

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

**HELD MONDAY, July 23, 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](mailto:igarcia@oakha.org) or by calling 510-874-1512]

**REGULAR/ANNUAL 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. The meeting was called to order at approximately 6:07 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, Barbara Montgomery, Tanya Pitts.

III. Approval of Minutes:

Annual Meeting of June 25, 2012.

Adhi Nagraj moved to approve the Minutes; Janny Castillo seconded the motion and the board voted unanimous approval.

IV. Old or Unfinished Business:

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

The nomination for Chair opened with Greg Hartwig speaking of his interest to Chair the Commission. There were no other commissioners nominated.

Adhi Nagraj moved to elect Greg Hartwig as Chair; Marlene Hurd seconded the motion and the board voted unanimous approval.

The nomination for Vice-Chair opened by Adhi Nagraj expressing his interest to take the Vice-Chair position, followed by Marlene Hurd expressing her interest to take the position.

A vote was taken by the Commissioners for each nomination. By a majority rule of Commissioners Pitts, Castillo and Montgomery, Marlene

Hurd was voted to take the Vice-Chair position.

Prior to moving to Item B, Chair Mayne turned the meeting over to the new Chair, Greg Hartwig, who thanked the Commissioners for his nomination to Chair. Chair Hartwig then opened Item B for nominations.

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

Eric Johnson introduced the item and gave a brief summary about the Directors position on the board. After discussion took place among the Commissioners, Commissioner Mayne made a suggestion of Chair Hartwig, Vice-Chair Hurd, and Adhi Nagraj to take the directors positions.

Commissioner Mayne moved to approve the nominations; Tanya Pitts seconded the motion and the board voted unanimously.

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

The nomination was opened with Commissioners Pitts and Castillo expressed their interest to serve on the board. There were no other nominations.

Moses Mayne moved to approve the nominations of the commissioners who expressed their interest; Adhi Nagraj seconded the motion and the board voted unanimously.

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.

There were no modifications to the agenda.

VI. New Business

A. 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 of a resolution authorizing the Executive Director to renew annually the Letter of Understanding with the Building & Construction Trades Council of Alameda County for an additional

three years for Direct Hire Union Hall Workers, and to add project and per diem positions as-needed for the project.

2. Consideration of a resolution authorizing the Executive Director to execute a contract purchase order for a three-year term with up to two additional one-year Option Terms, to Bay Area Contract Carpets, in a total amount not to exceed \$1,549,043 for the initial three years, for flooring materials installed at Authority owned and managed properties.
3. Consideration of a resolution authorizing the Executive Director to continue the Authority's participation in the Employment Risk Management Agency (ERMA) insurance pool and to issue payment of the annual premium invoice in the amount of \$159,152 for Employment Practices Liability insurance coverage for Fiscal Year 2013.
4. Consideration of a resolution authorizing the Executive Director to issue a Blanket Purchase Order in the amount of \$132,000, to the United States Postal Service for Authority postage costs and services.

The consent Items A1 through A4 were moved for approval by Tanya Pitts, seconded by Moses Mayne, and the board voted unanimously.

B. Recognition of people wishing to address the Commission.

Tera Paillet spoke to the commissioners regarding an issue at her current residence of Section 8 voucher tenants. She spoke on her concern of feeling unsafe and of possible substance abuse by the tenants, whereby she is requesting a transfer voucher. Chair Hartwig referred Ms. Paillet to staff to address her concern further.

VII. Written Communications.

Executive Director Johnson reviewed the items in the report.

VIII. Executive Director's Report.

Executive Director Johnson reviewed the items in the report and noted:

Lockwood Back to School Event  
National Night Out on August 7  
Upcoming NAHRO Awards in San Francisco, July 29.

IX. Reports of Commission Committees.

A. Education Ad Hoc Committee

Commissioner Hurd gave a brief summary about the Oakland Unified School District Meeting regarding education, and cited Executive Director Johnson's summary in the Written Communications portion of the Agenda.

B. Development Policy Ad Hoc Committee

Adhi Nagraj gave a summary report on the Development Policy activities, the type of projects, and social issues the committee will seek to address. Commissioner Nagraj will keep the Commission apprised on the progress of the committee.

X. Announcements by Commissioners.

Janny Castillo spoke on a program she is involved in on preserving our creeks and brought the information forward as it relates to two OHA properties that have creeks running through them.

Barbara Montgomery announced that District 3 is sponsoring its city council candidates' forum on Thursday, July 26.

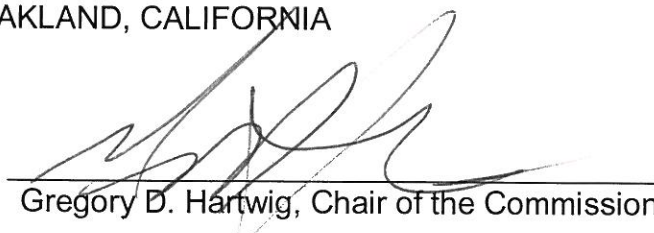
XI. Adjournment.

Adjournment was made at approximately 7:00 pm by Commissioner Mayne, seconded by Commissioner Pitts and the board voted unanimously.


There was no Closed Session held.

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Gregory D. Hartwig, Chair of the Commission



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Eric Johnson, Secretary