

**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, June 1, 2015

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 6:08 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of April 27, 2015.

Janny Castillo motioned for approval, Tanya Pitts seconded the motion; and the board voted unanimous 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.

Commissioner Pitts asked that Consent Agenda Items #2 and 3 be pulled for separate discussion. See below, VI.D. 2 and 3.

VI. New Business:

A. Consideration of a resolution approving the Oakland Housing Authority Comprehensive Budget, Public Housing Program AMP Budgets, and Staffing Plan for

the Fiscal Year Ending June 30, 2016 and HUD Certification.

Executive Director Johnson introduced the item and Directors Henderson, Stabler and Hasan to give the PowerPoint presentation to the Commission.

Director Henderson provided the summary introduction to the Annual Operating Budget PowerPoint presentation and introduced the Directors: Director Hasan reviewed the S8 Program, HAP and VASH information with the Commission; Director Stabler provided the overview of the budget and agency financial information; Director Shiferl provided the overview of the property management information; Director Ellis provided the Family and Community Partnerships information.

After extensive discussion and questions were taken from the Commissioners, the vote on the resolution was taken. Commissioner Jung-Lee made a motion to approve, Commissioner Pitts seconded the motion; and the board voted unanimous approval.

- B. Consideration of a resolution approving a three percent (3%) cost-of-living adjustment for Building and Construction Trades Council of Alameda County employees, effective May 1, 2015.

Executive Director Johnson introduced the item to the Commission. Commissioner Castillo made a motion to approve, Commissioner Pitts seconded the motion; and the board voted unanimous approval.

- C. Consideration of a resolution approving a three percent (3%) cost-of-living adjustment for employees of the Authority not subject to a Memorandum of Understanding, including executive and senior management, middle management, senior professional service, professional, confidential and supervisory job groups, effective May 1, 2015.

Executive Director Johnson introduced the item to the Commission. Commissioner Castillo made a motion to approve, Commissioner Pitts seconded the motion; and the board voted unanimous approval.

- 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.*

Commissioner Pitts moved to approve the Consent Agenda (with exception of Items 2 and 3); Commissioner Castillo seconded the motion; and the board voted unanimous approval.

1. Consideration of a resolution authorizing the Executive Director to execute a contract with Dignity Housing West, Inc., a California Nonprofit Benefit Corporation, to renew the Harp Plaza Apartments Project-Based Section 8 Vouchers for a 10-year extension term.
2. Consideration of a resolution authorizing the Conditional Award of Section 8 Project-Based Vouchers to a project selected by the City of Oakland to receive affordable housing development funding at Redwood Hill Townhomes.

Executive Director Johnson introduced the item and Satellite Affordable Housing representative Gretchen Heckman, Project Manager, who reviewed the objectives of the proposed project with the Commission.

After several questions from the Commissioners were answered, the vote was taken. Commissioner Pitts motioned to approve, Commissioner Jung-Lee seconded the motion; and the board voted unanimous approval.

3. Consideration of a resolution authorizing the Conditional Award of Section 8 Project-Based Vouchers to a project selected by the City of Oakland to receive affordable housing development funding at 3706 San Pablo Avenue.

Executive Director introduced the item and EAH representative, Felix Au Yeung, Project Manager, who attended the meeting and took questions from the Commission. Christina Morales, Housing Development Coordinator with the City of Oakland also spoke about the process of applying for the Oakland Section 8 Vouchers for the project.

After several questions from the Commissioners were answered, the vote was taken. Commissioner Jung-Lee motioned to approve, Commissioner Pitts seconded the motion; and the board voted unanimous approval.

4. Consideration of a resolution authorizing the Executive Director to execute blanket purchase orders to the United States Postal Service in the combined amount of \$183,020.
5. Consideration of a resolution authorizing the Executive Director to renew the general commercial liability insurance policy with the Housing Authority Risk Retention Group (HARRG) for the period June 1, 2015 through May 31, 2016, and to make the payment of the annual premium in the amount of \$210,255.

E. Recognition of people wishing to address the Commission.

There were no speakers wishing to address the Commission.

VII. Written Communications.

The Executive Director reviewed the items provided in the materials to the Commission.

VIII. Executive Director's Report.

The Executive Director reviewed the items provided in the materials to the Commission and also noted:

Summary of Remarks on MTW from U.S. Representative, Michael Honda (D-CA) 17th Congressional District, of May 13, 2015;

Senators Feinstein and Boxer letter to HUD, dated May 21, 2015, expressing their support of renewing MTW contracts with agencies.

CLPHA Memo, dated May 26, 2015, on the current status of Federal Funding for housing programs;

Executive Director Johnson attended Mayor Shaaf's Community Safety Planning Group Meeting that was held on May 5, 2015.

IX. Reports of Commission Committees.

The Special Needs Ad Hoc Committee met on May 27th with Sara Bedford and Linda Gardner of City of Oakland (Commissioners Castillo, Hurd, Jung-Lee) and staff will be meeting again with Committee Chair, Castillo, to construct lists and planning for two roundtable meetings.

X. Announcements by Commissioners.

Vice-Chair Hurd announced that the Education Committee has a scheduled meeting to be held on June 16.

Vice-Chair Hurd announced that the NAHRO International Research and Global Exchange Committee is inviting NAHRO associates to participate its Netherland and Germany Study Exchange, August 26 to September 4, 2015.

Commissioner Castillo announced an Oakland Safety Summit to be held at Laney College this weekend.

XI. Adjournment to Closed Session.

Vice-Chair Marlene Hurd motioned for adjournment, seconded by Commissioner Jung-Lee and the meeting adjourned to Closed Session at 8:32 p.m.

Monday, June 1, 2015, immediately following the Meeting

In the Board of Commissioners Room, First Floor,

1619 Harrison Street, Oakland, California.

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

Authority Designated Representative: Florice Lewis, Director of Human Resources.

Employee Organizations: SEIU Local 1021 (formerly 1877 and 790), and OPEIU Local 29.


Closed Session Adjourned at approximately 9:00 p.m.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

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



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary