

**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, July 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 6:03 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of June 22, 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.)

None.

VI. New Business:

A. Presentation to the Oakland Housing Authority Police Department of the "Above and Beyond Award" received from United States Navy for their support of the National Guard and Reserve program.

Executive Director Johnson introduced the item and Captain James Williams who provided a brief background on three members who are active naval reservists: Officer Tyler Walstrum, Officer Adam Newell, and Lieutenant Jerold Coats (who is currently deployed in the Middle East). Officers Walstrum and Newell were present to accept their awards from Chair Hartwig and Executive Director Johnson who expressed their appreciation and congratulations to the Officers.

- B. Consideration of a resolution authorizing the Executive Director to enter into a 20-year Lease Agreement with California Affordable Housing Initiatives, Inc., for the administrative offices building and parking lot at 1540 Webster Street.

Executive Director Johnson introduced the item and Director Rice who outlined the Lease Agreement and the proposed office staffing plan for the building.

Commissioner Jung-Lee moved the item for approval, Commissioner Castillo seconded the motion; and the board voted unanimous approval.

- C. Consideration of a resolution authorizing the Executive Director to write off \$350,667.51 of vacated tenant account receivables deemed uncollectable for public housing tenants between July 1, 2013 and January 31, 2015.

Executive Director Johnson introduced the item and Director Wells who gave the summary briefing to the Commission.

After discussion and questions were taken from the Commissioners, Commissioner Castillo moved the item for approval, Commissioner Jung-Lee seconded the motion; and the board voted unanimous approval.

- D. Consideration of a resolution approving the Oakland Housing Authority's continued participation in Employment Risk Management Authority (ERMA) as an individual member and authorizing the Executive Director to make the annual premium payment of \$122,835 for Employment Practices Liability insurance coverage for Fiscal Year 2015-2016.

Executive Director Johnson introduced the item and Human Resource Director Lewis, and Risk Manager, Artesia Dupree. Ms. Dupree provided the background on the Agency's participation in ERMA and the benefits of their membership which includes staff training in prevention of discrimination and harassment, and other employee/employer risk control training opportunities.

After discussion and questions were taken from the Commissioners, Commissioner Castillo moved the item for approval, Commissioner Jung-Lee seconded the motion; and the board voted unanimous approval.

- E. 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 items provided in the materials to the Commission. Commissioners discussed several items in the report and Commissioner Jung-Lee raised several questions with discussion on Section 3 employment.

VIII. Executive Director's Report.

Executive Director Johnson reviewed the items provided in the materials to the Commission and noted the following:

Executive Director Johnson attend a one-day conference in Chicago on Housing Mobility, and a two day MTW conference in Atlanta in July.

Lakeside Senior Housing was named a finalist by the San Francisco Business Times "Best Bay Area Affordable Housing Development Outside of San Francisco" awards for 2014.

Cathedral Gardens selected as a finalist in the "Family" category of Affordable Housing Finance Magazine (AHF).

Executive Director Johnson recently attended a 2nd meeting on the Mayor's Oakland Community Safety Plan Planning and a 3rd one is being planned for August.

Lion Creek Crossings Phase V was the finalist for the 2014 "Community Impact Award" of the San Francisco Business Times and also the winner of a Gold Nugget Design Award of Merit for Best Affordable Housing, presented by the Pacific Coast Builders Conference.

National Night Out will take place at 20 OHA sites on August 4th.

IX. Reports of Commission Committees.

Commissioner Castillo reported that a Special Needs Committee roundtable discussion will be held next month with outside agencies to discuss ways to link special needs families in their systems structures to housing resources, to improve services and outcomes for families in Alameda County and Oakland.

Commissioner Jung-Lee reported that the Travel Policy Committee with Commissioners Hartwig and Montgomery will be drafting a response to the Grand Jury's investigative report.

X. Announcements by Commissioners.

Commissioner Castillo announced that Vice-Chair Hurd spoke to seniors during the *Hope and Justice Program* at St. Mary's Center.

XI. Adjournment to Closed Session.

The Chair called for adjournment to Closed Session, Commissioner Castillo moved for adjournment; and Commissioner Montgomery seconded the motion. Adjournment to Closed Session took place at 7:03 p.m.

Monday, July 27, 2015 immediately following the Meeting

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

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators in regards to price and terms of payment:

Property: AveVista, 460 Grand Avenue

Negotiating Parties:

Owner: Oakland Housing Authority

Developer: BRIDGE Housing Corp.

BRIDGE Housing Corp.: Joe McCarthy

Oakland Housing Authority: Philip Neville, Bridget Galka, Michelle Brewer, Attorney

Closed Session Adjourned at 8:10 p.m.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

**THE HOUSING AUTHORITY OF THE CITY OF
OAKLAND, CALIFORNIA**

Marilyn G. Amundson Vice-Chair
for Gregory D. Hartwig

Gregory D. Hartwig, Chair of the Commission

[Signature]

Eric Johnson, Secretary