

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

HELD MONDAY, October 22, 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 by Chair, Gregory D. Hartwig, at approximately 6:10 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of September 24, 2012. After making a suggested amendment to the Roll Call, Tanya Pits moved to approve the Minutes. Janny Castillo seconded the motion and the board voted unanimously.

IV. Old or Unfinished Business

None

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 made to the agenda.

V. New Business

- A. Consideration of a resolution authorizing execution of a Disposition and Development Agreement and adoption of environmental findings and mitigation measures pursuant to CEQA for Phase 5 of the Lion Creek

Crossings (formerly Coliseum Gardens) HOPE VI Revitalization.

Eric Johnson introduced the item. Phil Neville provided the briefing and took questions from the commission.

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

Adjournment to Closed Session

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).

Chair Hartwig called adjournment to Closed Session at 6:21 p.m.

Reconvene Open Session

Reconvene to Open Session was made at 6:32 p.m. by Chair Hartwig.

- B. Consideration of a resolution authorizing a three-year Memorandum of Understanding between the Oakland Housing Authority and Local 1021, Service Employees and one associated CalPERS Health Resolution that changes (increases) the Authority's contribution amount towards retirees' CalPERS Health Plan premiums.

Eric Johnson made the introduction of the item. Moses Mayne moved to approve the resolution; Marlene Hurd seconded the motion and the board voted unanimously.

- C. Presentation of Fiscal Year 2012 Year End Financial Report.

Eric Johnson introduced the item and Janet Rice gave the briefing to the commission. Discussion and questions followed.

- D. Presentation and Discussion of September 2012 Site Based Wait List Opening demographics report.

Eric Johnson introduced the item and Janet Rice gave the briefing of the report to the commission. Extensive discussion followed.

- E. Consideration of a request for approval of Commissioner travel to attend selected National, Regional, and State Conferences in Calendar Year 2013.

Eric Johnson gave the briefing on the item. Tanya Pitts moved for approval and Janny Castillo seconded the motion. The board voted unanimously.

F. 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.

Items 1 and 6 were approved in one motion by Moses Mayne and seconded by Janny Castillo. The board voted unanimously.

Tanya Pitts pulled Items 2, 3, 4, and 5, for separate discussion.

1. Consideration of the approval of nine (9) resolutions required by the employees' California Public Retirement System (CalPERS), and to comply with the agreements and memorandum of understandings between the Authority and the bargaining units.

Approved on Consent.

2. Consideration of a resolution authorizing the Executive Director to execute a three-year contract with two one-year option terms for the property management services of Palo Vista Gardens with the John Stewart Company.

Eric Johnson introduced the item. Ricardo Pacheco, Director of Marketing, John Stewart Company, took questions from the Commission. Anna Kaydanovskaya gave a brief discussion on OHA plans to administer a resident satisfaction survey.

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

3. Consideration of a resolution authorizing the Executive Director to execute a contract with OnPoint Construction in the amount not to exceed \$82,650 for the exterior painting of the property at 950 40th Street.

Eric Johnson introduced the item.

Tanya Pitts moved to approve the resolution; Adhi Nagraj seconded the motion; and the board voted unanimously.

4. Consideration a of resolution authorizing the Executive Director to enter into a contract in the amount not to exceed \$71,274 with Sonrise Roofing, Inc. for the roof replacement at 3336-3352 Arkansas Street.

Eric Johnson introduced the item. Tanya Pitts provided comment specifically to preferring to see the contractor make Section 3 hires.

Tanya Pitts moved to approve the resolution; Adhi Nagraj seconded the motion and the board voted unanimously.

5. Consideration of a resolution authorizing the Executive Director to enter into a contract with Sonrise Roofing, Inc. in the amount not to exceed \$53,908, for the replacement of the Composition Shingle Roof at 3901 Webster Street.

This item was pulled from the agenda and tabled for the next commissioners meeting, as the backup documents were not included with the resolution in the board packet.

6. Consideration of a resolution authorizing the Executive Director to write off \$248,409.50 in Tenant Account Receivables deemed uncollectable from tenants who vacated public housing units during the period July 1, 2011 through December 31, 2011.

Approved on Consent.

G. Recognition of people wishing to address the Commission.

There were no speakers from the public present at the meeting.

VI. Written Communications.

Executive Director Johnson reviewed the items in the report.

Tanya Pitts provided comments with regard to Page 15 of the report on Senior Sites. According to the chart, she noted that OHA provides the majority of senior services (as opposed to third property management companies who manage several senior sites).

VII. Executive Director's Report.

Executive Director Johnson reviewed the items in the report and gave particular note to the following:

Implementation of crime texts by OHAPD to residents at Lockwood

Gardens;

In October, an MTW meeting was held in Chicago, primarily coordinated by OHA, to develop a new reporting tool that meets the MTW program objectives, tells our whole story, and provides HUD with the information they need to monitor the program.

VIII. Reports of Commission Committees.

None.

IX. Announcements by Commissioners.

Janny Castillo gave a brief summary on the recent NARSAAH Conference in New Orleans, Louisiana.

Motion to adjourn to Closed Session was made by Tanya Pitts, Adhi Nagraj seconded the motion; and the board voted unanimously.

Adjournment took place at 7:54 p.m.

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.

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.


The Closed Session adjourned at 8:25 p.m.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

THE HOUSING AUTHORITY OF THE CITY OF
OAKLAND, CALIFORNIA



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary