

**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, January 26, 2015

REGULAR 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 6:07 p.m.

I. Pledge of Allegiance

II. Roll Call

Present: Chair Gregory Hartwig, Vice-Chair Marlene Hurd, Barbara Montgomery, Tanya Pitts, Donna Griggs Murphy, Lynette Jung Lee. Janny Castillo was excused.

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of December 8, 2014.

Commissioner Jung-Lee motioned for approval, Commissioner Montgomery seconded the motion, Donna Griggs Murphy voted to abstain; and the board voted unanimously for 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. Presentation and Acceptance of the Comprehensive Annual Financial Report (CAFR) for Fiscal Year Ended June 30, 2014.

Executive Director Johnson introduced the item and Director Stabler, who gave the PowerPoint presentation. Cynthia Pon of Macias, Gini, O'Connell, LLP Certified Public Accountants (GMO) was also in attendance and provided further detail to the audit review findings.

After further discussion and questions were taken from the Commission, the vote to accept the report was taken: Commissioner Pitts moved to approve, Commissioner Hurd seconded the motion; and the board voted unanimous approval to accept.

Chair Hartwig thanked the finance department and GMO auditors for providing a comprehensive and commendable report.

Executive Director Johnson expressed his gratitude to the finance staff and to the Commissioners who worked with improving the finance reporting guidelines during the past several years. The Executive Director also gave special thanks to Cynthia Pon, CPA.

- B. Consideration of a resolution authorizing the Executive Director to take any and all actions and execute all documents necessary to close the construction financing for the 11th and Jackson Street affordable housing development in Oakland, in conjunction with East Bay Asian Development Corporation (EBALDC).

Executive Director Johnson introduced the item and Director Neville, who briefed the Commission on the construction project, also stating that ground breaking is planned for March. Director Neville introduced, Carlos Castellanos, Director of Real Estate Development, EBALDC, who attended the meeting to provide further detail to the Commissioners.

Commissioner Pitts moved to approve the item, Commissioner Griggs Murphy seconded the motion; and the board voted unanimous approval.

- C. Presentation and Discussion of Sponsor Based Housing Assistance Program Evaluation Completed by ABT Associates.

Executive Director Johnson introduced the item and Directors Rice and Ellis who provided the PowerPoint presentation to the Commission.

Susan Shelton, Community Housing Services Manager, City of Oakland and "Dan" Simmons, of the Human Services Department, City of Oakland, took questions from the Commissioners and provided their feedback about the report as it related to their work with the partnerships within the program. Mr. Simmons stated that the lack of funds for substance abuse and mental health issues is a big challenge and that on the employment and housing fronts, "we are nowhere near scale."

Chair Hartwig raised the question as to what percentages might the city be facing in those areas? Ms. Shelton stated that she would look into providing estimates on

those numbers and that she will also have new information forthcoming from the Alameda County Homeless Count project.

Commissioner Pitts asked about follow-up to the recommendations and timelines in the report. Executive Director Johnson responded that implementing the changes would have to be reviewed and agreed upon through the Commissioners' "Special Needs Housing Ad Hoc Committee".

- D. Consideration of a resolution authorizing the Executive Director to amend the contract with Yardi, Inc. for implementation services and maintenance of an Integrated Property Management, Section 8 Housing & Financial Management Software System, increasing the amount by \$750,000 for a new total amount not-to-exceed of \$1,720,570.

Executive Director Johnson introduced the item and Directors Rice and McBurney who provided the report to the Commission. Director McBurney additionally provided updated information on the implementation and conversion of the financial and program business systems.

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

Ann McCain, property owner, requested to speak to the Commission regarding a letter she submitted with information pertaining to her issues within the S8 program. She gave specific reference to HAP late payment fees, rent increase (denial), and requesting an appeal on a decision she was given.

Chair Hartwig thanked the speaker for attending the meeting and assured her that the Executive Director would follow-up.

VII. Written Communications.

Executive Director Johnson reviewed the materials in the November and December monthly reports.

VIII. Executive Director's Report.

EBHO will be honoring the Palo Vista Gardens Advisory Council at their upcoming kick-off of the 19th Annual Affordable Housing Week event, May 8, 2015.

Alameda County Housing Authority has informed us they will be absorbing 200 families and then 20 families per month thereafter until the Agency is informed otherwise. This will in turn allow OHA to serve more families off our wait list.

Executive Director Johnson attended MTW Contract negotiations recently in December and January, in Washington, D.C; and will be attending the upcoming MTW Conference there in February.

Executive Director Johnson has been asked by the City of Oakland to present and discuss summer youth employment at the California Work Force Annual Conference in Long Beach this week. The Executive Director also stated that he was grateful for the Board's support to the Agency's youth employment program.

IX. Reports of Commission Committees:

There were no reports from Commissioner committees.

X. Announcements by Commissioners.

Commissioner Hurd announced that she was invited to attend the Council on Mentally Ill Offenders. (COMIO), held in Sacramento last week. The meeting included Dr. Jeffrey Beard, the Secretary of the California Department of Corrections and Rehabilitation. Kathleen Howard, Executive Director, CA Board of State and Community Corrections, stated that she is very interested on housing partnerships in Oakland. Commissioner Hurd has a report that she will be sharing with Executive Director Johnson and the City of Oakland.

Commissioner Hurd thanked the Authority for the Senior Holiday Splendor Event held in early January.

Commissioner Griggs Murphy announced a reminder about the City of Oakland's upcoming Homeless Count and the need for volunteers.

Also, the Senior Survey of the City of Oakland can be done online at the Aging and Adult Division website.

XI. Adjournment to Closed Session

Chair Hartwig called the meeting for adjournment to Closed Session; and Commissioner Pitts seconded the motion. The meeting was adjourned at 8:03 p.m.

Monday, January 26, 2015, immediately following the Meeting

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

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators in regard to price and terms of payment:

Property: 9400, 9424, 9428, 9430, 9434, 9440, 9442, 9500 International Blvd., and 1430 94th Avenue, Oakland, CA

Negotiating Parties:

Owner: Acts Full Gospel Church; Acts Community Development Corporation, an affiliate of Acts Full Gospel; Bishop Bob Jackson, Associate Pastor Mark Claybrooks, and The Related Companies of California, Bill Witte.

Oakland Housing Authority: Phil Neville, Deputy Executive Director, Michelle Brewer, legal counsel.

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.

Adjournment of Closed Session took place at 9:10 p.m.

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Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary