

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

HELD MONDAY, MARCH 19, 2012

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

SPECIAL MEETING

The Oakland Housing Authority Board of Commissioners convened a Special 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 6:11p.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, Janny Castillo

III. Approval of Minutes:

The Minutes of the Regular Meeting of February 27, 2012 were moved for approval by Marlene Hurd, seconded by Janny Castillo and the board voted its unanimous approval.

IV. 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.

There were no modifications stated at this time.

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. Public Hearing and presentation on the proposed Oakland Housing

Authority Fiscal Year 2013 Making Transitions Work (MTW) Plan.

Eric Johnson provided the briefing on this item, with a presentation given by AnnaGwyn Simpson, followed by questions and discussion.

The Chair opened the public hearing for comments. There being no comments, the public hearing was closed at 7:05 pm.

- B. Public Hearing and presentation on proposed changes to the Oakland Housing Authority's Section 8 Administrative Plan and the Oakland Housing Authority's Public Housing Admissions and Continued Occupancy Policy.

Eric Johnson provided the briefing on this item; Michelle Hasan and Officer Paul Malech provided further information.

After taking questions and discussion with the board, the Chair opened the public hearing for comments. There being no comments, the hearing was closed at 7:35 pm.

- C. Consideration of a Resolution authorizing the Executive Director to execute a contract with Towne Ford, Inc. for the purchase of six (6) new Police Vehicles in the amount of \$152,273.

Eric Johnson gave the briefing on the item and Lieutenant Gerald Coates provided further information.

Following a brief discussion, Vice-Chair Hartwig moved to approve the item, Adhi Nagraj seconded the motion; and the board voted its unanimous approval.

- D. Approval of six California Public Employees System (CalPERS) Resolutions Fixing the Authority's contribution under the Public Employees' Medical and Hospital Care Act.

Eric Johnson provided the briefing on the item and Flo Lewis, Director of Human Resources provided further information, followed by questions and discussion.

Vice-Chair Hartwig moved to approve the item, Barbara Montgomery seconded the motion; and the board voted its unanimous approval.

- E. Consideration of a Resolution authorizing the Executive Director to execute the second one-year contract Option Term with Edrington, Schirmer & Murphy, LLP (ESM) and the Law Offices of Charles Tillman Ramsey for Unlawful Detainer Legal Services in the amount not to exceed \$62,500 each, for the twelve-month option term.

Eric Johnson gave the briefing on the item, Patricia Ison and Shelby Anguiano provided further information. The principals of the firms, Tim Murphy and Charles Ramsay were available for questions.

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

It was determined by Chair Mayne at this time, to hold Item F and proceed to Items VII, VIII, IX, X, XI.

- VII. Recognition of people wishing to address the Commission.
There were no comments from the public

- VIII. Written Communications.

Eric Johnson reviewed the items in the packet. Of particular note:

The NOFA has been published to award a new contract for Project Based Contract administration for the State of California properties for HUD, CAHI will be submitting a response to this NOFA. Responses are due in June.

Commissioner Hurd inquired about 2 items in the Monthly Status Report:
Page 5 – Section 3 report (to be provided by John Stewart Co.);
Page 7 – Can the share food giveaway be extended to other sites?

Commissioner Castillo thanked staff for the reported increase in homeownership.

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

Eric Johnson reviewed the items in the packet. Particularly noted were the Ballard Spahr written materials, and Palo Vista community event.

- X. Reports of Commission Committees.
None.

XI. Announcements by Commissioners.

Commissioner Janny Castillo expressed her appreciation on the RAB meeting presentation given by Jillian Ryan of Family and Community Partnerships.

Adjournment to Closed Session

At 8:04 pm (to reconvene to open session afterward to vote on Item F.)

CLOSED SESSION

Purpose: Pursuant to Government Code Section § 54957.6 - Conference with Labor Negotiators.

Authority Designated Representatives: Florice Lewis, Director of Human Resources, Patricia Ison and Janet Rice, Deputy Executive Directors.
Employee Organizations: Building and Construction Trades Council of Alameda County, AFL-CIO, SEIU Local 1021 (formerly 1877 and 790), and OPEIU Local 29.

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators in regard to price and terms of payment:

Property: 1535 Harrison Street, Oakland, CA
Negotiating Parties:
Owner: Harrison Webster Investment Group, David Seyaranian
Leaseholder: First American Title Company, Inc., Steve Miller, Lori B. Reznick, Legal Counsel
Oakland Housing Authority, Matt Brassler, NAI Kilpatrick Real Estate, Phil Neville and Janet Rice, Deputy Executive Directors

Purpose: Closed session pursuant to Government Code § 54957(b)(1) and 54957.6: Public Employee Appointment and Conference with Labor Negotiators, Commissioners Mayne and Hartwig, regarding extending the contract with the Executive Director.

Reconvene to Open Session

At 8:50 pm.

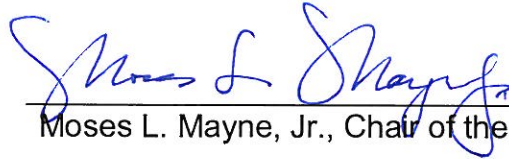
VI. F. Consideration of a Resolution authorizing the employment contract for Eric Johnson as Executive Director/Secretary and CEO.

Vice-Chair Hartwig moved for approval, Janny Castillo seconded the motion; and the board voted its unanimous approval.

XII. Final Adjournment.
At 8:51 pm.

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



Eric Johnson, Secretary