally award 27 Project Based Section 8 Vouchers to Acts Community Development Corporation/The Related Companies of California for the 95th and International project, competitively awarded through the City of Oakland under the 2017-2019 NOFA.

Executive Director Johnson introduced the item and Leased Housing Director Michelle Hasan provided a summary of the Friendship Senior Housing and the 95th and International projects. Related California project manager, Charlotte Abrams was in attendance at the meeting and answered questions from the Commission.

Commissioner Jung-Lee voted to approve the two (2) resolutions, Commissioner Montgomery seconded; and the board voted unanimous approval.

- C. Consideration of a resolution authorizing the Executive Director to execute a twenty-year contract extension to the current agreement with 2719 Foothill, L.P., a California Limited Partnership, and project owner Satellite Affordable Housing Associates, to continue the Project-based Voucher assistance for 64 units at the Orchards Apartments.

Executive Director Johnson introduced the item and Leased Housing Director Michelle Hasan, who provided the summary of the Orchards Apartments project to the Commission. Several of the Satellite Affordable Housing staff were in attendance at the meeting.

Commissioner Jung-Lee motioned to approve the resolution and Commissioner Montgomery seconded; the board voted unanimous approval.

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

Executive Director Johnson introduced the item and Senior Director of Real Estate, Dave Kiddoo, who provided a summary of the proposed Agreement.

After questions were taken from the Commission, Commissioner Hurd moved to approve the resolution. Commissioner Griffith seconded the motion and the board voted unanimous approval.

E. 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 voted to approve Items 1 through 5, Commissioner Griggs-Murphy seconded; and the board voted unanimous approval.

1. Consideration of a resolution authorizing the Executive Director to negotiate and execute an agreement with the Development Group, Inc., a sales intermediary for Cisco Systems, to complete the development of a Cisco Contact Center Express system, provide annual as-needed technical services, and pay annual maintenance fees for an initial two-year term with an additional one-year Option Term, in the total amount not to exceed \$250,000.
2. Consideration of a resolution authorizing the Executive Director to issue a blanket purchase order to Dell, Inc., for IT equipment and as-needed services in the amount not to exceed \$300,000 for purchases from May 1, 2019 to June 30th, 2020.
3. Consideration of a resolution authorizing the Executive Director to execute a three-year Blanket Purchase Order contract with PPG Architectural Finishes for the as needed purchase and delivery of interior paint, in an amount not to exceed \$300,000.
4. Consideration of a resolution authorizing the Executive Director to execute new one-year contracts with a single one year option term with JSCO for property management services at two (2) public housing sites; Adel Court and Harrison Tower.
5. Consideration of a resolution authorizing the Executive Director to execute a contract amendment to increase the contract with Advanced Integrated Pest Management by \$50,000, to a total amount not to exceed of \$237,500 for the Second Option Term, for comprehensive pest management services.

F. Recognition of people wishing to address the Commission.

Trena Boltan spoke about an issue with a serving a restraining order. The Executive Director referred her to speak with OHAPD Chief Duplessis.

Debra Ross spoke about activity on the property and lock on a gate that she has requested to be installed.

VII. Written Communications.

The Departments' monthly report was submitted 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.

Items of interest from the Executive Director were submitted in the board packet.

The Executive Director announced there would not be a May 27 meeting.

IX. Reports of Commission Committees.

None.

X. Announcements by Commissioners.

Commissioner Hurd announced the 28th Annual Connection Senior Event by the USOAC to be held on June 7, 2019.

Chair Hartwig provided a brief summary of the NAHRO annual Legislative Conference in Washington, D.C. that he attended.

XI. Adjournment.

Chair Hartwig called for adjournment of the meeting. Vice-Chair Hurd motioned for approval and Commissioner Griffith seconded. The meeting was adjourned at 6:49 p.m.

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



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary