

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

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Monday, December 9, 2013

**SPECIAL MEETING
Following Closed Session**

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 D. Hartwig presided and called the meeting to order at approximately 6:15 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of October 28, 2013.
Commission Castillo made the motion for approval, seconded by Commissioner Pitts; and the board voted unanimously.

I. 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.

Chair Hartwig suggested moving Item VI.B – People wishing to address the Commission prior to VI. New Business:

John Bailey, Executive Director of the City of Oakland Workforce Investment Board, brought booklets addressed to each Commissioner on the Mayor's

Summer Job Program. Mr. Bailey expressed a personal thank you to the Commission on behalf of Mayor Quan for supporting this year's program. He also added that he would come back to share the final wrap up of the program information with the Commission.

VI. New Business

A. 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 Mayne moved to approve Items 1 through 5, Commissioner Pitts seconded the motion and the board voted a unanimous approval.

1. Consideration of a Resolution authorizing the Executive Director to execute a three-year Memorandum of Understanding Between the Oakland Housing Authority and Local 29, Office & Professional Employees International Union; and two associated resolutions approving, as required by California Public Retirement System (CalPERS), an increase to the Authority's contribution amount towards active and retirees' CalPERS Health Plan premiums to \$1,840.30 to be effective, January 1, 2014.
2. Consideration of a resolution authorizing a three-year Memorandum of Understanding between the Oakland Housing Authority and Local 1021, Service Employees (SEIU) - Assistant Property Administrator and Housing Assistance Representative Unit; and one associated resolution approving, as required by California Public Retirement System (CalPERS), an increase to the Authority's contribution amount towards active and retirees' CalPERS Health Plan premiums to \$1,840.30 to be effective, January 1, 2014.
3. Consideration of a resolution authorizing a three-year Memorandum of Understanding between the Oakland Housing Authority and Local 1021, Service Employees (SEIU) - Maintenance Unit; and two associated resolutions approving, as required by California Public Retirement System (CalPERS), an increase to the Authority's contribution amount towards active and retirees' CalPERS Health Plan premiums to \$1,840.30 to be effective, January 1, 2014.
4. Consideration of a resolution authorizing modifications to the Authority's IRS 125 Plan; amendments to the CalPERS retirement contract to comply with the Public Employees' Pension Reform Act of 2013; a onetime

payment equivalent to 1.0% of salary for the period of July 1, 2013 – October 27, 2013 and two (2) additional one-time paid floating holidays for 2013 for employees not represented by an employee organization, including senior management, middle management, senior professional service, professional, confidential and supervisory job groups.

5. Consideration of a resolution authorizing a three-year Memorandum of Understanding between the Oakland Housing Authority and the Building and Construction Trades Council (BCTC) of Alameda County; and two associated resolutions approving, as required by California Public Retirement System (CalPERS), an increase to the Authority's contribution amount towards active and retirees' CalPERS Health Plan premiums to \$1,840.30 to be effective, January 1, 2014.

B. Recognition of people wishing to address the Commission.

Item B was moved forward on the Agenda prior to VI.A.

VII. Written Communications.

Executive Director Johnson reviewed the written communications in the Monthly Report.

Executive Director Johnson expressed his appreciation to Mr. Bailey for his leadership of the WIB and for his and others' efforts behind the Mayor's Summer Jobs Program. He also thanked the Mayor for her passion to youth and in particular, in prioritizing the Summer Jobs Program.

VIII. Executive Director's Report.

Executive Director Johnson noted the following:

Abt Associates, Inc. (letter) was hired to conduct research study on MTW funded by the HAI Group to advocate for the expansion and preservation of the MTW program;

OHA hosted a recent visit of 20 individuals from the Chinese Delegation who were interested to know about the public housing program and how OHA engages and operates the program.

Merit Capital gave OHA the 2013 Sponsor of the Year Award, recognizing OHA as the developer of the year in the Bay Area;

Completed closing for Avé Vista project, 460 Grand Avenue, with 3 sites under construction and 1 site beginning. Executive Director Johnson expressed his appreciation to Deputy Executive Director, Phil Neville,

Bridget Galka, and the real estate development staff for a record high in development that has never been done before in the Agency.

IX. Reports of Commission Committees.

The Medical Marijuana Ad Hoc Committee is in process of scheduling their initial meeting, the Education Committee held their meeting in November; and the Commissioners' Standards of Conduct Policy Ad Hoc Committee is in process with the final item expected to return to the full Board in February.

X. Announcements by Commissioners.

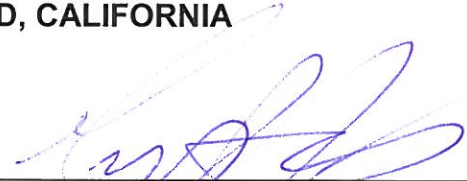
None.

XI. Adjournment.


Chair Hartwig opened the floor for adjournment, Commissioner Pitts made the motion and adjournment took place at 6:34 p.m.

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Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary