

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

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Monday, September 28, 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. Vice-Chair Marlene Hurd presided and called the meeting to order at approximately 6:08 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of July 27, 2015.

Janny Castillo motioned for approval, Barbara 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.G: Recognition of people wishing to address the Commission, prior to item VI.A.

VI.G. Recognition of people wishing to address the Commission.

OHA employees, members of SEIU Local 1021 spokesperson Chas Bell expressed remarks concerning COLA negotiations with management and raised concern of the leased housing staff's safety in the new 1540 Webster Street building.

VI. New Business:

- A. Consideration of a resolution approving and authorizing the submittal of the Fiscal Year 2015 Moving to Work Annual Report and Certification of Compliance to the U.S. Department of Housing and Urban Development by the deadline of September 30, 2015.

Executive Director Johnson introduced the item, Director Henderson and Senior Policy Analyst, Julie Christiansen, who gave the PowerPoint presentation to the Commission. Director Henderson reviewed the information in the MTW overview of the program. Julie Christiansen reviewed the MTW report information. Director Hasan assisted in providing information to the Commissioners relative to project based vouchers.

After discussion, the vote to approve was moved by Commissioner Castillo, seconded by Commissioner Montgomery; and the board voted unanimous approval.

- B. Review and presentation of the 2015 Oakland Housing Authority Police resident survey.

Executive Director Johnson introduced the item and Chief Carel Duplessis, who gave the PowerPoint presentation to the Commission and took questions.

The Commissioners expressed their gratitude to the Chief and the police department staff for a well-executed survey and commended him on the department's performance.

- C. Consideration of a resolution authorizing the Executive Director to renew the commercial property (fire) insurance policy with HARRG, for the period October 11, 2015 to October 11, 2016, and to make the payment of the annual premium in the amount of \$397,455.

Executive Director Johnson introduced the item and Risk Manager, Artesia Dupree, who was present to take questions from the Commissioners.

The vote to approve was moved by Commissioner Castillo, Commissioner Jung Lee seconded the motion; and the board voted unanimous approval.

- D. Consideration of a resolution authorizing the Executive Director to execute an amendment to the OHA loan agreement with AvéVista Associates, LP to increase the loan by \$508,610 in order to pay construction period expenses.

Executive Director Johnson introduced the item and Director Neville to provide the brief summary. Joe McCarthy of BRIDGE Housing was present who took questions from the Commissioners and reviewed some of the challenges that were overcome during the project.

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

- E. Consideration of a resolution authorizing the Executive Director to execute a Project Operating Agreement with the East Bay Regional Communications System Authority (EBRCSA), in the amount of \$202,900, for radio police services.

Executive Director Johnson introduced the item and Chief Carel Duplessis who reviewed the information with the Commission.

After questions were taken from the Commissioners, Commissioner Castillo moved to approve the item; Commissioner Montgomery seconded the motion and the board voted unanimous approval.

- F. Consideration of a resolution authorizing the Executive Director to purchase portable and mobile radios from Motorola Solutions, Inc., in the amount not to exceed \$220,000.

Executive Director Johnson introduced the item. Commissioner Castillo moved to approve the item; Commissioner Montgomery seconded the motion; and the board voted unanimous approval.

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

Taken out of order, see Item VI.G. above.

VII. Written Communications.

The Executive Director reviewed the items provided in the materials to the Commission.

VIII. Executive Director's Report.

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

1540 Webster Street building is completed and the Executive Director expressed his gratitude to staff that provided their extensive efforts to the project;

Executive Director to attend *Purpose Built Communities* Conference, October 5-7, Fort Worth, Texas;

Executive Director to attend NAHRO Conference, Los Angeles, October 15-17;

OHA Summer School Staff Training sessions have been completed;

HUD assessment and internal audit is in process;

HUD announced that Fair Market Rent amounts in the Bay Area have decreased by 1-11%; however, Oakland has had the largest annualized rent increase in the country this year;

Retiring this year – Deputy Executive Director Janet Rice, and IT Director Craig McBurney;

Andres Manriquez, new Chief Operating Officer, was introduced to the Commission;

IX. Reports of Commission Committees.

Commissioner Castillo, Chair of the Special Needs Ad Hoc Committee announced that a second roundtable meeting is scheduled for October 13, 2015.

X. Announcements by Commissioners.

Commissioner Castillo announced the City of Oakland will hold a meeting September 30, 6:00 p.m., to address housing displacement.

Commissioner Griggs-Murphy announced a forum to be held at the West Oakland Youth Center, “Speak Out to Stay Put”, with local organizations to attend, discussing anti-displacement in the City of Oakland, October 17<sup>th</sup>, 9:00 a.m. to 3:00 p.m.

XI. Adjournment.

Vice-Chair Hurd moved for adjournment and Commissioner Castillo seconded the motion. The meeting was adjourned at 8:05 p.m.

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Gregory D. Hartwig, Chair of the Commission



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Eric Johnson, Secretary