

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

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Monday, June 22, 2015

REGULAR MEETING

The Oakland Housing Authority Board of Commissioners convened a Regular Annual 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 7:00 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Approval of Minutes of the Regular/Annual Meeting of June 1, 2015.

Approval of Minutes took place after Item VIA.: Executive Director Johnson stated a correction was made to VI.D. Consent Agenda, Item 3, adding the vote taken: *After several questions from the Commissioners were answered, the vote was taken. Commissioner Jung-Lee motioned to approve, Commissioner Pitts seconded the motion; and the board voted unanimous approval.*

Vice-Chair, Marlene Hurd, made the motion for approval as amended, seconded by Commissioner Jung-Lee; 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.

Move Item VI.A. to present after Item II., Roll Call; and Item III, Approval of Minutes, to be done before VI.B.

VI. New Business:

- A. Consideration of a Resolution Authorizing the Executive Director to execute an agreement with the City of Oakland to provide up to \$1,500,000 in funding for the Authority's Sponsor Based Housing Assistance Program to serve up to 125 households who are receiving services through providers working under contract with the City of Oakland, Department of Human Services for the period of July 1, 2015 through June 30, 2016.

Commissioner Castillo asked that she be recused from voting on Items VI.A and B, with respect to a possible conflict of interest related to her employer. Commissioner Castillo exited the board room during the deliberation of these two items.

Executive Director Johnson introduced the item and Director Wheeler, who gave the PowerPoint presentation to the Commission.

Commissioner Hurd asked about the participants who exited incarceration, and how long do they remain being housed in the program. Other questions were taken from the Commission and the vote was taken.

Commissioner Jung Lee motioned for approval, Commissioner Montgomery seconded the motion; and the board voted approval except for Commissioner Castillo who recused herself.

- B. Consideration of a Resolution Authorizing the Executive Director to exercise the second one-year Option Term to renew the contract with Attitudinal Healing Connection, Inc. for the Neighborhood Orientation Workshop (NOW) & Neighborhood Leadership Institute (NLI) programs in the amount not to exceed \$178,649 for the Term.

Executive Director Johnson introduced the item and Director Wheeler, who gave the presentation to the Commission. Questions and discussion with the Commission followed.

Commissioner Hurd moved to approve the item, Commissioner Jung-Lee seconded the motion; and the board voted approval except for Commissioner Castillo who recused herself.

- C. Conduct a public hearing on the sale of single family homes located at 1448 79th Avenue, and consideration of a resolution authorizing the Executive Director to take all actions necessary to complete the renovation marketing and sale, at not less than 10% of appraised value, of the property.

(Commissioner Castillo rejoined the meeting).

Executive Director Johnson provided the briefing on the item. Chair Hartwig opened the public hearing. There were no speakers present wishing to address the Commission. Chair Hartwig declared the public hearing closed.

Commissioner Griggs-Murphy motioned to approve the item, Commissioner Castillo seconded the motion; and the board voted unanimous approval.

- D. Consideration of a Resolution Authorizing the Executive Director to execute a one-year contract with Civicorps Schools to provide six corps member interns in the amount not-to-exceed \$250,000.

Executive Director Johnson introduced the item and Director Wheeler who gave the PowerPoint presentation to the Commission.

Following the presentation, Commissioner Jung-Lee made a motion for approval, Commissioner Montgomery seconded the motion; and the board voted unanimous approval.

E. 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.

Commissioner Castillo motioned to approve Items 1 through 10 of the Consent Agenda, Commissioner Jung-Lee seconded the motion; and the board voted unanimous approval.

1. Consideration of a resolution, replacing Resolution 4607, 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.
2. Consideration of a resolution authorizing the Executive Director to execute a two-year contract with the option to extend for two

additional one-year Option Terms with Sterling Co.'s Inc., in the amount not to exceed \$450,000 per year, to perform Housing Quality Standard Inspections.

