

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

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Monday, May 23, 2016

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 Hartwig presided and called the meeting to order at approximately 6:06 p.m.

I. Pledge of Allegiance

II. Roll Call

In attendance: Chair Hartwig, Vice-Chair Hurd, Janny Castillo, Donna Griggs-Murphy, Barbara Montgomery, Lynette Jung-Lee.

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of May 9, 2016.

Commissioner Castillo made a motion for approval, Commissioner Jung-Lee seconded the motion and the board vote was unanimous.

IV. Old or Unfinished Business:

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, 2017 and HUD Certification.

Executive Director Johnson introduced the item and provided the brief summary, also stating that the Board Meeting of May 9, 2016 was held and specifically discussed the FY2017 OHA budget in detail.

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

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.)

There were no modifications to the agenda.

VI. New Business:

A. Presentation of Officer of the Year.

Executive Director Johnson introduced the item and Captain Williams who gave a summary of the qualifications and the presentation of the award to Sargent Joshua Ruiz. Lieutenant Jerold Coats presented the Officer of the Year Award Plaque to Sargent Ruiz.

B. Consideration of a resolution accepting an amendment to the MTW Agreement with the U.S. Department of Housing and Urban Development extending the agreement through 2028, and incorporating other provisions detailed in the second paragraph of the letter dated April 14, 2016 from Nani A. Coloretti, Deputy Secretary of the U.S. Department of Housing Development to Eric Johnson, Executive Director of the Oakland Housing Authority.

Executive Director Johnson introduced the item and gave a summary of the development of the Agreement with HUD.

Commissioner Jung-Lee made a motion for approval, Commissioner Griggs-Murphy seconded the motion and the board voted unanimous approval.

C. Consideration of a resolution authorizing the Executive Director to enter into a Memorandum of Understanding with Alameda County Social Services to develop two pilot programs to provide MTW Local Program housing assistance to participants of the CalWORKs short term housing programs and the emancipated foster youth participating in the THP+ Program and expanding to other special needs populations, if successful.

Executive Director Johnson introduced the item and gave the summary on the initiatives of the MOU.

Commissioner Castillo moved to approve the item, Vice-Chair Hurd seconded the motion and the board voted unanimous approval.

D. Consideration of a resolution authorizing the Executive Director to execute a one-year intergovernmental agreement with the City of Oakland to provide up to \$1,926,218 in funding for the Authority's Sponsor Based Housing Assistance Program to serve up to (125) homeless individuals living in encampments, emancipated foster youth, or exiting the criminal justice system who are also receiving services through providers working under contract with the City of Oakland, Department of Human Services.

Executive Director Johnson provided the summary of the intergovernmental agreement with the City of Oakland.

Commissioner Castillo made a motion for approval, Commissioner Jung-Lee seconded the motion and the board voted unanimous approval.

E. 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.

Item VI.E.4 was pulled for further discussion and consideration (below).

The remaining Consent Agenda Items were moved for approval by Commissioner Jung-Lee, Commissioner Montgomery seconded the motion and the board voted unanimous approval.

1. Consideration of a resolution authorizing the Executive Director to execute a contract Purchase Order in the amount not to exceed \$70,000 to purchase body worn cameras from VIEVU, LLC for the Oakland Housing Authority Police Department.
2. 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, 2016 through May 31, 2017, and to make the payment of the annual premium in the amount of \$224,223.
3. Consideration of a resolution authorizing the Executive Director to execute a one-year contract with four additional one-year Option Terms with ThyssenKrupp Elevator Corporation, in the amount of \$500,000 for the initial one-year term, and \$100,000 for each additional one-year Option Term, for the restoration, service, and maintenance of fifteen (15) Authority Housing elevators.
4. Consideration of a resolution authorizing the Executive Director to issue a contract Purchase Order for Kodamadiseño, Inc., in the amount of \$300,000 for on-call, as-needed, architectural services for construction, renovation and repair assessment, design and administrative services.

Executive Director Johnson provided the briefing on the item. Several questions were asked by Commissioner Castillo and the Executive Director provided further detail regarding the architectural services.

Commissioner Castillo made a motion for approval, Commissioner Griggs-Murphy seconded the motion; and the board voted unanimous approval.

5. Consideration of a resolution authorizing the Executive Director to execute three-year contracts with two additional one-year Option Terms for property management services with the John Stewart Company at four (4) public housing sites, Campbell Village, Oak Grove North, Oak Grove South, and Palo Vista Gardens; and Eugene Burger Management Corporation at two (2) public housing sites, Adel Court, and Harrison Towers.
6. Consideration of a resolution authorizing the Executive Director to enter into a one-year Intergovernmental Agreement with the City of Oakland to provide direct funding in the amount not to exceed \$450,000 for enrollment and participation of up to 260 Authority youth in the Mayor's Summer Youth Employment program.
7. Consideration of a resolution authorizing the Executive Director to execute a one-year contract with two additional one-year Option Terms with The Garland Company, Inc., in the amount of \$250,000 for the initial one year term, and \$500,000 for each additional one-year Option Term for roofing replacement, repair and maintenance of the Authority's Housing properties.
8. Consideration of six resolutions authorizing the Conditional Award of Two-hundred and Eleven (211) Section 8 Project-Based Vouchers to projects selected to receive affordable housing development funding from the City of Oakland:
 - a. Consideration of a resolution authorizing the Conditional Award of sixteen (16) additional Section 8 Project-Based Vouchers to Redwood Hill Townhomes, a project selected to receive affordable housing development funding from the City of Oakland.
 - b. Consideration of a resolution authorizing the Conditional Award of five (5) Section 8 Project-Based Vouchers to 3706 San Pablo Avenue, a project selected to receive affordable housing development funding from the City of Oakland.
 - c. Consideration of a resolution authorizing the Conditional Award of twenty-six (26) Section 8 Project-Based Vouchers to Camino 23, located at 1233-1253 23rd Street, Oakland, California, a project selected to receive affordable housing development funding from the City of Oakland.
 - d. Consideration of a resolution authorizing the Conditional Award of sixty-one (61) Section 8 Project-Based Vouchers to Embark Apartments, located at 2126 Martin Luther King Jr. Way, Oakland,

California, a project selected to receive affordable housing development funding from the City of Oakland.

- e. Consideration of a resolution authorizing the Conditional Award of sixty-six (66) Section 8 Project-Based Vouchers to Fruitvale Transit Village, Phase IIA, located on the intersection of 37th Avenue and E.12th Street in Oakland, California, a project selected to receive affordable housing development funding from the City of Oakland.
- f. Consideration of a resolution authorizing the Conditional Award of Thirty-seven (37) Section 8 Project-Based Vouchers to Coliseum Place, located at 905 72nd Avenue, Oakland, California, a project selected to receive affordable housing development funding from the City of Oakland.

F. Recognition of people wishing to address the Commission.

There were no people wishing to address the Commission.

VII. Written Communications.

Departmental reports for the month of April were provided.

Commissioner Hurd expressed her appreciation to Director Lenita Wheeler and Nicole Thompson of the Family & Community Partnerships, who were in attendance at the meeting, on the accomplishments the department has achieved as noted in the monthly report.

VIII. Executive Director's Report.

The Executive Director reviewed the materials provided in the report and noted the following items:

The List of Summer Enrichment Activities Schedule for the Agency including several field trips and block parties for OHA's resident children and their families.

OHA was host to HUD staff members on May 19 for an annual MTW site visit and tour of properties.

A successful Owner Appreciation Day was held on May 21, hosted by the Leased Housing Department.

A 2-day Jobs Plus Grant planning site visit is to be held at OHA, June 13-14.

NAHRO Award of Merit was given to the OHAPD's "Property Management Forum", who designed a web-based information and data collection system that enables OHA staff to share information about client issues, safety,

procedures, crisis and disaster management, and more, in real-time with staff. Additionally, it is now being considered for the national Award of Excellence.

IX. Reports of Commission Committees.

None.

X. Announcements by Commissioners.

Commissioner Castillo: Hunger Action Day in Sacramento, June 1.

Commissioner Griggs-Murphy: 6th Annual Affordable Senior Housing Resident Advocacy Day to be held on June 8, in Sacramento.

Commissioner Griggs-Murphy congratulated the upcoming graduating residents of the Leadership Institute (event to be held on June 6).

Commissioner Jung-Lee expressed that she was impressed with the Owner Appreciation Day event and congratulated staff on its success.

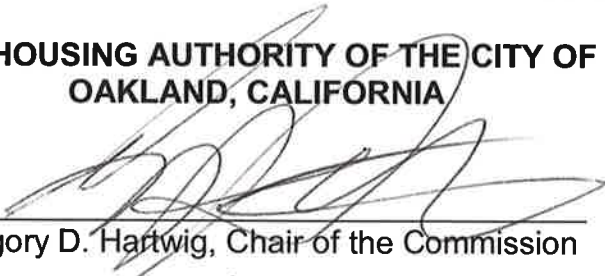
Commissioner Jung-Lee expressed appreciation to have attended the PSWRC/NAHRO conference in Sacramento this month and thanked OHA Resident Advisory Board Member, Olivia Williams, for speaking on the "Voices of Housing" panel.

XI. Adjournment.


Chair Hartwig called for adjournment of the meeting, Commissioner Griggs-Murphy made a motion and Commissioner Castillo seconded the motion; the meeting adjourned at 7:12 p.m.

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Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary