

**MINUTES OF THE REGULAR 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, December 8, 2014

SPECIAL MEETING

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, Lynette Jung-Lee, Moses L. Mayne, Jr. Excused: Tanya Pitts. Deputy Executive Director Patricia Wells facilitated the meeting for Executive Director for Eric Johnson who was in Washington D.C. attending meetings with HUD.

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of October 27, 2014.

Vice-Chair Hurd motioned for approval, Commissioner Jung-Lee seconded the motion; and the Commissioners voted in favor of 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.)

VI. New Business:

A. Board Recognition of Cadet Imira Lyons.

Acting Executive Director, Wells introduced the item and introduced Detective, Cadet Coordinator, Aida Dupree, who provided a brief background of Ms. Lyons' training as a cadet within the department and in her educational accomplishments.

Ms. Lyons spoke on her intended and future goals of her career path and thanked Chief Duplessis and the police department staff for their support.

Chief Carel Duplessis expressed his appreciation of Ms. Lyons' efforts in the police department and stated that she would be promoted to Cadet Sergeant.

Deputy Executive Director Wells also expressed her gratitude to Cadet Sergeant Lyons and to all of the cadets' efforts in the police department.

B. Board Recognition of Anna Lu.

Deputy Executive Director Wells introduced the item and Director Ellis, of Family and Community Partnerships, who provided a brief introduction of Ms. Lu's background and introduced her to the Commissioners.

Ms. Lu gave a brief summary of the academic studies she undertook at the Harvard Secondary School Summer Program and her future educational goals. Ms. Lu also expressed her gratitude to the Family and Community Partnership staff, particularly to Julie Christiansen, for her financial assistance guidance that helped Ms. Lu to achieve her program acceptance.

C. Swearing in Ceremony for Captain James Williams.

Deputy Executive Director Wells introduced the item and Chief Duplessis, who facilitated the swearing in of Lieutenant Williams. Chief Duplessis also provided the background of his agency assignments and his post that he had been appointed to at the Oakland Unified School District over the course of approximately two years.

Chief Duplessis invited Lieutenant Williams' son to pin the captain's badge on his father.

Captain Williams spoke about his position at OUSD and other opportunities that he has had within the agency's police department. He expressed his gratitude to the Commission, Chief Duplessis, and his fellow police officers.

Michael Smith, Senior Trial Attorney for OUSD, thanked Captain Williams for his much appreciated professionalism and integrity while serving at the school.

D. Consideration of a resolution appointing 22 members to the Oakland Housing Authority Resident Advisory Board.

Deputy Executive Director Wells provided the briefing on the item and introduced Director Ellis of Family and Community Partnerships who provided further details on the RAB members' nominations.

Commissioner Castillo expressed her appreciation of the opportunity she has to work with the RAB board.

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

E. Presentation of Quarterly Financial Status Report for the First Quarter of FY2014.

Deputy Executive Director Wells introduced the item and Finance Director, Tracy Stabler who gave the PowerPoint presentation to the Commission.

Commissioner Castillo asked about temporary employees – to compare the number of OHA temps to those brought in from outside agencies.

Director Hasan addressed Chair Hartwig's question about the rising market rates in the Oakland area and the effects on voucher holders.

The Commission discussion, in general, was at length over the financial and budget information.

F. Consideration of a resolution authorizing the Executive Director to execute a contract, using the cooperative agreement with the El Paso Housing Authority, with the Bronner Group, LLP in the amount of \$80,000 per year for internal auditing services for the duration of the agreement.

Deputy Executive Director Wells introduced the item and Director Stabler, who provided further information on the RFP procurement process and the scope of services requirements.

Commissioner Castillo moved to approve the item, Commissioner Jung-Lee seconded the motion, Commissioner Mayne opposed. The remaining board members voted to approve the resolution.

G. Consideration of a resolution authorizing the Executive Director execute a contract with Cypress Security Services for unarmed security services at Authority administrative offices in the amount of \$200,000 per year, for each of the three one-year contract terms.

Deputy Executive Director Wells introduced the item and Chief Duplessis who provided further detail on the RFP procurement. Two representatives of Cypress Security Services, Carl Cunningham and Don Sutton, attended the meeting and answered questions from the Commission.

The Commission asked if there had been any budget amendments for the protective services expense.

After further discussion, the vote from the Commission was taken. Commissioner Montgomery moved to approve the item, Commissioner Jung-Lee seconded the motion; and the board voted unanimously to approve.

H. Recognition of people wishing to address the Commission.

Betty Wright asked to speak to the Commission with reference to any new housing being built. Ms. Wright expressed her concern about the overhead kitchen cabinets not being within reach of a wheelchair bound resident. She also stated that this was a second request from her addressing the kitchen space in consideration of a person who is wheelchair bound.

Ms. Wright also asked if there were any commissioner workshops that RAB members could attend that might enable them to better serve the community.

Deputy Executive Director Wells responded that there is the NARSAAH conference that RAB members have attended. She also responded that Executive Director Johnson may better be able to answer her question. Also, that Family and Community Partnership staff would continue to keep RAB members informed about upcoming events.

VII. Written Communications.

Deputy Executive Director Wells reviewed the regular monthly report materials with the Commission.

VIII. Executive Director's Report.

Deputy Executive Director Wells reviewed the materials with the report and particularly noted the Holiday Splendor event has been rescheduled to January 8, 2015.

IX. Reports of Commission Committees:

1. Ad Hoc Education Committee.
Vice Chair Hurd stated that there was no report from the committee.
2. Ad Hoc Medical Marijuana Policy Committee.
Commissioner Montgomery stated that the committee met on September 25 and there was no report to give at this time. The committee will meet again in the near future.
3. Ad Hoc Travel Policy Committee.
Commissioner Jung-Lee stated that the committee met on December 8 and began its review of the travel policy and requirements. Commissioner Jung-Lee invited Commissioner Mayne to provide a memo to the committee members for his feedback about the policy.

X. Announcements by Commissioners.

Commissioner Castillo announced an event to take place at St. Mary's Center on December 10, 10:00 a.m., regarding the Homeless Bill of Rights to be brought to the State Capitol in Sacramento.

Commissioner Hurd announced that Alameda County was looking for volunteers for the 2015 homeless survey count. Anyone interested to volunteer should contact her.

XI. Adjournment

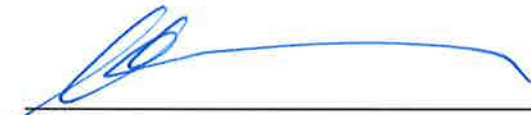
Chair Hartwig called for adjournment of the meeting, Commissioner Mayne moved for adjournment, and the board voted unanimously. The meeting ended at 8:13 pm.

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Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary