

**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 22, 2016**

**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 Hartwig presided and called the meeting to order at approximately 6:07 p.m.

I. Pledge of Allegiance

II. Roll Call

In attendance: Chair Hartwig, Vice-Chair Hurd, Janny Castillo, Donna Griggs-Murphy, Lynette Jung-Lee. Barbara Montgomery was excused. The meeting began at 6:07 p.m.

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of December 14, 2015. Commissioner Hurd moved to approve, Commissioner Castillo seconded the motion; and the board voted unanimous approval.

IV. Old or Unfinished Business:

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 item VI.I., Recognition of people wishing to address the Commission, to prior to VI.A.

VI.I. Recognition of people wishing to address the Commission:

Natasha Noel addressed the Commission regarding her tenancy at a Section 8 property where the property owner is her stepfather and issues that she is currently addressing with the Leased Housing staff regarding her tenancy there.

The Chair asked for staff to look into anything that would be helpful to assist Ms. Noel within the determination that her Section 8 participation was terminated and with the transition of her tenancy out of the program.

VI. New Business:

- A. Consideration of a resolution appointing twenty-two (22) members to the Oakland Housing Authority Resident Advisory Board.

Executive Director Johnson introduced the item.

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

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

Executive Director Johnson introduced the item and Director Henderson, who gave the PowerPoint presentation to the Commission. The presentation included the MTW Plan, The Administrative Plan, and The ACOP. After the Commissioners' questions were taken and answered by the Director, the Chair opened the Public Hearing Comment period on the three items (VI.B, VI.C., VID.) at 7:07 pm:

Ms. Natasha Noel brought an issue forward regarding the Section 8 Voucher program clause that prohibits a tenant from taking tenancy and rent assistance on a property that is owned by a family member.

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

No oral comment.

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

Mr. Ramiro Montoya asked OHA to consider allowing the transfer of vouchers (resides at 2719 Foothill Blvd, 65 units) senior tenant building, which he states is in a high crime and traffic area. The parking for the building is inadequate for the number of units and forces the senior tenants to park on the street. With the limited parking option and street cleaning that occurs three times per week, seniors are forced to move their cars –leaving them vulnerable to street activity, possibly facing citations, towing, and impoundment of vehicles. Mr. Montoya has asked the Authority to work with the City of Oakland to address and assist in bringing a resolution to these issues. He also asked for more police protection in the area.

The Chair called for any more comments, of which there were none, and closed the Public Hearing Comment period on the three items (VI.B, VI.C., VID.) at 7:13 pm.

- E. Presentation and acceptance of the Comprehensive Annual Financial Report (CAFR) for the Housing Authority of the City of Oakland, California for the Fiscal Year ending June 30, 2015.

Executive Director Johnson introduced the item and Director Stabler, who gave a brief summary about the report. Director Stabler then introduced Cindy Pon of MGO, CPAs, who gave a PowerPoint presentation to the Commission. Director Stabler provided further talking points to the presentation.

After Commissioners questions were answered by the Director and Miss Pon, Commissioner Castillo voted to accept the report, Commissioner Jung-Lee seconded the approval and the board voted its unanimous acceptance.

- F. Consideration of a resolution authorizing the Executive Director to make payments to the CalPERs California Employers' Retiree Benefit Trust Fund Program to pre-fund the Unfunded Actuarial Accrued Liability up to the current estimate of \$20,555,580, over a three-year period, and to amend the Fiscal Year 2016 budget to include the first \$6,851,860 payment to be made this Fiscal Year.

Executive Director Johnson gave the briefing on the item and introduced Director Stabler who provided further information regarding the Benefit Trust Fund Program.

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

- G. Nomination and Election of one Director to the Oakland Affordable Housing Preservation Initiatives, Inc. Board of Directors, to fill a seat vacated by former Commissioner Tanya Pitts.

Executive Director Johnson introduced the item. Chair Hartwig called for nominations to the OAHPI Board among the Commissioners. Commissioner Jung-Lee was voted but declined and nominated Commissioner Griggs-Murphy. Commissioner Castillo seconded the nomination and the vote by the board to appoint Commissioner Griggs-Murphy was unanimous.

- H. 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 Consent Agenda items H.1. through H.5. Commissioner Hurd seconded the motion and the board voted unanimous approval.

1. Consideration of a resolution ratifying the acceptance of a \$2,700,000 Jobs Plus grant award from the U.S. Department of Housing and Urban Development, and authorizing the Executive Director to take all related actions necessary for receipt of the funds and implementation of the program, and to amend the FY16 Housing Authority Operating Budget to include the grant funds.
  2. Consideration of a resolution authorizing the Executive Director to amend the two-year contract with two additional one-year option terms with CGI Federal, increasing the amount not to exceed from \$250,000 per year to \$400,000 per year, and amending the FY16 Budget to include first year expenditures for document management services.
  3. 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 \$284,301.
  4. Consideration of a resolution authorizing a three percent (3.0%) Cost of Living Adjustment (COLA) for Local 1021 SEIU effective July 1, 2015.
  5. Consideration of three (3) resolutions required by California Public Retirement System (CalPERS) Health Resolutions, which changes (increases) the Authority's contribution amount towards active employees' and retirees' CalPERS Health Plan premiums for Local 1021 SEIU.
- I. Recognition of people wishing to address the Commission.

Taken out of order, please see VI.I. above.

VII. Written Communications.

Executive Director Johnson reviewed the materials that were provided in the reports for the months of November and December, 2015.

VIII. Executive Director's Report.

The Executive Director gave note to the following items in his report:

MTW HUD review to be conducted on site in March.

Jobs+ Grant Program Meeting, Washington, D.C., March 21-23, 2016.

MTW Conference, Washington, D.C., April 20-22, 2016.

IX. Reports of Commission Committees.

Special Needs Committee – Commissioner Castillo stated that the committee met on January 13 and is developing two pilot programs for MOUs with Alameda County. Also that the committee is working with other community organizations in leveraging resources.

Education Committee – Vice-Chair Hurd stated that the committee met on January 18 and is working with the OUSD on a data share agreement.

X. Announcements by Commissioners.

Commissioner Castillo announced Women’s International Celebration Day at St. Mary’s Center and Silent Peace Walk to be held on March 19.

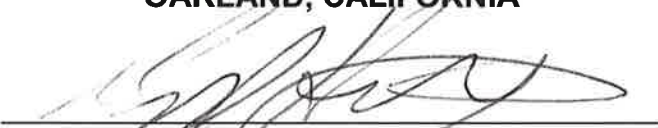
Vice-Chair Hurd announced that the City of Oakland Board of Supervisors is looking for commissioners to serve. Executive Director Johnson responded that it can also be announced at the next Resident Advisory Board meeting.

XI. Adjournment.

Chair Hartwig motioned for adjournment and the motion was seconded by Commissioner Castillo. The meeting adjourned at 8:15 p.m.

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

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

  
\_\_\_\_\_  
Gregory D. Hartwig, Chair of the Commission

  
\_\_\_\_\_  
Eric Johnson, Secretary