3. Consideration of a resolution authorizing the Executive Director to exercise three one-year Option Terms with Meyers Nave LLP, Newdorf Legal, and Goldfarb and Lipman LLP, and increase the combined amount not to exceed to \$150,000 during the five-year term of the contracts, for Oakland Housing Authority Police Department legal services.
4. Consideration of a resolution authorizing the Executive Director to execute an agreement with the Development Group, a sales intermediary for Cisco Systems, to purchase a new Voice-over-Internet Protocol agency-wide phone system at a cost not to exceed \$380,000.
5. Consideration of a resolution authorizing the Executive Director to enter into a contract with Metropolitan Van and Storage, Inc., Graebel Erickson Movers, Inc., and NC Moving and Storage Systems for Residential/Relocation and Office Moving Services for a combined amount not to exceed \$500,000 for the five-year agreement.
6. Consideration of a resolution authorizing the Executive Director to execute a contract to purchase nineteen new fleet vehicles from Towne Ford Sales in the amount of \$437,954.99.
7. Consideration of a resolution authorizing the Executive Director to execute a contract with Mikko Design for Graphic Design Services in an amount not to exceed of \$171,600 for the five-year agreement.
8. Consideration of a resolution authorizing Chief Financial Officer to act as agent to perform banking transactions and designated authorized signer on all of Oakland Housing Authority's bank accounts.
9. Consideration of a resolution authorizing the Executive Director to execute blanket purchase orders to multiple vendors and service providers in specified amounts for routine, recurring, low-dollar amount purchases for Fiscal Year 2015-2016.
10. Consideration of a resolution authorizing the Executive Director to execute blanket purchase orders to multiple vendors for routine, recurring, low-dollar amount materials purchases for the Property Management and Capital Improvements Departments for Fiscal Year 2015-2016.

F. Recognition of people wishing to address the Commission.

There were no speakers who wished to address the Commission.

VII. Written Communications.

Executive Director Johnson reviewed the items that were included in the Written Communications – Monthly Report.

VIII. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission.

Executive Director Johnson provided the noted items below in the Executive Director's report:

He will be attending an all MTW Agencies meeting will be held in Atlanta, Georgia, July 6 to July 8 and a conference on mobility in Chicago July 16 and 17th.

94th & International property received a 9% Tax Credit allocation;

Lockwood Gardens Block Party held on June 12 was very successful and well put together event;

Lakeside Senior Apartments, 1507 2nd Avenue, Grand Opening to be held on July 21st, from 10:30 am to 2:00 pm;

GFOA awarded another achievement in financial reporting to OHA. Executive Director Johnson expressed his thanks to Deputy Executive Director Rice, Chief Financial Officer Stabler, and the entire finance department.

IX. Reports of Commission Committees.

Special Needs Ad Hoc Committee – Commissioner Castillo reported that they met May 27th, work is ongoing, and two roundtable discussion meetings are being scheduled later this summer;

Education Committee - Commissioner Hurd and Commissioner Castillo reported that they met June 16th, have asked staff to looking into developing an OHA Scholarship Program for our youth;

Travel Ad Hoc Committee – Commissioner Jung-Lee reported they are completing a revised policy recommendation which will come back to the full Board for their consideration;

Medical Marijuana Policy Ad Hoc Committee – Commissioner Montgomery reported that the Ad Hoc Committee work has been on hold, as the issues around the matter continue to evolve and our current policies seem to adequately address the issue, no future meetings are scheduled;

Commissioner Montgomery thanked the Family & Community & Partnerships (FCP) staff for their report on the Learning Center.

Commissioner Castillo thanked Director Wheeler, Director of FCP, for the presentation she gave on the Attitudinal Healing Connection and she also commended FCP staff member Shawn Johnson for his participation at the Residents' United Network Event.

Commissioner Hurd thanked FCP staff member Danielle Winford for her participation in awarding the Resident Escrow Scholarship of \$25,000.

X. Announcements by Commissioners.

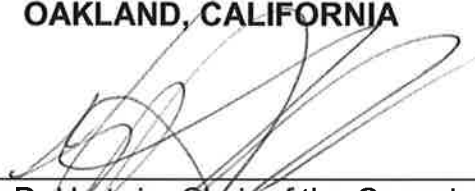
Commissioner Castillo announced that September 23-29, 2015 is Fall Prevention Awareness Week for seniors and disabled persons. She inquired if OHA would do something to educate residents and help them to prevent the risk of falling.

XI. Adjournment.


Chair Hartwig called for adjournment. Commissioner Hurd made a motion to approve, Commissioner Castillo seconded the motion. Adjournment of the meeting took place at approximately 8:17 p.m.

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Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary