

**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 27, 2015

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 6:09 p.m.

I. Pledge of Allegiance

II. Roll Call

Present: Chair Gregory Hartwig, Vice-Chair Marlene Hurd, Barbara Montgomery, Donna Griggs Murphy, Lynette Jung Lee, Janny Castillo, and Tanya Pitts.

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of March 23, 2015. The Minutes were moved to be approved by Commissioner Castillo, Commissioner Montgomery seconded the motion; and the board voted unanimous 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.)

The Chair recommended moving VI.D: Recognition of people wishing to address the Commission to after item VI.A.

VI. New Business:

A. Recognition of Public Housing Authorities Directors Association Scholarship participants.

Executive Director Johnson introduced the item and the speakers, Director Lenita Wheeler and Sharon Montgomery. Chair Gregory Hartwig introduced and gave a brief background on each of the recipients who accepted their awards:

Katherine Nguyen, Katebah Al-Olefi, Anna Lu, Raquille Manefee, Basheer Dalil, Anthony Warrick, and Mahilik Smith's mother accepted the award for him. She stated that her son was currently in competition at the Congressional level for the Boys & Girls Club Outstanding Youth of the Year Scholarship Award and was hoping to win and to have a chance to meet President Obama at the White House.

D. Recognition of people wishing to address the Commission:

Betty Lou Wright, Resident Advisory Board member, expressed her gratitude to the PHADA Scholarship recipients, the OHA, and the Family & Community Partnership staff for providing the scholarship program in recognition of youth.

Ms. Wright also invited the Commissioners, staff, and the public to the upcoming Neighborhood Leadership Institute graduation to be held on May 11, 6:00 pm, in the board of commissioners' room. Ms. Wright stated that no other housing authority in the nation has such a program and that she wanted everyone to know and come hear about what a great program it is.

Brad Borovitz addressed his concerns about the 56th St. property being blighted and that it has been vacated for years. He presented a petition, "Neighbors Demand Change at 659 56th Street Building Owned by Oakland Housing Authority", which was signed by neighbors of the community.

John Holme, of 614 56th Street, expressed his appreciation that the 56th St. property issue is being addressed and that it was on the market for sale.

Don Link, of the Shattuck Neighborhood Crime Council, expressed that he was pleased the 56th St. property is on the market for sale.

B. Consideration of a resolution authorizing the Executive Director execute a two-year contract, with the option to extend for two additional one-year option terms, with CGI Federal, Inc., in the amount not to exceed \$250,000 per year, to perform routine electronic data review, verification, and entry services needed for the Housing Choice Voucher Program.

Executive Director Johnson introduced the item and Director Hasan who was available to provide further detailed information to the Commission. Commissioner Hurd made a motion for approval, Commissioner Pitts seconded the motion; and the board voted unanimous approval.

- C. Discussion and consideration of a recommendation from the Special Needs Ad Hoc Committee to allocate Housing Choice Vouchers for participants currently enrolled in the Shelter Plus Care and Sponsor Based Housing Programs, who may no longer require the comprehensive services offered through those programs.

Executive Director Johnson introduced the item and gave a brief summary of the objectives of the Special Needs Ad Hoc Committee. Commissioner Castillo, Chair (of the Special Needs Committee) added further, that the committee identified a number of special needs groups who may benefit from admittance and transition onto the Housing Choice Voucher program who are currently being assessed through the Shelter Plus Care and Sponsor Based Services enriched housing programs.

The recommendation to the Commission by the ad hoc committee was to make a motion to affirm that the Leased Housing Department should work to identify participants who may benefit by admission and transition onto the traditional Housing Choice Voucher program from both the Shelter Plus Care and Sponsor Based program participants, which would then allow new participants to be served in those service enriched programs.

Commissioner Pitts moved to approve the recommendations made by the committee, Commissioner Montgomery seconded the motion; and the board voted unanimous approval.

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

Taken out of order, please see "D" above.

VII. Written Communications.

The Executive Director reviewed the items provided in the materials to the Commission and also noted:

EBHO's Affordable Housing Week Kick-Off begins on May 8 -

11th and Jackson property groundbreaking to take place on May 12;

Lakeside Senior Housing Architect's Tour to be held on May 13; and Ave Vista Grand Tour with BRIDGE Housing on May 13.

Cathedral Gardens Grand Opening, May 14 at 12:00 pm;

VIII. Executive Director's Report.

The Executive Director reviewed the items provided in the materials to the Commission and also noted:

Executive Director Johnson attended further MTW HUD negotiations in Washington, D.C. on April 13;

The Neighborhood Leadership Institute is holding a graduation on May 11, 6:00 pm, in the OHA Commissioners' room;

OHA Daughters and Sons' Go to Work Day will be on April 29 and will include demonstrations of skill trades, tours of property sites and OHAPD operations;

Thank you to Councilwoman, Desley Brooks, who provided an Easter Egg Hunt event again this year.

The "Brighter than Blight" documentary movie that was aired recently on KTOP TV is in the process of being organized to premier at "The New Parkway Theater" in Oakland. Commissioners and residents will be invited to attend. There is also discussion to possibly present the film at the NAHRO National Conference, Los Angeles, this coming October and to feature the artist to speak about the project;

David Baker Architects' design of Tassafaronga Village won a national 2015 American Institute of Architects COTE Top Ten Award: The AIA Committee on the Environment selected the top ten examples of sustainable architecture and ecological design projects that protect and enhance the environment and was also featured for an Earth Day event.

California Affordable Housing Initiatives has prevailed in its lawsuit against HUD, with the Supreme Court declining to hear HUD's appeal. HUD has announced that they will continue with the current PBCA agreements in the 'foreseeable future'.

IX. Reports of Commission Committees.

None.

X. Announcements by Commissioners.

Commissioner Castillo announced the St. Mary's Town Hall Meeting with Oakland Mayor Libby Schaff, Wednesday, June 10, 11:00 am at St. Mary's Center;

EBHO Affordable Housing Week Kick-Off, Friday, May 8, Uptown Body and Fender, Oakland;

XI. Adjournment to Closed Session.

The Chair called for adjournment to closed session and Commissioner Pitts motioned for approval; Commissioner Montgomery seconded the motion. Adjournment to Closed Session took place at 7:07 pm.

Monday, April 27, 2015, immediately following the Meeting

**In the Board of Commissioners Room, First Floor,
1619 Harrison Street, Oakland, California.**

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

Authority Designated Representative: Florice Lewis, Director of Human Resources.
Employee Organizations: Building and Construction Trades Council of Alameda County, AFL-CIO, SEIU Local 1021 (formerly 1877 and 790), and OPEIU Local 29.

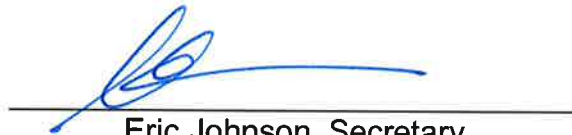
Close Session adjourned by 8:00 p.m.

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Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary