

**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, June 24, 2013

REGULAR MEETING

The Oakland Housing Authority Board of Commissioners convened an Annual 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 7:07 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of May 20, 2013.

Tanya Pitts moved for approval of the Minutes, seconded by Vice-Chair Hurd; and the board voted unanimously.

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.

VI. New Business

- A. Presentation of Oakland Housing Authority Police Department Officer of the Year, Professional Employee of the Year, as well as Special Commendations for Outstanding Performance.

Executive Director Eric Johnson introduced Chief Carel Duplessis who recognized several police officers for outstanding performance:

- Officer of the Year: Ramon Jacobo and Officer Adam Ward;
- Professional Employee of the Year: Christopher Hough, Police Service Aid;
- Medal of Merritt: Officer Terrence Godfrey
- Certificates of Commendations: Sergeant Casey Mooningham, Officers Frederico Villarreal, Leonides Navarro, David Cach, and Camilya Robinson, Police Services Aid.

B. Review and Acceptance of the Oakland Housing Authority June 30, 2012, Audited Financial Statements.

Executive Director Johnson introduced the item and the Chair of the Audit Committee to give a report on the audit. The Chair, Janny Castillo, gave a brief report on the findings and endorsed them as being correct.

Commissioner Mayne moved to approve the item; Commissioner Pitts seconded the motion; and the board voted its unanimous approval.

C. Request to the Chair to establish an Ad Hoc Medical Marijuana Policy Committee to develop a policy on the use of medical marijuana in Authority assisted housing for consideration by the full Board.

Executive Director Johnson provided the briefing on the item: Secretary of HUD PIH asked OHA to make a public policy on medical marijuana tenant use. Executive Director Johnson asked Chair Hartwig to establish and an Ad Hoc Medical Marijuana Policy Committee to provide a policy.

Tony Ruch, staff attorney, briefed the Commission on the background of medical marijuana, the absence of polices relating to it, and stated there are clear issues that need reconciliation.

Chair Hartwig asked for time to appoint the three committee members, and to be given an opportunity to speak with the other Commissioners.

D. 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.

Items D2, D3, D5, D6, and D7 were moved for approval by Commissioner Pitts, Commissioner Castillo seconded the motion; and the board voted its unanimous approval.

Items D1 and D4 were pulled for discussion.

1. Consideration of a resolution authorizing the payment of a default judgment in the amount of \$55,101.72 pursuant to Court order in the litigation action, *Fisher v. Oakland Housing Authority*, (Alameda County Superior Court, Case No. RG10503221).

Executive Director Johnson introduced the item and after a brief discussion on the litigation action, the Commission provided the vote:

Commissioner Pitts moved the item, Commissioner Mayne seconded the motion, Commissioner Montgomery abstained, there were none opposed; and the board carried its decision.

2. Consideration of a resolution authorizing the Executive Director to execute a contract with Bridgetown Construction, for Gypsum Wallboard (Drywall) installation at 2558 35th Avenue in the amount of \$154,272.
3. Consideration of a resolution authorizing the Executive Director to execute two contracts, one with Edrington, Schirmer and Murphy, LLP, and one with the Law Offices of Charles Tillman Ramsey, in an amount not to exceed \$60,000 for the initial two-year term for each contract, and \$30,000 per year for each of the three (3) one-year Option Terms, for a total not-to-exceed of \$180,000 per contract for the five-year period, to provide unlawful detainer legal services for the Office of Property Management.
4. Consideration of a resolution authorizing the Executive Director to execute an agreement with City of Oakland to provide up to \$1,500,000 in funds, as available, for Sponsor Based Housing Assistance Program payments to assist homeless individuals living in encampments and individuals exiting the criminal justice system for the period July 1, 2013 to June 30, 2014.

Executive Director Johnson introduced the item and requested Janet Rice, Deputy Executive Director of Finance and Program Administration to provide further detail.

The Commissioners addressed several questions related to funding constraints, Camp Dyer and Camp Sweeney (youth justice system), and the "non-Section 8 program".

After extensive discussion, the Commission provided the vote: Commissioner Castillo moved the item, Commissioner Mayne

seconded; and the board voted its unanimous approval.

5. Consideration of a resolution authorizing the Executive Director to issue blanket purchase orders in varying amounts to numerous vendors for routine, recurring materials and low dollar amount material purchases in the amount of \$1,985,000 for Fiscal Year 2013-2014.
6. Consideration of a resolution authorizing the Executive Director to issue blanket purchase orders with Waste Management of Alameda County in a combined amount not-to-exceed \$1,595,000 for waste disposal and recycling services at Authority owned and managed properties for Fiscal Year 2013-2014.
7. Consideration of a resolution authorizing the Executive Director to issue blanket purchase orders for security monitoring, installation and repair services with Sentry Alarm in a total combined amount not-to-exceed \$110,000 for Fiscal Year 2013-2014

E. Recognition of people wishing to address the Commission.

Ms. Betty Cantor addressed the Commission and stated her appreciation of the OHAPD awards. Ms. Cantor also addressed her concerns regarding the Harrison Street Senior Housing apartments' design of the kitchens that lack accessibility in some cabinets for persons in wheelchairs and offered constructive suggestions to the Board on how to improve accessibility in new and retro-fit kitchen cabinets.

VII. Written Communications.

Executive Director Johnson reviewed the material presented the monthly materials 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.

Items of noted discussion:

NAHRO Agency Award letters for Summer Conference, Denver, July: 4 awards of merit: two are nominated for an Award of Excellence, and highlighted Summer Youth programs going on in July and August, and other matters of interest to the Board

IX. Reports of Commission Committees.

There were no reports from Committees.

X. Announcements by Commissioners.

Chair Hartwig spoke about the “profound and moving experience” of the Brighter than Blight Project and encouraged everyone to attend.

XI. Adjournment.


Commissioner Castillo moved for adjournment, Commissioner Mayne seconded and the board voted unanimously. The Commissioners’ meeting was adjourned at 8:30 p.m., in Memory of David Glover, the Executive Director of OCCUR and Oakland community advocate, who passed away last month.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

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



Eric Johnson, Secretary



Gregory D. Hartwig, Chair of the Commission