

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

**[Most meetings are recorded.
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by contacting the Executive Office at 510-874-1512]**

Monday, September 22, 2014

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. Chair Gregory D. Hartwig presided and called the meeting to order at approximately 6:07 p.m.

I. Pledge of Allegiance

II. Roll Call

Present: Chair Gregory Hartwig, Vice-Chair Marlene Hurd, Janny Castillo, Barbara Montgomery, Tanya Pitts, Moses L. Mayne, Jr. Lynette Jung Lee was excused.

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of August 25, 2014.

Commissioner Pitts motioned for approval, Commissioner Mayne seconded the motion; Commissioner Castillo abstained; and the remaining Commissioners voted in favor of approval.

IV. Old or Unfinished Business:

A. Consideration of a resolution approving changes to the Oakland Housing Authority's Public Housing Admissions and Continued Occupancy Policy (ACOP).

Executive Director Johnson introduced the item and Dominica Henderson, Planning, Implementation and Compliance Director who provided further detailed information and took questions from the Commission.

Commissioner Castillo had a question regarding a 'hardship clause' – Director Henderson provided income based rent information; Commissioner Castillo asked if there was any feedback from the RAB members; Director Henderson responded there were no public comments received during the comment period and no suggestions from the RAB members, however, there was a discussion on the ACOP policy during a recent RAB meeting. A letter explaining the flat rent policy will be sent to 42 families affected by the change.

Commissioner Hurd moved the item for approval, Commissioner Pitts seconded the motion; and the board voted unanimously for approval.

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 approving and authorizing the submittal of the Fiscal Year 2014 Moving to Work Annual Report and Certification of Compliance to the U.S. Department of Housing and Urban Development by the deadline of September 30, 2014.

Executive Director Johnson introduced the item and also introduced Director Henderson who gave the PowerPoint presentation to the Commission and took questions from them.

Executive Director Johnson also requested the Commissioners consider establishing an Special Programs Ad Hoc Committee to meet quarterly to help develop MTW local non-traditional housings and services programs so that they may better be able to address and improve programs designed for special needs populations OHA serves.

Commissioner Castillo made a motion for approval, Commissioner Pitts seconded the motion; and the board voted unanimously for approval.

- B. Consideration of a resolution authorizing the Executive Director to renew the commercial property (fire) insurance policy with the Housing Authority Risk Retention Group for the period October 11, 2014 to October 11, 2015, and to make the payment of the annual premium in the amount of \$378,419.

Executive Director Johnson introduced the item and also Artesia Dupree, Risk Management Officer, to provide further information.

Commissioner Mayne moved the item, Commissioner Pitts seconded the motion; and the board voted unanimous approval.

- C. Consideration of a resolution authorizing the Executive Director to execute a contract with Andy's Roofing Co. for the replacement of the roof at 1621 Harrison Street in the amount not to exceed \$227,609.

Executive Director introduced the item and introduced William Bailey, Director of Capital Improvements to provide the Commission with further information.

Commissioner Pitts moved the item for approval, Commissioner Mayne seconded the motion; and the board voted for unanimous approval.

D. Recognition of people wishing to address the Commission.

Two speakers, Ms. Jones and Ms. Garner (mother and daughter) requested to speak to the Commission regarding the condition of Ms. Jones' Section 8 unit. Executive Director Johnson offered that Ms. Jones speak with Directors Michelle Hasan and Mark Schiferl.

VII. Written Communications.

Executive Director Johnson reviewed the regular monthly report materials with the Commission.

VIII. Executive Director's Report.

Executive Director Johnson reviewed the report materials with the Commission and noted several items, including:

Congratulated NAHRO Youth Poster Contest Winner Amy Lee.

A briefing on the Tassafaronga Village's community space and health clinic status.

An update on the MTW Contract negotiations with HUD.

Executive Director Johnson expressed his gratitude to the City of Oakland and Joe DeVries, the OHA Police Department, and OHA staff who successfully collaborated on Bishop Floyd L. Begin Plaza to safely secure the plaza. The plaza is adjacent to our new Cathedral Gardens project opening this Fall.

Executive Director Johnson thanked EBALDC, Phil Neville and the Office of Real Estate Development team for their Tax Credit Allocation Committee application for 9% tax credit allocations for the 11th & Jackson project which had a perfect score with strong bonus point scoring; results are yet to be announced.

IX. Reports of Commission Committees.

There were no reports from commissioners' committees.

X. Announcements by Commissioners.

Commissioner Hurd accepted a position as a fellow on the Policy Committee for the Womens' Foundation of California.

Commissioner Hurd has been asked to be a moderator regarding family unity at the Black and Brown Summit for Reentry/Recidivism upcoming in November.

Commissioner Hurd asked for notification of upcoming Commission Committee meetings to be added to the Commissioners' Calendar.

Commissioner Castillo thanked the Executive Director for the rehab of two-bedroom units and providing the third bedroom as a multi-use room.

Commissioner Castillo announced October 2nd event, 6:30 pm, at the Alameda County Food Bank, on mayor candidacy and addressing issues of hunger and poverty.

Commissioner Castillo announced a community invite for National Mental Health Day of Prayer, October 7, 8:00 am, 1221 Oak Street, Oakland.

Commissioner Castillo announced a community building event – Peace through Non-Violence at the First Congressional Church, Berkeley, October 18th, 6:30 p.m.

XI. Adjournment.


Chair Hartwig called for adjournment of the meeting, Commissioner Mayne moved for adjournment, Commissioner Castillo seconded the motion, and the board voted unanimous approval. The meeting ended at 7:26 pm.

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Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary