

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

HELD MONDAY, SEPTEMBER 24, 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 6:08 p.m. by Chair, Gregory D. Hartwig.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Approval of Minutes of the Regular/Annual Meeting of August 27, 2012; and Special Meeting of September 4, 2012.

Both sets of Minutes were moved for approval by Janny Castillo, seconded by Barbara Montgomery; and the board voted unanimously.

IV. Old or Unfinished Business:

- A. Consideration of a resolution approving and authorizing the submittal of the Fiscal Year 2012 Moving to Work Annual Report to the U.S. Department of Housing and Urban Development by the deadline of September 30, 2012.

Eric Johnson introduced the item. Janet Rice and Tony Ma gave a brief report to the Commission on the MTW Plan Funds.

Tanya Pitts moved to approve the resolution; B. Montgomery 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. Consideration of a resolution making certain determinations with respect to the financing of Lion Creek Crossings Phase 5 of the Coliseum Gardens HOPE VI development, authorizing application to California Debt Limit Allocation Committee for an allocation of tax-exempt bond authority, declaring its intent to issue bonds and reimburse certain expenditures from the proceeds of the bonds and related actions.

Eric Johnson introduced the item. Phil Neville gave a brief summary on CDLAC and funding for the project.

Janny Castillo moved to approve the resolution, Tanya Pitts seconded the motion; and the board voted unanimously.

B. 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 execute Amendment No. 4 to a contract with Reno & Cavanaugh increasing the total amount not-to-exceed to \$186,395 for the period September 20, 2009 to September 20, 2014, for development legal services.
2. Consideration a resolution authorizing the Authority to renew the property (fire) insurance policy with the Housing Authority Risk Retention Group (HARRG), for the period October 11, 2012 to October 11, 2013, and to make the payment of the annual premium in the amount of \$441,908.

Tanya Pitts moved to approve both items B1 and B2, Janny Castillo seconded the motion; the board voted unanimously.

C. Recognition of people wishing to address the Commission.

Robin Johnson spoke about a recertification letter she received that she stated had incorrect rent calculations and addressed issues with regard to inspection of her unit.

Zola Rodgers and Caroline Barnett, (with other finance staff) expressed their gratitude and gave a presentation of appreciation to Director of Finance, Anthony Ma, who will be leaving the agency next month.

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:

Police Cadets participation and success in their first competition.
OHA's Project Based Voucher and Public Housing Waitlist opening this week.

IX. Reports of Commission Committees.

There were no reports of commission committees.

X. Announcements by Commissioners.

Janny Castillo announced that Prescott Elementary School was the recipient of the Alameda County Resource Center Computer Giveaway.

XI. 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.

Tanya Pitts moved to adjourn to Closed Session, Janny Castillo seconded the motion; and the board voted unanimously.
Adjournment took place at 6:58 p.m.

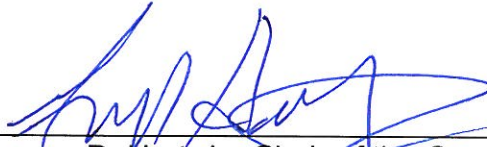
Purpose: Pursuant to Government Code Section § 54957.6 - Conference with Labor Negotiators.

Authority Designated Representatives: Florice Lewis, Director of Human Resources, Patricia Ison and Janet Rice, Deputy Executive Directors.
SEIU Local 1021 (formerly 1877 and 790).

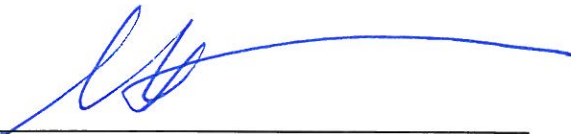
Purpose: Conference with legal counsel – anticipated litigation. Significant exposure to litigation pursuant to Government Code Section 54956.9(b): One potential case, based on June 20, 2012 letter from R.L. Anguiano.

Adjournment of Closed Session was at 7:25 p.m.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary