

**MINUTES OF THE SPECIAL 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, October 28, 2019

Regular Meeting

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting in the Board of Commissioners Room, first floor, 1619 Harrison Street, Oakland, California on the above date. Chair Gregory Hartwig presided and called the meeting to order at 6:04 p.m.

I. Pledge of Allegiance

II. Roll Call

Chair Gregory Hartwig, Vice-Chair Anne Griffith, Bettye Lou Wright, Lynette Jung-Lee, Janny Castillo, Mark Tortorich. Commissioner Barbara Montgomery was excused.

I. Approval of Minutes:

Approval of Minutes of the Special Meeting of October 14, 2019.

Commissioner Jung-Lee moved for approval, Commissioner Wright seconded; and the board passed unanimous approval with a revision noted to be made to the section VII. Monthly Reports, Family and Community Partnership section, to reflect that Director Wheeler gave an update on the Homeownership Program.

II. 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

None.

VI. New Business:

A. Swearing-in Ceremony of Aida Dupree as Sergeant of Police.

Chief Duplessis provided a summary of the swearing-in of Aida Dupree as

Sergeant of Police. Executive Director Wells provided the swearing-in of the Officer.

B. OHAPD Recognition of Officer Roy Bang.

Executive Director Wells provided the introduction of the item and introduced Officer Bang.

Chief Duplessis provided the summary of the Officer's performance that earned him the Chief's commendation. Also in attendance at the meeting was the family that the Officer had assisted in his duties.

C. Review and acceptance of the Fiscal Year 2019 Moving to Work Annual Report to the U.S. Department of Housing and Urban Development submitted by the deadline of September 30, 2019.

Executive Director Wells introduced the item and Director Henderson who provided the PowerPoint presentation of the MTW Report to the Commission.

Commissioner Jung-Lee requested information in the areas of utility allowance and charter schools. Director Henderson provided further detail and Director Wheeler provided information on the school data.

D. Update on progress by the Alameda County Participating Counties, Cities and Agencies Collaborative to Complete the Department of Housing and Urban Development Analysis of Impediments of Fair Housing.

Executive Director Wells introduced the item and provided the summary to the Commission. The Executive Director noted that the draft document of the Analysis of Impediments is available for comment from October 25 to December 9, on the Alameda County website and that she would email a link to the Commissioners.

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 stated that she would have a conflict of interest and requested recusal from item VI.E.5. The Commissioner was excused from the room and the item was pulled for discussion by the remaining members of the board.

After discussion the vote was taken, Commissioner Wright moved the item for approval, Commissioner Griffith seconded; the board voted in favor with 5 approvals, 1 recusal and 1 excused.

Commissioner Castillo returned to the meeting at 7:20 p.m. and the vote was taken for the remaining Consent Agenda items: VI.E.1, 2, 3, 4, 6, and 7. Commissioner Griffith moved for approval, Commissioner Tortorich seconded the motion and the board voted unanimous approval.

1. Consideration of a resolution authorizing the Executive Director to execute the third amendment to the Amended and Restated Moving to Work Agreement, amending Attachment A for the Rental Assistance Demonstration.
2. A resolution authorizing the Executive Director to increase the funding for 22nd Century Technologies Inc. for as-needed Information Technology Consulting Services, from the amount not to exceed of \$200,000 to the amount not to exceed \$290,000, for the current first year option term.
3. Approval of a one year and six month contract with CGI Federal, Inc. in the amount of \$291,762.00 for Housing Choice Voucher Program (HCVP) Back Office Outsourcing Services in the Leased Housing Department
4. A resolution authorizing the Executive Director to execute a contract with Orkin pest control for pest management with related products and services at the Authority's residential and commercial properties.
5. A resolution authorizing the Executive Director to execute an agreement for a conditional award of MTW Local Housing Assistance Program Operating Assistance to 22 housing units to St. Mary's Center.

In attendance at the meeting was St. Mary's Center Executive Director, Sharon Cornu, and 2 staff members related to the project.

6. Housing Authority Risk Retention Group (HARRG) insurance renewal. Authorizing the Executive Director to renew the property (fire) insurance policy WITH Housing Authority Risk Retention Group (HARRG) for the period October 10, 2019 to October 10, 2020 and to make payment of the annual premium in the amount of \$476,874.
7. Authorizing the Executive Director to execute a contract with Selma Nissan to purchase five (5) fleet vehicles utilizing the State of California Department of General Services (DGS) fleet vehicle purchase contract 1-18-23-23G.

F. Recognition of people wishing to address the Commission.

There were no people who wished to address the Commission.

VII. Written Communications.

The Departments' monthly report was submitted in the board packet. Commissioner Castillo raised a question regarding the Shelter Plus Care

Program in the report and Director Hasan provided further information to the Commissioner.

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

Executive Director Wells reviewed the materials in the report and noted the following items:

A staff update on the property renovation of 1242 95th Avenue.

Civiccops handout was provided to the Commissioners with a special note to recognize an OHA program participant highlighted in the handout. Executive Director Wells expressed her gratitude to the Family & Community Partnerships Director Lenita Wheeler and staff for their mentorship of the participant.

Director Kiddoo provided information with regard to recently passed CA Bill No. 1763 that will allow for taller and denser affordable housing developments (an enhanced affordable housing density bonus).

PG&E Shut-Off information with respect to tenants, updates posted on website, and during the shut-off, OHAPD does extra patrolling on properties.

IX. Reports of Commission Committees.

None.

X. Announcements by Commissioners.

None.

XI. Adjournment.

The Chair called for adjournment of the meeting. Commissioner moved for adjournment and Commissioner Wright seconded the motion.

The meeting was adjourned at 7:40 p.m.

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



Gregory D. Hartwig, Chair of the Commission



Patricia Wells, Secretary