

**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, February 23, 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 6:10 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. Tanya Pitts was excused.

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of January 26, 2014.

Commissioner Hurd motioned for approval, Commissioner Montgomery seconded the motion, Commissioner Castillo abstained; 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. Board of Commissioners Presentation to Cadet Zarahia Perdomo.

Executive Director Johnson announced the presentation to the Commission and Acting Lieutenant Paul Malech, who provided the summary of the award of recognition to Cadet Perdomo.

Cadet Perdomo spoke to the Commission about her experience at OHA and her future career goals. She expressed her gratitude to her family and colleagues for their support of her training through the Cadet Program and her work at OHA.

Chair Hartwig, on behalf of the Commission, made the award presentation.

- B. Consideration of a resolution authorizing the negotiation and execution of documents related to the acquisition, leasing, financing, and development of the 94th and International development with Related California and Acts Community Development Corporation, and making findings and approvals required by the California Environmental Quality Act.

Executive Director Johnson provided the briefing on the item and introduced Director Neville who provided further details to the Commission. Colby Northridge of Related Co., property management, was also in attendance at the meeting.

The Commission had four follow-up areas to this request:

- 1) A meeting to be scheduled with interested resident leadership on accessibility features inside the unit and overall design.
- 2) A presentation be made to the Board on the retail component.
- 3) Free or reduced cost internet access be considered, if possible.
- 4) Should the project receive funding and move forward OHA should facilitate an effort to positively impact the surrounding block(s) through a group of partners.

Commissioner Hurd moved to approve the item; Commissioner Castillo seconded the motion and the board voted unanimous approval.

- C. Public Hearing on the proposed Oakland Housing Authority Fiscal Year 2016 Making Transitions Work (MTW) Plan.

Executive Director Johnson briefly introduced the item and turned the discussion over to Planning, Implementation and Compliance Director Henderson and Julie Christiansen, Senior Policy Analyst, who gave the PowerPoint Presentation.

Chair Harwtig opened the public hearing for comment at 7:22 p.m. and after no comments were offered, the Chair closed the comment period.

- D. Public Hearing on proposed changes to the Oakland Housing Authority's Public Housing Admissions and Continued Occupancy Policy (ACOP).

Executive Director Johnson provided the briefing on the item and thanked the staff who worked on the proposed document changes. The Executive Director introduced Director Hasan who provided further details about the ACOP requirements.

Director Hasan provided clarification on pro-rated families regulations and undocumented persons.

Commissioner Hurd asked a question regarding background security requirements. Commissioner Jung Lee asked a question regarding the minimum rent requirements.

Chair Harwtig opened the public hearing for comment at 7:36 p.m. and after no comments were offered, the Chair closed the comment period.

- E. Public Hearing on proposed changes to the Oakland Housing Authority's Housing Choice Voucher Administrative Plan.

Executive Director Johnson provided the introduction of the item. Chair Harwtig opened the public hearing for comment at 7:37 p.m. and after no comments were offered, the Chair closed the comment period.

- F. Presentation of Quarterly Financial Status Report for the Second Quarter of FY2015.

Executive Director Johnson provided the briefing on the item and introduced Directors Rice and Stabler, who gave the PowerPoint presentation to the Commission.

- G. Presentation of the Oakland Affordable Housing Preservation, Inc. (OAHPI) unit restoration project.

Executive Director Johnson introduced the item and Directors Wells and Neville, who provided the financial PowerPoint presentation to the Commission.

- H. Consideration of a resolution authorizing the Executive Director to submit a request to HUD to designate 195 newly constructed units as one-for-one replacement units for 195 previously disposed public housing scattered site units, and authorizing the subsequent sale of the 195 scattered site units in accordance with the HUD disposition approval.

Executive Director provided the briefing on the item and introduced Directors Wells and Henderson who provided further details on the project.

Commissioner Jung Lee asked questions relative to advertising the sale of the properties to the communities, i.e., non-profits, churches, and other community organizations; Commissioner Castillo asked questions regarding the resident notifications and the timeline to the current occupants at the sites that would be impacted.

Commissioner Jung-Lee moved to approve the item; Commissioner Montgomery seconded the motion and the board voted unanimous approval

- I. 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.

- Lillian Gibson spoke in support of item VI.I.1, Youth Uprising Works Program.

Commissioner Castillo moved to approve the items on the Consent Agenda; Montgomery seconded the motion and the board voted unanimous approval.

- a. Consideration of a resolution authorizing the Executive Director to execute the fourth one-year option term with Youth UpRising to continue the “YU Works” program, and increasing the not-to-exceed amount by \$194,546 for the additional one-year option term.

Lillian Gibson, OHA Resident Advisory Board member, spoke in favor of the Youth Uprising initiative and commended the Commissioners on their support and vote to approve the resolution.

- b. Consideration of a resolution authorizing the Executive Director to execute a contract with Toyota Material Handling Northern California, for the purchase of twelve (12) new GEM brand low speed electric vehicles and installation of twelve (12) electric vehicle charging stations to be used by the Property Management Department in the amount not to exceed \$322,420.
- c. Consideration of a resolution authorizing the Executive Director to execute a one-year contract, with two additional one-year Option Terms, with NOVA Commercial Company, Inc. to provide janitorial services for the Authority’s six administrative office buildings in the amount not-to-exceed \$320,000 for the initial term and \$300,000 for each one-year Option Term.
- d. Consideration of a resolution authorizing the Executive Director to execute a one-year contract, with two additional one-year Option Terms, in the amount not-to-exceed of \$250,000 per year, with Santa Clara Appliance, for the purchase of appliances and appliance parts.
- e. Consideration of a resolution authorizing the Executive Director to execute a one year contract with two additional one-year Option Terms with PPG Architectural Coatings for the purchase of interior and exterior paint products in the amount not to exceed \$100,000 per year.
- f. Consideration of a resolution authorizing the Executive Director to execute a two-year contract with two additional one-year Option Terms with ATCO Pest Control, Pestec, Applied Pest Management, Inc., Clark Pest Control, Advanced Integrated Pest Management, and Omega Termite and Pest Control for pest control services in a combined amount not to exceed of \$250,000 per year.

- g. Consideration of a resolution authorizing the Executive Director to purchase commercial automobile liability insurance from the Housing Authority Insurance Group, and to make payment of the annual premium in the amount of \$258,456.

J. Recognition of people wishing to address the Commission.
None.

VII. Written Communications.

Executive Director Johnson reviewed the items in the monthly report.

VIII. Executive Director's Report.

Executive Director Johnson noted:

OHA is recruiting for new parent ambassadors.

Staff will begin undertaking the development of the 2016 budget and Executive Director Johnson will be asking the Chair to form a Budget Review Committee, as it generally has done in the past.

Yardi Software has gone live as of February 9, 2014.

Security cameras have been installed and operating at Lockwood Gardens using a HUD Safety and Security grant, a new grant has been submitted for Campbell Village.

The "Brighter than Blight" documentary related to a CAHI project undertaken at the 2509 77th Avenue property is to premiere on KTOP this Thursday, February 26, at 8:00 p.m.

IX. Reports of Commission Committees:

1. Education Ad Hoc Committee.
Chair Hartwig asked Commissioner Griggs Murphy if she would join the committee and the Commissioner accepted the opportunity.
2. Medical Marijuana Policy Ad Hoc Committee. No update.
3. Travel Policy Ad Hoc Committee. No update.
4. Special Needs Housing Ad Hoc Committee
Meeting scheduled for February 26, 2015

X. Announcements by Commissioners.

Commissioner Castillo provided a brief summary of the conferencing including photos of a new senior housing complex that she had toured during her attendance at the PHADA conference in St. Pete Beach, Florida in January.

XI. Adjournment to Closed Session

Chair Hartwig called for adjournment. The meeting was adjourned to Closed Session at 9:17 p.m.

CLOSED SESSION

Monday, February 23, 2015 Immediately following the Meeting


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

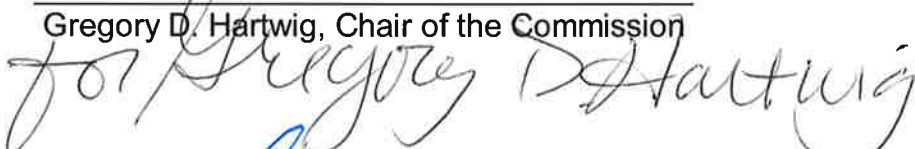

Purpose: Pursuant to Government Code Section 54956.9(b), conference with legal counsel regarding significant exposure to litigation: one potential case

Adjournment of Closed Session took place at 10:05 p.m.

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Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary