

**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 via email by sending a request to igarcia@oakha.org or by calling 510-874-1512]

**Monday, February 4, 2013**

**SPECIAL MEETING**

The Oakland Housing Authority Board of Commissioners convened a Special Meeting in the Board of Commissioners Room, first floor, at 1619 Harrison Street, Oakland, California on the above date. Chair Gregory D. Hartwig presided and called the meeting to order at 6:14 p.m.

I. Pledge of Allegiance

II. Roll Call

Present: Chair, Gregory Hartwig, Janny Castillo, Barbara Montgomery; Tanya Pitts. , Moses L. Mayne, Jr., Adhi Nagraj. Excused: Vice-Chair, Marlene Hurd.

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of December 3, 2012.  
Minutes were moved for approval Adhi Nagraj, seconded by Janny Castillo; and the board voted unanimously.

IV. Old or Unfinished Business:

A. 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.

There were no modifications to the agenda.

VI. New Business

A. Special recognition of six organizations that have made charitable contributions to Authority residents during the 2012 Holiday season.  
Eric Johnson introduced the item and brought forward Chief Carel

Duplessis who facilitated the presentation of the organizations and individuals that gave charitable contributions to the Agency.

The City of Oakland Black Firefighters Association, Sergeant Jacobs, Lisa and Nick of the Oakland Zoo, The Oakland Housing Authority Police Officers Foundation and President, Sergeant Mooningham, Nicole Thompson, Lenita Ellis, Grocery Outlet, Target Store – Emeryville, Oakland Housing Authority Police Officers Association and President, Freddie Viallarreal were recognized.

- B. Consideration of a Resolution Authorizing the Executive Director to safeguard public safety by ensuring that the OHA Chief of Police develops and implements procedures to guarantee that all agency owned firearms are destroyed after their useful life.

Eric Johnson introduced the item and requested that Chief Duplessis give the briefing.

The Commissioners each expressed their positive support to Chief Duplessis for the implementation of the firearm safety regulation.

Janny Castillo moved to approve the item; Moses Mayne seconded the motion and the board voted unanimously.

- C. Consideration of a Resolution Authorizing the Executive Director to extend an agreement with the City of Oakland to provide up to \$1,200,000 in funding for the Authority's Sponsor Based Housing Assistance Program to serve up to 110 homeless individuals living in encampments or exiting the criminal justice system who are also receiving services through providers working under contract with the City of Oakland, Department of Human Services.

Eric Johnson gave the briefing on the item, and provided additional documents with a proposal to amend the resolution. Susan Shelton from City of Oakland, and Sarah Bedford of the Dept. Of Health and Human Services were present. Janet Rice also provided further information on the program.

After an extensive question and answer session with the Commissioners, Moses Mayne moved to approve the item as Amended (in the amount of \$1,500,000 to serve 165 people) Tanya Pitts seconded the motion; and the board voted unanimously to approve it.

- D. Consideration of a Resolution Authorizing the Executive Director to

negotiate with California Affordable Housing Initiatives (CAHI) to lease additional office space at 1535 Harrison Street.

Eric Johnson gave a short briefing on the item and stated that CAHI unanimously voted during their board meeting earlier today to lease the office space to OHA. Janet Rice followed to provide further information.

Tanya Pitts moved to approve the item, Moses Mayne seconded the motion; and the board gave its unanimous approval.

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.*

Moses Mayne moved to approve Items 2 and 5; Adhi Nagraj seconded the motion; and the board voted unanimously.

Items 1, 3 and 4 were pulled for discussion and voted on as separate items.

1. Consideration of a Resolution authorizing the Executive Director to execute a one-year contract with two one-year options to renew for a total amount of \$124,380 with Attitudinal Healing Connection, Inc. to provide Neighborhood Orientation Workshops and a Leadership Institute Training Program.

Eric Johnson introduced the item and Janet Rice provided the briefing to the Commissioners.

Chair Hartwig addressed the Commission on his thoughts about his desire to provide additional resources to support a program that is showing these successful results.

Tanya Pitts made a motion to approve, Barbara Montgomery seconded the motion; and the board voted in unanimous approval.

2. Consideration of a Resolution authorizing the Executive Director to continue the Self-Insured Worker's Compensation program with Bay Area Housing Authority Risk Management Agency and to make payment of the estimated premium of \$2,241,554 for the year.

3. Consideration of a Resolution authorizing the Executive Director to increase the total amount not to exceed by \$40,000 to a new total of \$340,000 with Edrington, Schirmer & Murphy LLP for unlawful Detainer Legal Services provided to the Property Management Department during the four-year term of the contract.

Eric Johnson introduced the item and introduced new staff attorney, Tony Ruch to the Commissioners.

After questions were taken from the Commission, Janny Castillo made a motion to approve; Tanya Pitts seconded the motion; and the board voted unanimously.

4. Consideration of a Resolution authorizing the Executive Director to increase the total amount not to exceed by \$30,000 to a new total of \$282,700 with The Law Office of Charles Ramsey for unlawful Detainer Legal Services provided to the Property Management Department during the four-year term of the contract.

Tanya Pitts moved to approve the item; Adhi Nagraj seconded the motion; and the board voted its unanimous approval.

5. Consideration of a Resolution ratifying the issuance of Purchase Order No. PO0025650 for the emergency repair of the elevators located at 620 17<sup>th</sup> Street, the Oak Grove North Senior housing complex, by Thyssenkrupp Elevators in the amount of \$58,808.

F. Recognition of people wishing to address the Commission.

There were no public speakers present wishing to address the Commission.

Florice Lewis introduced the new Human Resources Manager, Sonya Cobb, to the Commissioners.

VII. Written Communications.

Eric Johnson reviewed the material presented the monthly materials in the board packet.

Janny Castillo discussed the monthly vacancy report, Page 11, regarding the Lockwood Gardens vacancy rate, and a discussion on this site followed.

Commissioner Pitts requested that the Property Management Department Vacancy Report include a break out of those units vacant and available and those undergoing restoration.

VIII. Executive Director's Report.

Eric Johnson reviewed the material presented in the board packet and noted the following topics:

Notice of CalPERS for benefit formulas and contribution of recent state reforms and rates for new members effective January 1, 2013;

Housing Authority Insurance Group Dividend Report;

Satellite Housing and Affordable Housing Associates have merged;

Mr. Johnson met with HUD PIH and MTW staff in January for an MTW Meeting, Washington DC, to discuss the assessment tools of the program; the MTW Report Summary of the October Meeting in Chicago was provided to the Commission;

OHAPD and OPD MOU was approved by the City Council and has been fully executed;

OHAPD Police Services Agreements were extended for the Mandela and Chestnut properties through December 31, 2014 and provides income to OHA;

An Oakland Housing Assistance Center is to be opened in the Oakland City Hall and OHA will assist with resources and technical assistance in the center;

OHA first Annual Staff Retreat to be held on March 6 and 7 at the Scottish Rite Center, Oakland. The objective is for staff to train staff about OHA.

Ad Hoc Budget Committee 2014 appointed by Chair: Adhi Nagraj (to Chair), Tanya Pitts, and Greg Hartwig.

Audit Committee appointed by Chair: Marlene Hurd, Janny Castillo (to Chair), Barbara Montgomery.

Commissioners Mayne requested that the Board hold a retreat, Commissioner volunteers to develop an Agenda: Barbara Montgomery, Moses L. Mayne, Jr., and Chair Hartwig.

Janny Castillo suggested that Trauma Informed Care training might be useful to plan at a future date for staff. (Patricia Ison - point of contact for information.)

CAHI is completing acquisition of five sites by CAHI for OHA; Demolition of Bancroft property and interactive art project planned for June. Discussions are currently taking place with urban farm organizations that could partner in plotting an urban farm and bring fresh produce to the neighborhood.

Executive Director Johnson thanked Patricia Ison and Chief Carel Duplessis for speaking at the Conference of California Jails Program at Santa Rita Jail to address sheriffs' departments regarding re-entry programs, based on the MOMS program, and how to duplicate the efforts of that program.

Executive Director Johnson thanked Commissioners Hartwig for speaking at the NorCal NAHRO meeting in Napa, Commissioner Mayne for facilitating the session, and Commissioners Hurd and Castillo for attending.

Executive Director Johnson will bring forward at the March 4 meeting consideration of funding the Summer Youth Employment Program to increase service to youth residents for beneficial opportunities.

