

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

HELD MONDAY, June 25 2012

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

REGULAR/ANNUAL MEETING

The Oakland Housing Authority Board of Commissioners convened a Regular/Annual Meeting and in the Board of Commissioners Room, First floor, at 1619 Harrison Street, Oakland, California, on the above date. The meeting was called to order at approximately 7:05 p.m. by Chair, Moses L. Mayne, Jr.

I. Pledge of Allegiance

II. Roll Call

Present: Chair, Moses L. Mayne Jr., Vice-Chair, Gregory Hartwig, Marlene Hurd, Janny Castillo, Adhi Nagraj. Excused: Barbara Montgomery and Tanya Pitts.

III. Approval of Minutes:

Special Meeting of May 24, 2012

Janny Castillo moved to approve the Minutes; Marlene Hurd seconded the motion and the board voted 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.

The Chair requested to hold over Items C.D, E to the next Commissioners' meeting (July 23) in lieu of two Commissioners who were not present. Janny Castillo moved to approve the modification; Vice-Chair Hartwig seconded the motion and the board voted unanimously.

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

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

VI. New Business

A. Swearing-in of Casey Mooningham, OHAPD Sergeant.

Eric Johnson gave the briefing on the item; Chief Duplessis introduced the Officer and presented the Swearing-In Ceremony.

- B. Recognition and Presentation of OHAPD Officer of the Year and OHAPD Employee of the Year.

Eric Johnson gave the briefing on the item; Chief Duplessis introduced Sergeant Luther Dupree, III OHAPD Officer of the Year and Melanie Gilbert, OHAPD Employee of the Year, and gave the award presentations.

- C. Nomination and Election of Chair and Vice Chair of the Housing Authority Board of Commissioners, for two-year terms.

(See Item IV above – Modifications to the agenda).

- D. Nomination and Election of two Directors to the Tassafaronga Housing Corporation Board of Directors, for two-year terms.

(See Item IV above – Modifications to the agenda).

- E. Nomination and Election of two Directors to the Oakland Affordable Housing Preservation Initiatives, Inc. Board of Directors, for two-year terms.

(See Item IV above – Modifications to the agenda).

- F. Consideration of a resolution to authorize the acquisition of 131-137 East 16th Street ("Parcel 4") in the City of Oakland; and to authorize the execution of development and lease documents required to be submitted with the Low Income Housing Tax Credit application due on July 25, 2012 for Lakeside Senior Apartments.

Eric Johnson briefed the Item and introduced Director, Phil Neville, who presented the item. Project partners from Satellite Housing, Dori Kojima, Karl Lauf and Cindy Heavens were present to address any further questions from the Commission.

After a brief discussion of the project, Vice-Chair Hartwig moved to approve, Adhi Nagraj seconded the motion, and the board voted unanimously to approve.

- G. Consideration of a resolution re-affirming the previously adopted Lakeside Development Residential Anti-Displacement and Relocation Assistance Plan for 1521 2nd Avenue and adopting the Residential Anti-Displacement and Relocation Assistance Plan Amendment One to include 131-137 East 16th Street.

Eric Johnson gave the briefing on the item. Director, Phil Neville provided additional information and took questions from the Commission. David Richmond, relocation consultant with Auto Temp, and Cindy Heavens of Satellite Housing provided further information.

Adhi Nagraj moved to approve the item, Vice-Chair Hartwig seconded the motion and the board voted unanimously to approve.

H. Review and Acceptance of the Oakland Housing Authority June 30, 2011 Audited Financial Statements.

Eric Johnson introduced the item and Director, Anthony Ma, who provided the information on the audit to the Commission. Note: Director Ma, gave correction to the agenda, Item H, incorrectly listed as June 30, 2010 - Audited Financial Statements (not 2011).

Risk Management Officer, Artesia Dupree, gave background information regarding the back up and disaster preparedness training that has been underway. IT Director, Craig McBurney, spoke on the data recovery system to be located in Arizona.

Vice-Chair Hartwig moved to approve the item, Adhi Nagraj seconded the motion and the board voted unanimously to approve.

Eric Johnson expressed his appreciation to the auditors for their accurate and fair review of the audit, to the Finance Department, Janet Rice, and Anthony Ma.

I. Presentation by Family & Community Partnerships on FY 2012 activities.

Eric Johnson introduced the item. Janet Rice and Nicole Thompson presented the presentation (Video and PowerPoint) to the Commission and a discussion was held.

J. 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.

1. Consideration a resolution authorizing the Executive Director to execute contracts with Home Depot, U.S.A., Inc. under the U.S. Communities Government Purchasing Alliance program for the purchase of maintenance, repair and operating supplies in an combined amount not to exceed \$1,200,000.

2. Consideration a resolution authorizing the Executive Director to execute contract purchase orders with Waste Management of Alameda County for waste collection and recycling services at Authority owned or managed sites in a combined amount not-to-exceed \$1,679,600.
3. Consideration a resolution authorizing the Executive Director to execute blanket purchase orders for security monitoring, installation and repair services with Sentry Alarm in a total combined amount not-to-exceed \$110,000.
4. Consideration of four (4) California Public Employees System (CalPERS) resolutions for Employer Paid Member Contributions (EPMC), pursuant to Government Code Section 20691.
5. Consideration of a resolution approving revisions to the Fleet Vehicle Policy Statement for the Authorized Drivers' Program and the Fleet Vehicle Manual.

Vice-Chair Hartwig moved the five items on the Consent Agenda for approval and Adhi Nagraj seconded the motion. The Board voted unanimously to approve the items.

VII. Recognition of people wishing to address the Commission.

Nancy Cross spoke in reference to a letter she provided to the Chair, written in response to Executive Director Johnson's letter addressing her application for housing complaint. (Letter enclosed in board materials original packet.)

Written Communications.

Executive Director Johnson reviewed the items in the report.

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

Executive Director Johnson reviewed the items in the report and noted: NAHRO Award of Merit in Housing and Community Development, Sponsor-Based Housing Assistance Program, NAHRO Award of Merit in Housing and Community Development, OHA Police Department, Cadet Program. Palo Vista Gardens Rehab & Force Account Agreement received a NAHRO Award of Merit in Housing and Community Development (and has been entered in the National Awards of Excellence competition); Family & Community partnerships/OUSD MOU Award of Merit in Housing and Community Development. Purge of public housing

and Project Based Section 8 site based waitlists began June 19, 2012, and those wait lists will be opened in late summer. He provided comments on the recent CLAPHA Washington DC meeting – addressed concerns raised around MTW agencies and continued attempts at recapturing of MTW reserves. He further mentioned that the Board Development Policy Ad Hoc Committee meeting to be held July 17, 2012.

IX. Reports of Commission Committees.

There were no reports from Commission Committees.

X. Announcements by Commissioners.

Janny Castillo suggested an Employee of the Year Award; Executive Director Johnson responded there is an OHA Culture Committee being planned to facilitate staff trainings and could assist with award recognition.

Adhi Nagraj asked for a six-month status on OHAPD's participation on the Mayor's 100 Block Committee.

XI. Adjournment.

Movement to adjourn was made by Chair Mayne and the board voted unanimously. The meeting adjourned at 9:05 p.m. to Closed Session.

CLOSED SESSION

Monday, June 25, 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 Director of Human Resources Labor Negotiator; and Patricia Ison and Janet Rice Deputy Executive Directors.

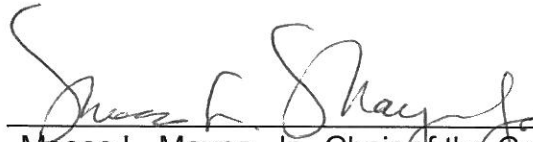
Employee Organizations: Building and Construction Trades Council of Alameda County, AFL-CIO, SEIU Local 1021 (formerly 1877 and 790)

Purpose: Pursuant to Government Code Section 54956.9(a) – Conference with legal counsel re existing litigation, Robin Johnson v. Oakland Housing Authority, Alameda County Superior Court No. RG12613710.


Adjournment of Closed Session at 10:40 p.m.

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



Eric Johnson, Secretary