

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

HELD MONDAY, AUGUST 27, 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 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 6:10 p.m. by Chair, Gregory D. Hartwig.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Approval of Minutes of the Annual Meeting of July 23, 2012.
Adhi Nagraj moved to approve the Minutes; Moses Mayne 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.

There were no modifications to the agenda.

V. New Business

A. Presentation of bicycles to fifteen OHA youth completing the 2012 Summer Bike Program.

Eric Johnson introduced the item and Chief Carel Duplessis gave a brief summary about the program's objectives and events. Chief Duplessis and Sergeant Luther Dupree, III, presented the bike award to two recipients

who attended the meeting.

- B. Consideration of nomination of Renia Webb to serve as the Oakland Housing Authority representative on the City of Oakland Community Policing Advisory Board.

Eric Johnson introduced the item and Chief Carel Duplessis gave the briefing. Renia Webb spoke about her interest to serve on the Board (CPAB). Officer Jerry Williams spoke about his recommendation of Ms. Webb to the board.

Moses Mayne moved to approve the nomination; Adhi Nagraj seconded the motion and the board voted unanimously.

- C. Consideration of a resolution authorizing the Executive Director to enter into a Memorandum of Understanding with the City of Oakland Police Department which includes funding for the expansion and continued use of the ShotSpotter services in the amount not to exceed \$225,000.

Eric Johnson introduced the item and gave the briefing. Chief Carel Duplessis provided further information on the ShotSpotter system. Captain Ersie M Joyner III, of Oakland Police Department spoke on the impact of gun violence in the City and what possibilities the ShotsSpotter System can bring to improve the response time of the officers and reducing violence.

Representatives of the ShotSpotter System, Joe Hawkins, Vice President and Scott Beisner, Director of Technology, took questions from the Commission and provided area display maps.

Moses Mayne moved to approve; Marlene Hurd seconded the motion and the board voted unanimously.

- D. Review and consideration the Fiscal Year 2012 Moving to Work Annual Report to be submitted to the U.S. Department of Housing and Urban Development by the deadline of September 30, 2012.

Eric Johnson introduced the item. AnnaGwyn Simpson gave the (PowerPoint) presentation of the MTW Report to the Commission and took questions from the Commissioners. No action was requested on this item at this time, but the final report will return at the September meeting for consideration and approval.

- E. Consideration of a resolution authorizing the Executive Director, on behalf of the Authority to contribute \$9,713,962 of additional funds into the California Public Employees Retirement System (CalPERS) Employer and

Employee's Pension Contribution Fund.

Moses Mayne moved to approve; Marlene Hurd seconded the motion and the board voted unanimously.

- F. Presentation and Discussion of the new OHA Web Page development design elements and OHA Brand Guidelines.

Eric Johnson introduced the item. Greer McVay gave the summary briefing and presentation to the Commission of the Brand Guidelines and design development of the OHA Web Page.

G. 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 a three-year Memorandum of Understanding between the Oakland Housing Authority and Local 1021, Service Employees (SEIU) – Maintenance Unit; and two associated CalPERS Health Resolutions that changes (increases) the Authority's contribution amount towards retirees' CalPERS Health Plan premiums.
2. Consideration of a resolution authorizing the Executive Director to enter into a contract with Bayview Environmental Services Inc. for Asbestos Abatement and Disposal at 2558 35th Avenue in the amount not to exceed \$130,743.
3. Consideration of a resolution authorizing the Executive Director to enter into a contract with Janus Corporation for Asbestos Abatement and Disposal at 2425 94th Avenue in the amount not to exceed \$64,845.
4. Consideration of a resolution authorizing the Executive Director to increase purchase orders to Waste Management by \$257,128 for a total combined amount of \$1,807,126 for garbage collection and landfill services provided during fiscal year 2012.
5. Consideration of a resolution authorizing the Executive Director to purchase the goods and services from various vendors needed to renovate offices and relocate the Department of Family and Community Partnerships, for \$57,038.15.

The above consent Items, V G.1 through V G.4, were moved for approval by Adhi Nagraj, seconded by Janny Castillo, and the board voted unanimously.

H. Recognition of people wishing to address the Commission.

Tera Paillet expressed her gratitude to the Commissioners and Agency staff who assisted her with the Section 8 transfer issue she addressed at last month's Board meeting. She also thanked the Commission for passing the ShotSpotter Resolution.

Shelby Anguiano addressed the Commission raising concerns about "OHA violations", and provided a copy of a letter to HUD. Other speakers, Armando Anguiano, Kim Clemens and Don Clemens gave their time to Ms. Anguiano.

Bobbi Lopez representing SEIU addressed the Commission regarding labor negotiations with OHA.

VI. Written Communications.

Executive Director Johnson reviewed the items in the report.

VII. Executive Director's Report.

Executive Director Johnson reviewed the items in the report and noted:
Section 3 Newly Hired Individuals in Construction Trade
Section 8 Waitlist opening and purge of Waitlist
Palo Vista Gardens NAHRO Award of Excellence

VIII. Reports of Commission Committees.

None.

IX. Announcements by Commissioners.

None.

X. Adjournment to Closed Session. If any final decisions requiring public reporting are made during the Closed Session, the Board of Commissioners will reconvene in Open Session to announce such decisions.

A motion to adjourn was made by Janny Castillo, Adhi Nagraj seconded the motion and the board voted unanimously. Adjournment to Closed Session was at approximately 8:40 p.m.

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, and SEIU Local 1021 (formerly 1877 and 790).

Adjournment of Closed Session was at approximately 9:30 p.m.

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Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary