

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

**HELD MONDAY, January 23, 2012**

[Meetings are recorded. A copy of the recording can be made available  
via email by sending a request to [igarcia@oakha.org](mailto:igarcia@oakha.org) or by calling 510-874-1512]

**REGULAR MEETING**

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting in the Board of Commissioners Room, first floor, at 1619 Harrison Street, Oakland, California on the above date. Chair, Moses L. Mayne, Jr., presided and called the meeting to order at 6:05 p.m.

I. Pledge of Allegiance

II. Roll Call

Chair, Moses L. Mayne, Jr., Vice-Chair, Gregory Hartwig, Marlene Hurd, Adhi Nagraj, Tanya Pitts, Barbara Montgomery. Commissioner Janny Castillo, excused.

III. Approval of Minutes:

The Minutes of the Special Meeting of December 5, 2011 were noted to add the correction of adding the title of Chair before Moses Mayne in the Roll Call paragraph. Commissioner Pitts moved to approve the Minutes with the correction, Commissioner Hurd seconded the motion and the board voted its unanimous approval.

IV. Modifications to the agenda

Item G in the Agenda was suggested by Chair Mayne and voted to be moved as the first Agenda prior to Item A. (see Agenda Item G below for further detail).

V. Report from Legal Counsel regarding final decisions made during closed session

Counsel, Jennifer Bell, indicated that no final decisions were made from the last closed session.

VI. New Business

- A. Consideration of a resolution authorizing the Executive Director to award fifty-nine (59) additional Section 8 Project-based Vouchers to the Lakeside Senior Affordable Housing Development, a project of Satellite Housing, Inc. and Oakland Housing Initiatives, Inc. in partnership with the Oakland Housing Authority .

Eric Johnson provided the briefing on this item, with additional information given by Phil Neville, followed by questions and discussion. The discussion centered on the issue of the Vouchers to replace the HUD 202 funding which, however, will not fill the entire gap of funding. Project partners, Dori Kojima, Cindy Heavens, both from Satellite Housing, were available for further comments.

Vice-Chair Hartwig moved to approve the item, Commissioner Hurd seconded the motion and the board voted unanimous approval.

- B. Design presentation and review of Lion Creek Crossing Phase 5, a 128-unit Senior Affordable Housing Development.

Phil Neville and Jeremy Liu of EBALDC provided the briefing on the item with a visual presentation given by Rod Henmi of HKIT Architects. Carlos Castellanos of EBALDC and Lydia Tan were available for further comment.

Questions and discussion followed including Commissioner Hurd asking about the number of disabled units and whether there was an area for a community garden.

- C. Consideration of a resolution authorizing the Executive Director to continue the self-insured Workers' Compensation insurance program from BAHARMA, and to make the payment of the estimated premium in the amount of \$2,115,082.

Eric Johnson provided the briefing on the item, Artesia Dupree gave the presentation, followed by questions and discussion.

Vice-Chair Hartwig moved to approve the item, Commissioner Nagraj seconded the motion and the board voted unanimous approval.

- D. Consideration of a resolution authorizing the Authority Employee and Employer's Pension contributions to the California Public Employees' Retirement System (CalPERS).

Eric Johnson provided the briefing on this item, followed by questions and discussion. A date typo was found on the Resolution provided by CalPERS, with a request that it be corrected by CalPERS.

Vice-Chair Hartwig moved to approve the item with the corrected date, Adhi Nagraj seconded the motion; and the board voted unanimous approval.

- E. Consideration of a resolution authorizing the Executive Director to execute an Amendment to the General Council contract with Goldfarb & Lipman, LLP, increasing the amount not to exceed for the current Option Term by \$250,000.

Eric Johnson provided the briefing on this item, followed by questions and discussion.

Vice-Chair Hartwig moved to approve the item, Tanya Pitts seconded the motion; and the board voted unanimous approval.

- F. Presentation and discussion of the Oakland Housing Authority Police Department's 2011 Resident Opinion Survey.

Eric Johnson provided the briefing on the item, followed by Lieutenant Jerald Coates who gave the survey presentation and summary.

- G. Discussion of the December 29, 2011 California Supreme Court decision on *California Redevelopment Association v. Matosantos*.

(As noted in item IV. Modifications to the agenda, Item G. was moved for discussion prior to Item A.)

Eric Johnson gave the briefing on the item, followed by Counsel, Jennifer Bell, who provided further detailed information regarding the Supreme Court decision.

## VII. Recognition of people wishing to address the Commission.

Robin Johnson addressed the commission regarding a landlord and credibility issue regarding her file records, FSS participation and stated there was an error in the rent calculation. She also requested transcripts of her hearings. She was asked to put her request in writing to the Authority, and she agreed to do so.

Betty Wright addressed the commission regarding an October 2010 RAB meeting she attended regarding better accessibility for disabled tenants.

Ms. Wright focused discussion on improving disabled persons' accessibility in new buildings, hallways, doorways and bathrooms with specificity to wheelchairs and walkers of various sizes.

Bathrooms – step in tubs for disabled, a higher toilet is better for the disabled, however, elevated seats should not have to be purchased by tenants.

Kitchens – “L shape” (common design) may be most difficult to maneuver wheelchairs and walkers around.

She asked to please consider disabled persons' needs for designing new construction buildings.

VIII. Written Communications.

Executive Director Eric Johnson reviewed the items included in the Commissioners' board packet.

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

Executive Director, Eric Johnson, reported on several items including the thorough and well-designed RAB Meeting Report, with special thanks to Commissioner Castillo for her work on it. Additionally he noted the enclosed letter to PIH Notice 2011-45 regarding use of MTW funds, and that a special meeting of the Board would be held on April 9<sup>th</sup> for MTW Plan approval.

X. Reports of Commission Committees.

There were no reports of Commission Committees.

XI. Announcements by Commissioners.

Commissioner Hurd announced an Education Committee meeting to be held on Wednesday, January 25<sup>th</sup>, 2012 and that she recently had been selected and agreed to serve on the NAHRO National Legislative Network.

XII. Adjournment.

The meeting was moved to adjourn at 8:03 p.m. by Chair Moses Mayne, seconded by Tanya Pitts and the board voted unanimous approval.

**CLOSED SESSION**

**Monday, January 23, 2012 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.**

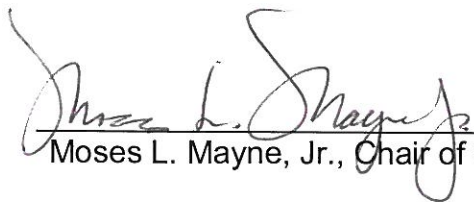
Authority Designated Representatives: Florice Lewis, Acting Director of Human Resources, Patricia Ison and Janet Rice, Deputy Executive Directors, and Fran Buchanan, Labor Negotiator.


Employee Organizations: Building and Construction Trades Council of Alameda County, AFL-CIO, SEIU Local 1021 (formerly 1877 and 790), and OPEIU Local 29.

The Closed Session adjourned at 8:25 p.m.

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

THE HOUSING AUTHORITY OF THE CITY OF  
OAKLAND, CALIFORNIA

  
Moses L. Mayne, Jr., Chair of the Commission

  
Eric Johnson, Secretary