

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

[Most meetings are recorded.
A copy of the recorded meetings can be made available
by contacting the Executive Office at 510-874-1512]

Monday, April 28, 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 6:10 p.m.

BOARD OF COMMISSIONERS AGENDA

April 28, 2014

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
Approval of Minutes of the Regular Meeting of March 24, 2014.
Commissioner Castillo moved for approval, Commissioner Montgomery seconded the motion; and the board voted unanimously for 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.
- VI. New Business:
 - A. Presentation of the Oakland Public Safety Plan by Joe DeVries, Assistant to the City Administrator, City of Oakland.

Executive Director Johnson introduced the item and Joe DeVries who provided the summary of materials on the plan. Mr. DeVries also introduced Paul J. Figueroa, Interim Assistant Chief of Police, City of Oakland who provided further information on

current crime statistics, reducing violence, job training, and other crime reduction strategies.

Besides the “Zeroing out Crime Strategic Policy and “Framework for a Safer Oakland” documents which were received prior to the meeting for the Commissioners’ review, an “Area Response Team” Sign-up sheet was also added during the meeting. J. DeVries stated he expected these teams to roll out in June.

Commissioner Castillo raised a question regarding the “affordable housing” language in the strategic policy, to also include homeless encampments. Mr. DeVries stated that he would welcome working with the Commissioner to include the language.

Commissioner Pitts made a motion to request an Ad Hoc Safety Planning Committee to be established and Commissioner Castillo seconded the motion. Chair Hartwig acknowledged the motion and that the committee members would be selected during Item IX.

- B. Consideration of a resolution authorizing the Executive Director to enter into a one-year contract with three one-year option terms in the amount of \$805,000 for the four-year agreement, with Macias Gini & O’Connell, LLP for financial auditing services.

Executive Director Johnson briefed the Commission on the item and introduced Janet Rice, Deputy Executive Director/Chief Administrative Officer, and Tracy Stabler, Chief Financial Officer, who provided a summary on the agency’s auditing services. After further questions from the Commission and discussion, the vote was taken.

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

- C. Consideration of a resolution authorizing the Executive Director to enter into contracts for an initial period of two (2) years, with three (3) one-year option terms, with Renoir Staffing, Paradigm Staffing Solutions, Wollborg/Michelson Personnel, The Staffing Solutions Group, and H.R. Management for temporary employment services in a combined amount not to exceed \$3,000,000 over the five-year period.

Executive Director Johnson briefed the Commission on the item and introduced Janet Rice and Florice Lewis, Director of Human Resources, who provided details on the Request for Proposals for Temporary Employment Services and the staffing needs of the Agency.

The Chair called upon Kelvin Marshall of Paradigm Staffing who requested to address the Commission on the item. Mr. Marshall thanked the Agency for selecting his firm to enter into a contract.

The Chair called upon Clarence Hunt of HR Management who requested to address the Commission on the item. Mr. Hunt thanked the Agency for selecting his firm to

enter into a contract. Mr. Hunt stated that he was particularly committed to working with Section 3 employment opportunities.

Commissioner Lee moved the item, Commissioner Mayne seconded the motion; and the board voted unanimously.

D. 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.

Executive Director Johnson introduced the Consent Agenda items and provided a brief clarification to the Commission on Items D.3 and D.4.

1. Consideration of a resolution authorizing the Executive Director to increase purchase orders to Appliance Parts Distributors by \$50,000 for a new total amount of \$250,000 for the purchase of appliances and appliance parts for Fiscal Year 2014.
2. Consideration of a resolution authorizing the Executive Director to execute the final one-year Option Term with IMPEC Group and to increase the contract amount by \$114,693, for a new total amount not-to-exceed of \$331,717, for janitorial services for the Authority's administrative offices over the three-year contract period.
3. Consideration of a resolution authorizing the Executive Director to execute a contract for the purchase of twelve new GEMS electric vehicles in the amount of \$207,351.
4. Consideration of a resolution authorizing the Executive Director to execute a contract with and purchase through Serramonte Ford fifteen Ford SUV's, trucks and vans in the amount of \$283,572.

Commissioner Mayne moved to approve the items, Commissioner Pitts seconded the motion; and the board vote carried unanimously.

E. Recognition of people wishing to address the Commission.

Other than those individuals who were recognized under Item VI.C., there was no one further who wished to address the Commission.

VII. Written Communications.

Executive Director Johnson went over the report materials with the Commission. Noted items were:

Lion Creek Senior (Phase V) property is accepting applications through May 7th;

Michelle Hasan, Director of Leased Housing, took several questions from Commissioner Castillo related to the lease-up percentage, the number of withdrawn households, and the waitlist status of the Agency.

Commissioner Lee raised a question why there were some larger units being converted to 2 bedrooms as noted in the Capital Improvements Report. Executive Director Johnson spoke to the current initiatives in that portfolio.

Commissioner Mayne raised a question regarding Section 3 Employment Waiver forms referenced in the report. The forms are provided when OHA has no residents to refer to a given available position. The Commissioner offered his assistance in addressing the issue.

Commissioner Pitts inquired about the status of the Agency working with the West Oakland Job Resource Center. Lenita Ellis responded to the Commissioner's question stating that OHA has a current MOU with WOJRC and is working closely with them.

VIII. Executive Director's Report.

Executive Director Johnson recognized the Leadership Academy members in the audience and thanked them for coming.

Executive Director Johnson briefed the Commission on the letter received from Sandra Henriquez of HUD regarding raising public housing Flat Rents at 80% of HUD Fair Market Rents which was included in the Appropriations Bill language for 2014. Executive Director Johnson stated that he would begin the discussion and related issues with the Commission to address the HUD recommendations once they issue required guidance; also adding that he believes that any change to the Flat Rent is a significant change to the ACOP and that public notice and hearing should be required prior to any implementation. The action could result in significant rent increases for approximately 50 public housing families.

The MTW Assessment meeting was held at OHA this week, meeting with 14 individuals from 12 MTW agencies from throughout the country. This is working to complete the effort started in the Chicago convening of MTW agencies in 2012.

Executive Director Johnson attended the CLPHA meeting in Washington, D.C. and thanked Sandy Henriquez for extending the agency's MTW contract to 2028, he also noted that she has announced her departure from HUD in June.

HUD completed its review of the Agency's employee compensation and stated there were no issues in their findings.

Campbell Village's Town Hall Meeting was held by Mayor Quan.

IX. Reports of Commission Committees.

Commissioner Hurd provided a brief update on the Education Committee.

Chair Hartwig established a Safer Oakland Ad Hoc Committee with Commissioners Tanya Pitts (Chair), Janny Castillo, and Moses Mayne, to look into the City of Oakland's initiative who is seeking input from a variety of stakeholders within the community to address areas in public safety.

X. Announcements by Commissioners.

Commissioner Castillo thanked RAB members for attending the board meeting.

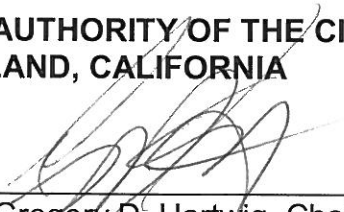
The Commissioner announced the "On Our Way Home" Photo and Story Exhibit by those who have experienced homelessness, sponsored by St. Mary's Center May 2 to May 17, 2014 at Uptown Body and Fender, Oakland.


XI. Adjournment

Chair Hartwig opened the floor for adjournment, Commissioner Mayne moved to adjourn; Commissioner Pitts seconded the motion and the board voted unanimously. Adjournment took place at approximately 8:15 pm.

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Gregory D. Hartwig, Chair of the Commission

Eric Johnson, Secretary