Commissioner Mayne asked about a status on the YEP houses that OHA provided to them. Executive Director Johnson stated he would contact YEP and provide a report.

IX. Reports of Commission Committees.

Janny Castillo stated that the Education Committee would bring forward a report on the many programs that were provided for children last summer. Commissioner Castillo thanked Executive Director Johnson for assisting her in gaining access to a West Oakland School for a site visit.

Adhi Nagraj reported that the Education Committee is reviewing data of performance, test scores, and school attendance of OHA youth to find strategies that can be employed to further support parents in achieving better performance and attendance of their students.

Adhi Nagraj reported on the Development Committee's completion of a draft development policy that sets forth proposals of the types of development projects that OHA wants to incentivize and what types of programs to build in the City. A public hearing is to be held within the next few weeks to solicit further input from the community.

X. Announcements by Commissioners.

Chair Hartwig announced the passing of former Commissioner William Curry. Executive Director Johnson suggested adjourning in Honor of former Commissioner Curry.

- XI. Adjournment to Closed Session If any final decisions requiring public reporting are made during the Closed Session, the Board of Commissioners will reconvene in Open Session to announce such decisions.

Chair Hartwig moved to adjourn to Closed Session, Janny Castillo seconded the motion; and the board voted unanimously.

Adjournment took place at 8:09 p.m., with a Moment of Silence in Memoriam of the late former Commissioner William Curry.

**Closed Session**  
**Monday, February 4, 2013 following the Special Meeting**

**In the Board of Commissioners Room, First Floor,  
1619 Harrison Street, Oakland, California.**

**Purpose: Pursuant to Government Code Section 54956.9 – Conference with Legal Counsel re existing litigation:**

Richard Fisher vs. OHA Alameda County Superior Court No. RG10503221; Ardis Hadley et al vs. OHA, Alameda County Superior Court No. RG12633209; Quiana Williams vs. OHA, Alameda County Superior Court Small Claims Court No. RD12658312; Taquiouse Newbury vs. OHA, Alameda County Superior Court No. RG12661030; Sandra Powell vs. OHA, Superior Court of California, County of Alameda No. RG12655624; Kieron Carr vs. OHA-PD, United States District Court Civil Action No. C12-4051; Keith Bryant vs. OHA-PD, United States District Court Civil Action No. C12-02102EMC; Eddie Jackson vs. OHA, Alameda County Superior Court Small Claims Court No. RS12653533; Robin Johnson vs. OHA, Superior Court of California, County of Alameda No. RG12613710; Robin Johnson vs. OHA, Alameda County Superior Court Small Claims Court No. RS12636987; Geneva Williams vs. OHA, Alameda Superior Court No. RG12630622; and Trunece Bates, et al. v. OHA, et al., Alameda County Superior Court No. RG11582007.

**Purpose: Pursuant to Government Code Section 54956.9 – Conference with Legal Counsel re anticipated litigation:**

Significant exposure to litigation based on government claim filed by Willatlene Harris and Khalida Omari.



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

Authority Designated Representative: Florice Lewis, 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 Section 54956.8 - Conference with Real Property Negotiators.**

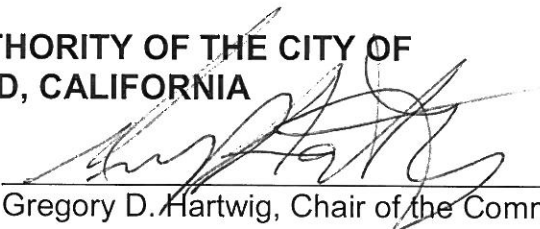
Property: Park Village Apartments  
Address: 3761 Park Boulevard Terrace, Oakland, CA  
Owner: The Mortimer Howard Trust  
Negotiating Parties:  
Owner: Mort Howard, Ed Higgenbotham, Attorney  
EAH Housing Inc.: Al Bonnett, Nicole Deddens, Attorney; Bill Karr, Tri Commercial Real Estate  
OHA: Philip Neville, Deputy Executive Director, Michelle Brewer, Attorney

Closed Session adjourned at approximately 9:40 pm.

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Eric Johnson, Secretary

  
Gregory D. Hartwig, Chair of the Commission