

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

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Monday, October 27, 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 6:06 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes

Approval of Minutes of the Regular Meeting of September 22, 2014.
Commissioner Hurd requested the minutes reflect (in Section X) that she accepted a "fellow" position on the Policy Committee for the Women's' Foundation of California.
Commissioner Pitts motioned for approval, Commissioner Mayne seconded the motion; and the Commissioners voted in favor of approval.

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 to the agenda.

VI. New Business:

- A. Consideration of a resolution authorizing the Executive Director to execute contracts with Turner Construction Company and Office Depot Max Workplace Solutions for 1540 Webster Street Tenant Improvements and Furniture in a combined amount not-to-exceed \$2,750,000.

Executive Director Johnson introduced the item and Directors Hasan and McBurney who provided details on the build out of 1540 Webster St. Director McBurney provided further details on the IT scanner room design. The building is hoped to be completed by mid-February.

Commissioner Pitts motioned for approval, Commissioner Mayne seconded the motion, and the board voted unanimous approval.

- B. Consideration of a resolution authorizing the Executive Director to accept U.S. Department of Housing and Urban Development FY 2014, Family Self Sufficiency Grant funds in the amount of \$273,698, and to amend the Authority's FY 2015 Operation Budget to include the receipt of the funds.

Executive Director Johnson introduced and provided the briefing on the item.

Commissioner Mayne motioned for approval, Commissioner Hurd seconded the motion, and the board voted unanimous approval.

- C. Consideration of a resolution authorizing the Executive Director to execute a contract with Mandela Gateway Associates, a California Limited Partnership, to renew the Mandela Gateway Project-based Section 8 Vouchers for the first of two 10-year extension terms.

Executive Director Johnson introduced and provided the briefing on the item.

Commissioner Pitts motioned for approval and Commissioner Mayne seconded the motion; and the board voted unanimous approval.

- D. Consideration of a resolution authorizing the Executive Director to execute three-year contracts, with two additional one-year option terms, with: Accent of Languages; Green Translations; All World Languages; Language Line Services; Telanguage, Linguistica; Communication Consultant Group; Latitude Prime; Russtech; and Indus Translation Services, to provide as needed language interpretation and translation services in the combined amount not to exceed of \$170,300.

Executive Director Johnson introduced and provided the briefing on the item.

Commissioner Mayne motioned for approval, Commissioner Pitts seconded the motion, and the board voted unanimous approval.

- E. Consideration and approval of Commissioner Travel to Attend Selected National, Regional, and State Conferences in Calendar Year 2015.

Executive Director Johnson introduced and provided the briefing on the item. (Chair Hartwig added that the Ad Hoc Travel Committee members are: Commissioners Jung-Lee, Mayne and Montgomery.)

Commissioner Mayne motioned for approval, Commissioner Jung-Lee seconded the motion, and the board voted unanimous approval.

- F. Recognition of people wishing to address the Commission.

There were no speakers wishing to address the Commission.

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:

Lakeside Senior Housing construction that is underway in the Eastlake District.

The majority of OHA properties received high REAC inspection scores. Commissioner Mayne noted that there be special commendation given for Palo Vista and Campbell Village for their incredible improvement since 2007 and 2008.

NAHRO National Poster Youth Contest selected youth resident, Amy Le, as one of thirteen grand prize winners.

A year-end dividend check was received by HAI Group and thanked Risk Management Officer, Artesia Dupree, for her efforts in the program.

IX. Reports of Commission Committees.

X.

The Education Ad Hoc Committee reported their next meeting date will be Wednesday November 5th, 2014.

The Marijuana Policy Committee reported they met on September 25, 2014 and begin the review and discussion of different policies examples from different agencies throughout the country.

XI. Announcements by Commissioners.

Chair Hartwig stated that an off-site OHA Strategy Commissioners' Retreat was in the planning stages, once a date can be agreed upon, for early spring of 2015.

Vice-Chair Hurd announced activities at the NAHRO National Conference, Baltimore, including: the National Campaign for Grade Level Reading, the "End Homeless Symposium" and met Adrian Bernstein, Executive Director of Journey Home; and "Homeless Meters" have been installed on the streets of Baltimore for change donations and to address homelessness.


Commissioner Hurd also asked about the VASH program issues OHA has been facing related to lease up and HUD offering more vouchers to this underutilized program. Executive Director Johnson stated that more coordination needs to be improved by HUD and the Veterans' Administration to house veterans and funding needs to be provided to the VA for case management services to increase case loads, and then referrals, to OHA for the program.

XII. Adjournment.

Chair Hartwig called for adjournment of the meeting to Closed Session. Commissioner Mayne moved for adjournment, Commissioner Pitts seconded the motion, and the board voted unanimous approval. The meeting adjourned at 7:03 pm.

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Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary