

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

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by contacting the Executive Office at 510-874-1512]**

Monday, February 24, 2020

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 6:05 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Special Meeting of February 3, 2020.

Commissioner Wright moved to approve the minutes and Commissioner Tortorich seconded the motion; 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.)

Chair Hartwig made a modification to move Item VI.E., People wishing to address the Commission, to prior to VI. B. New Business.

VI. New Business:

A. Presentation and Recognition of Eric Johnson, former Executive Director, upon his retirement from the Oakland Housing Authority after 11 years of

service.

Executive Director Patricia Wells introduced the item and Assistant Director of Communications, Greer McVay, presented a video honoring Eric Johnson which included a short speech by retired OHA Executive Director, Jon Gresley.

Assistant Director McVay also provided the introductions of guest speakers, Oakland Mayor Libby Schaaf, representative Uche Uwahemu of Assembly member, Rob Bonta's office, provided a joint Congressional Proclamation from California State Senator Nancy Skinner, Assemblymember Rob Bonta, District 14 and Assembly member Buffy Wicks, District 15.

Congresswoman Barbara Lee's representative awarded Mr. Johnson a Certificate of Special Recognition. Margarita Amador (HACLA) provided legislative recognitions on behalf of Los Angeles' 53rd, 24th and 14th Districts. Oakland's District 3 Councilmember, Lynette Gibson McElhaney, also shared words of appreciation and a retirement gift to Mr. Johnson.

CEO Related California, Bill Witte, and former HUD regional administrator, Ophelia Basgal, Fellow, U.C. Berkeley Turner Center for Housing Innovation, also formally expressed their appreciation for Johnson's contributions.

Sharon Montgomery spoke on behalf of OHA Resident Advisory Board. OHA Chair Hartwig and Executive Director Patricia Wells also expressed their gratitude on behalf of the Agency and presented a retirement plaque and a coffee table photo book.

B. Public Hearing regarding the draft FY 2021 Making Transitions Work (MTW) Annual Plan.

Executive Director Wells introduced the item and Planning, Implementation and Compliance Director, Dominica Henderson who provided the MTW PowerPoint presentation to the Commissioners.

Leased Housing Director Hasan also provided information in regard to the background on project based vouchers.

Directors Hasan and Henderson following an in-depth Q & A with the Board the Chair called for the hearing to open at 8:24 p.m. No members of the public requested time to speak during the public comment period; the hearing was closed at 8:25 p.m.

VI. E. People wishing to address the Commission.

The Chair called for a modification to the agenda for item VI.E. to be heard at this time. Several SEIU Chapter Employees provided comments to the Commission

regarding a proposal to address what the SEIU team described as a parking inequity and hardship for a number of employees who pay for daily parking.

Millie Cleveland, SEIU bargaining representative, Kelvin Lee, OHA SEIU Unit President, and several additional OHA SEIU members employees spoke on behalf of the bargaining unit.

A. Consideration and approval of the Resident Advisory Board Nominations for calendar years 2020-2021.

Executive Director Wells introduced the item and Director of Family and Community Partnerships, Lenita Wheeler provided the information on the nominations to the Commission.

RAB members Luwana Evans, Ka-Rinn Goodlow, Bill Mayes, Carol Cooks, Sharon Montgomery, Amparo Salmeron, Cynthia Nahill, and Betty Lou Wright attended the meeting in support of the nominations.

The Chair called for the vote on the resolution, Commissioner Wright made a motion for approval of “2” new members; Commissioner Tortorich seconded the motion and the Board voted unanimous approval.

Note that the Resolution voted on by the Commissioners approved 14 nominations of the following RAB members:

Wright	Betty Lou	Current RAB Board Member
Evans	Luwana	Current RAB Board Member
Goodlow	Ka-Rinn	Current RAB Board Member
Hurd	Marlene	Current RAB Board Member
Johnson	Jessifer	Current RAB Board Member
Mayes	William	Current RAB Board Member
Montgomery	Barbara	Current RAB Board Member
Montgomery	Sharon	Current RAB Board Member
Outlaw	London	Current RAB Board Member
Salmeron	Amparo	Current RAB Board Member
Smulevitz	Karen	Current RAB Board Member
Turner	Michelle	New Nomination to RAB
Crooks	Carol	New Nomination to RAB
Nihill	Cynthia	New Nomination to RAB

B. 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 Mark Tortorich requested that Item VI.D.2 be pulled for discussion.

The Chair called for a resolution vote on the remaining Item VI.D.1; Vice-Chair Griffith moved for approval, Commissioner Wright seconded the motion and the board voted unanimous approval.

1. Consideration of a resolution to authorize the Executive Director to execute an Encroachment and Easement Agreement between Oakland Housing Authority and My Storage, LLC, associated with the Authority's Service Center parking lot at 1180 25th Avenue.
2. Consideration of a resolution authorizing the Executive Director to amend the contract with Fineline Construction by an additional 10% or \$806,465, to the not to exceed amount of \$8,871,115; to facilitate final required change orders for the renovation and remodeling of the 1619 Harrison Street administrative offices.

Executive Director Wells introduced the item and Chief Operating Officer, Andres Manriquez and Capital Improvements Director, Bruce Brackett, who is overseeing the renovation.

Director Brackett provided background information on the stages of completion for the rehabilitation project. The Director also spoke about several issues that were unexpected with respect to the HVAC system, elevators, and in some areas of the building's electrical wiring.

Commissioner Tortorich and other Commissioners asked questions regarding the requested increase of funding and its potential impact to the Agency's overall budget.

Commissioner Tortorich suggested that the agency use this project as a case study to strengthen construction project management.

After there were no further questions from the Commission, the Chair asked for the vote to be taken on the resolution. Commissioner Wright moved for approval, Commissioner Tortorich seconded the motion and the board voted unanimous approval.

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

Modification to the Agenda - this item was moved to prior to VI.B.

VII. Written Communications.

The departmental monthly reports were included in the board packet.

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

Executive Director Wells provided a follow-up to the prior board meeting with reference to Luwana Evans, who addressed the Commission during the public speaking time of the February 24, 2020 agenda. Family and Community Partnerships Director, Lenita Wheeler met with Ms. Evans and OHA Chief of Police, Carel Duplessis, followed-up with Ms. Evans regarding her request.

A Memo was provided to the Commission about the group Youth Rock's visit to the Career Tech Expo at Dell Headquarters. An OHA youth resident was awarded a scholarship of \$1,400. In addition, Dell offered to supply two 2020 desktop computers which will be used in the West Oakland District Office's computer lab. The donation will be accepted through the Oakland Housing Authority Foundation.

IX. Reports of Commission Committees.

None.

X. Announcements by Commissioners.

None.

XI. Adjournment to Closed Session.

The Chair called for adjournment of the meeting to Closed Session. The meeting adjourned at 9:12 p.m.

Closed Session
Monday, February 24, 2020 following the Meeting
In the Board of Commissioners Room, First Floor,
1619 Harrison Street, Oakland, California.

Purpose: Pursuant to Government Code Section 54957.6: Conference with Labor Negotiators.

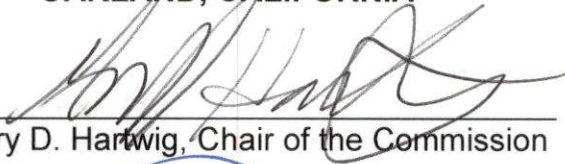
Authority Designated Representative: Drew Felder, Director of Human Resources
Employee Organizations: Building and Construction Trades Council of Alameda County, AFL-CIO, SEIU Local 1021 (formerly 1877 and 790), and OPEIU Local 29.

Purpose: Pursuant to Government Code Code §54957(b) (1), regarding appointment and employment of the position of Executive Director:

Discussion of Executive Director, Patricia Wells', Future Goals for the Agency.

Closed Session concluded at 9:55 p.m.

THE HOUSING AUTHORITY OF THE CITY OF
OAKLAND, CALIFORNIA



Gregory D. Hartwig, Chair of the Commission



Patricia Wells, Secretary