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OFFICE OF THE CITY CLERK
OAKLAND

2013 JUL 17 PM 2:27

Letter of Nomination

July 30, 2013

The Honorable City Council
One City Hall Plaza, Second Floor
Oakland, CA 94612

Dear President Kernighan and members of the City Council:

Pursuant to City Charter section 601, the Mayor hereby appoints the following persons as a member of the following Board or Commission, subject to the City Council's confirmation:

CITY PLANNING COMMISSION

Adhi Nagraj, Mayoral appointment to serve the term beginning May 5, 2012 and ending May 4, 2015, filling the seat previously vacated by Vien Troung.

Thank you for your assistance in this matter.

Sincerely,

Jean Quan
Mayor

May 28, 2013

Ms. Hatzune Aguilar Sanchez
Community Services Manager
City of Oakland
1 Frank H. Ogawa Plaza, 3rd Floor
Oakland, CA 94612

Dear Ms. Sanchez:

I am a developer with BRIDGE Housing Corporation and a Commissioner with the Oakland Housing Authority, and am eager to submit this application to serve on Oakland's Planning Commission.

For the past eight years, I have been working in real estate development as both a lawyer and developer. I have built, rehabilitated and entitled over 750 units of affordable housing, and have extensive experience working with market rate developers on developing mixed-use, master-planned communities around the Bay Area.

I have parlayed my success as an affordable housing developer into leadership positions in the community. I was appointed in 2010 by the Mayor of Oakland to serve as a Commissioner for the Oakland Housing Authority, a top performing MTW-Agency that manages 1,600 public housing units and 13,000 vouchers. This past year I served as Chair of OHA's Budget and Real Estate Committees. I also serve on the Board of Directors of SPUR, where I Chair the SPUR Oakland Committee. SPUR is exploring the potential of branching into Oakland, to support the smart-growth and pro-transit, pro-housing policies that are already being developed. I am working with staff to lead this effort.

I would be thrilled to bring my experience as a developer and Housing Authority Commissioner to Oakland's Planning Commission. I have seen first-hand the role that planning and zoning can play in spurring economic development, jobs and housing and would be thrilled to support the efforts of the planning department's staff and commission.

I look forward to speaking with you further about this opportunity. If you would like to contact me, please call (510) 289-1502 or email me at adhi.nagraj@gmail.com.

Sincerely,

Adhi Nagraj

ADHI NAGRAJ

EDUCATION

- | | |
|--|----------------|
| Columbia Law School | New York, NY |
| <ul style="list-style-type: none">• Juris Doctorate, Admitted to the State Bar of California | 2001 – 2004 |
| Brown University | Providence, RI |
| <ul style="list-style-type: none">• Bachelor of Arts, <i>Honors</i>, Urban Studies and Biology, May 1998• Honors Thesis: <i>Olympic Glory: The Revitalization of Atlanta's Techwood Community</i> | 1994 – 1998 |

PROFESSIONAL EXPERIENCE

- | | |
|----------------------------|--------------------|
| BRIDGE Housing Corporation | San Francisco, CA |
| Project Manager | Jan 2013 – Present |

- Manage development and rehabilitation of over 400 units of affordable housing in Oakland, San Diego and Sacramento
- Managing financing and community relations for redevelopment of historic West Oakland Train Station
- Key responsibilities include: financial development and analysis, oversight of design and entitlement process, creation and management of project schedule, budget and construction management.

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| MidPen Housing Corporation | San Francisco, CA |
| Project Manager | October 2010 – Jan 2013 |

- Managed \$60MM redevelopment of 160 public housing units on 6 acres of land.
- Won three RFP Competitions for new development projects in the South, North and East Bay
- Strategically partnered with counties, cities and financial institutions to pursue new business opportunities in jurisdictions across the Peninsula.

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| Tenderloin Neighborhood Development Corporation | San Francisco, CA |
| Project Manager | Nov 2006 – October 2010 |

- Secured and managed financing sources including ARRA, LIHTC, MHP, CalHFA, Bonds, AHP, Section-8 vouchers, and local, federal and conventional bank loans.
- Closed financing, managed construction for San Francisco's first stimulus-financed construction project – a seismic rehab of two Section-8 senior buildings.
- Closed financing, completed construction on 56-unit building for homeless individuals, \$1m under budget.

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|-------------------------|-------------------|
| Farella, Braun & Martel | San Francisco, CA |
| Associate Attorney | Nov 2005-Nov 2006 |

- Active general business litigation practice
- Drafted demand letters, complaints, and motions, negotiated and drafted settlement agreements, defended depositions, and drafted and responded to all aspects of discovery.

COMMUNITY WORK

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|---------------------------|------------------------|
| Oakland Housing Authority | Oakland, CA |
| Commissioner | October 2010 – Present |

- Appointed by Mayor to serve on Board of Commissioners for the Oakland Housing Authority, a nationally recognized Housing Authority providing housing to approximately 10% of Oakland's families, operating over 1,600 public housing units and 13,000 Section-8 vouchers.
- Chair of Budget Committee
- Chair of Real Estate Development Committee

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| SPUR | San Francisco, CA |
| Board of Directors | March 2012 – Present |

- Chair of SPUR Oakland Exploratory Committee

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OAKLAND

Office of the City Attorney

2013 JUL 17 PM 2:01 OAKLAND CITY COUNCIL

Resolution No. _____ C.M.S.

RESOLUTION CONFIRMING THE MAYOR'S APPOINTMENT OF ADHI NAGRAJ TO THE CITY PLANNING COMMISSION

WHEREAS, Section 601 of the City Charter provides that members of City boards and commissions shall be appointed by the Mayor subject to confirmation by the affirmative vote of five members of the City Council; and

WHEREAS, Ordinance No. 192 C.M.S., adopted May 5, 1932, amended by Ordinance No. 6485 C.M.S. passed November 30, 1961, amended by Ordinance No. 8883 C.M.S. passed October 4, 1973, and amended by Ordinance No. 11776 passed March 14, 1995, created the City Planning Commission to consider and review matters related to planning, development and preservation and to advise the City Council on land use and environmental concerns; and

WHEREAS, the City Planning Commission consists of seven members serving three-year staggered terms with no more than two terms served consecutively; and

WHEREAS, the Honorable Mayor Jean Quan has appointed Adhi Nagraj to serve three-year terms on the City Planning Commission subject to confirmation by the City Council; now therefore be it

RESOLVED, that pursuant to City Charter section 601, the City Council hereby confirms the Mayor's reappointment of Adhi Nagraj to serve a three-year term on the City Planning Commission, beginning May 5, 2012 and ending May 4, 2015, filling the seat previously vacated by Vien Troung.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, GALLO, GIBSON MCELHANEY, KALB, KAPLAN, REID, SCHAAF, AND PRESIDENT KERNIGHAN

NOES -

ABSENT -

ABSTENTION -

ATTEST:

LATONDA SIMMONS
City Clerk and Clerk of the Council of
the City of Oakland, California