

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

**[Most meetings are recorded.
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by contacting the Executive Office at 510-874-1512]**

Monday, July 25, 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 6:06 p.m.

I. Pledge of Allegiance

II. Roll Call

Present: Chair Gregory Hartwig, Janny Castillo, Donna Griggs-Murphy, Lynette Jung-Lee. Excused: Vice Chair Marlene Hurd and Barbara Montgomery.

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of June 27, 2016.

Commissioner Castillo motioned for approval, Commissioner Griggs-Murphy seconded the motion and the board voted for 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.)

Chair Hartwig called for one person, who wished to address the Commission and requested that Item VI.F. People Wishing to Address the Commission, be taken before VI. New Business items.

Jacob Epstein, a college student, addressed general questions he had regarding the Authority and housing within the City of Oakland to the board members, for a project he was working on.

Executive Director Johnson directed Deputy Executive Director, Patricia Wells to provide Mr. Epstein with his contact information so that he could respond directly to his questions.

VI. New Business:

- A. Consideration of a resolution authorizing the Executive Director to execute a contract with Okamoto Saijo Architecture in an amount not to exceed \$891,700 to provide as needed architect and engineering services to substantially rehabilitate the Oak Grove North and Oak Grove South public housing properties.

Executive Director Johnson introduced the item and Deputy Executive Director, Phil Neville and Assistant Director, Bridget Galka who presented the PowerPoint presentation to the Commission.

Eric Saijo, of Okamoto Architects attended the meeting to provide any further detail to the Commissioners. Commissioner Castillo inquired about the possibility of providing internet access to Oak Groves North and South, as it may be a good time to look into it during the design stage for the buildings. Commissioner Griggs-Murphy suggested upgrading or improving the emergency response alerts in the buildings.

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

- B. Consideration of a resolution authorizing the Executive Director to exercise the second one-year option with Cypress Mandela Training Center for pre-apprentice construction training services for Authority residents in the amount not-to-exceed \$125,000.

Executive Director Johnson provided the introduction of the item. Commissioner Castillo moved to approve the resolution, Commissioner Jung-Lee seconded the motion; and the board voted unanimous approval.

- C. Consideration of a resolution authorizing the Executive Director to annually renew the Letter of Understanding between the Authority and the Building and Construction Trades Council of Alameda County for the use of Direct Hire Union Hall workers at Authority owned and managed properties.

Executive Director provided the briefing of the item and the PowerPoint presentation to the Commission (on behalf of Director William Bailey). Information was provided within the presentation of properties that have been worked on over the past 5 years, which also included 201 skilled trades employees working on the projects. The request of the MOU is to enable OHA to directly hire Union Hall workers at Authority owned and managed properties.

Commissioner Jung-Lee motioned to approve the resolution, Commissioner Griggs-Murphy 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 in the amount not-to-exceed \$254,100 for resident intern program services.

Executive Director Johnson introduced the item and Chief Operations Officer, Andres Manriquez and Director Lenita Wheeler, who provided the PowerPoint presentation to the Commission.

Commissioner Jung-Lee asked if there was a way to track the interns over a year or more to see their progress. After additional questions from the Commissioners were answered, the vote was taken.

Commissioner Castillo made a motion to approve the resolution, Commissioner Griggs-Murphy seconded the motion; and the board voted unanimous approval.

- E. Consideration of a resolution approving the Oakland Housing Authority's continued participation in Employment Risk Management Authority (ERMA) as an individual member and continuing to sit on the Board of Directors and authorizes the Executive Director to make the annual premium payment of \$129,190 for Employment Practices Liability and Excess Liability insurance coverage for Fiscal Year 2016-2017.

Executive Director Johnson introduced the item and Director Flo Lewis and Risk Manager, Artesia Dupree, who provided details about the Authority's harassment and discrimination insurance with the Employment Risk Management Authority (ERMA) to the Commission.

Commissioner Jung-Lee motioned for approval of the resolution, Commissioner Castillo seconded; and the board voted unanimously.

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

See Item F above as noted prior to Item VI.A.

VII. Written Communications.

The monthly report for June was provided in the packet to the Commissioners.

VIII. Executive Director's Report.

Executive Director Johnson noted several items, including:

Government Finance Officers Association Certificate of Excellence has been awarded to the Agency for the 3rd consecutive year.

Family Self Sufficiency Grant – Family Unification Program (FUP) grant has been awarded to OHA, it will expand the term of participation for FUP emancipated foster youth participants from 18 months to 5-years.

American Institute of Architects (AIA)/HUD awarded Lakeside Senior Housing Apartments the Excellence in Affordable Housing Design Award (Designer David Baker).

IX. Reports of Commission Committees.

None.

X. Announcements by Commissioners.

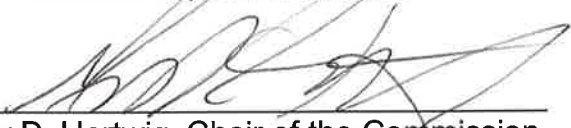
None.

XI. Adjournment.

Chair Hartwig called for adjournment, Commissioner Castillo made a motion and Commissioner Jung-Lee seconded the motion; the meeting adjourned at 7:40 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