

**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, April 4, 2016

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 Hartwig presided and called the meeting to order at approximately 6:07 p.m.

I. Pledge of Allegiance

II. Roll Call

In attendance: Chair Hartwig, Vice-Chair Hurd, Janny Castillo, Donna Griggs-Murphy, Lynette Jung-Lee, Barbara Montgomery. The meeting commenced at 6:07 p.m.

III. Approval of Minutes:

A. Regular Meeting of February 22, 2016.

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

B. Special Meeting of February 27, 2016.

Commissioner Castillo moved to approve, Commissioner Montgomery 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.)

None.

VI. New Business:

- A. Recognition of Public Housing Executive Directors Association (PHADA) scholarship participants.

Executive Director Johnson introduced the item and Director Wheeler who called each participant to accept an Award Certificate and gift bag:

Chaz Colston, Emily Hassan, Sara Tran, Chidubem Muata, John Park, Richard Nguyen, Jazmyne Bryant, Caurraine Titus, Alaa Sharay.

The students were photographed with the Commission and in late breaking news, Chaz Colston had received a confirmation email from PHADA that he had been selected.

- B. Consideration of a resolution approving the Oakland Housing Authority Fiscal Year 2017 Making Transitions Work (MTW) Plan.

Executive Director Johnson introduced the item and Director Henderson, who reviewed the PowerPoint presentation of the final drafts of all three (3) plans with the Commission.

After questions were taken from the Commissioners, the vote for approval of the resolution was provided. Commissioner Hurd, motioned to approve, seconded by Commissioner Castillo and the board voted for unanimous approval.

- C. Consideration of a resolution approving changes to the Oakland Housing Authority's Public Housing Admissions and Continued Occupancy Policy (ACOP).

Commissioner Castillo motioned to approve, seconded by Commissioner Griggs-Murphy and the board voted for unanimous approval.

- D. Consideration of a resolution approving changes to the Oakland Housing Authority's Housing Choice Voucher Administrative Plan.

Commissioner Castillo motioned to approve, seconded by Commissioner Montgomery and the board voted for unanimous approval.

- E. Consideration of a resolution authorizing the Executive Director to execute a three-year contract with two (2) one-year option terms with the Oakland Private Industry Council for services connected to the Job Plus grant award, in the amount of \$1,050,000 for the four-year grant term.

Executive Director Johnson gave a brief summary of the item and introduced Gay Plair-Cobb of the Private Industries Council who was in attendance at the meeting.

After a brief discussion with the Commissioners, the vote to approve the resolution was taken. Commissioner Hurd motioned to approve, Commissioner Castillo seconded the motion and the board voted for unanimous approval.

- F. Consideration of a resolution authorizing the Executive Director to write off \$104,669.17 in Tenant Account Receivables deemed uncollectable from tenants in public housing rental units during the period ending December 31, 2015.

Executive Director Johnson introduced the item and gave a brief background regarding the accounts receivables write-offs. Several questions were taken from the Commissioners.

Commissioner Castillo motioned to approve, Commissioner Montgomery seconded the motion; and the board voted for unanimous approval.

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

There were no people wishing to address the Commission.

VII. Written Communications.

Executive Director Johnson reviewed the materials that were provided in the reports for the month of March.

VIII. Executive Director's Report.

The Executive Director gave note to the following items in his report:

The April 25 Board of Commissioner meeting will be cancelled.

HUD onsite financial review has been completed.

The Executive Director attended the Jobs Plus Program training was held in Washington, D.C., March 22 and March 23 and was well attended by OHA, the Oakland PIC and Alameda County Social Services attending as well.

MTW Conference will be held in Washington, D.C., April 20 – 22, 2016 with the Executive Director and several staff members attending.

Will be moving forward with an RFQ for project based vouchers for existing units, and there will be a provision for vouchering families in place. The

Agency is also developing a second RFQ for Single Room Occupancy units.

Ribbon cutting for Ave Vista project to be held on April 6, with Congresswoman Barbara Lee to attend.

IX. Reports of Commission Committees.

Special Needs Committee – Commissioner Castillo stated that the committee has not met since the last board meeting and the upcoming scheduled meeting is for April 26.

Budget Workshop – Chair Hartwig stated that a commissioners’ budget session will be held to review an overall presentation of the Agency’s financials. The session will be scheduled for early May so that the budget can come before the board for consideration of its approval at the meeting at the end of May.

X. Announcements by Commissioners.

Commissioner Castillo thanked staff of Family and Community Partnerships department for helping to facilitate the RUN meeting (Residents United Network); it turned out to be a great day for advocacy and pushing for housing at the state level. There will be another event to be held on April 12, 2016 in Sacramento, which gives residents a good opportunity to become involved.

Bills on the legislative level: SSID for seniors’ relief passed; Homeless Civil Bill of Rights was not passed (86 cities were against it).

April 28th is further advocacy to support the Social Security bill and interested residents are invited to participate and ride up on the bus to Sacramento.

Vice-Chair Hurd expressed gratitude to OHA for supporting her from homelessness to now, and has been able to accomplish so much. April 30 she will graduate from the U.C. Berkeley Labor Center, C.L. Dellums Leadership School re strengthening relationships of the black community and the labor movement. She will also be graduating from Merritt College with a real estate degree.

Vice-Chair Hurd provided handouts from a meeting she attended at Supervisor Miley’s office regarding his presentation on the county housing bond.

She attended a meeting at Peralta College’s where they provided a video presentation on OUSD, “Oakland Community Schools: We’re College, Career, and Community Ready!” and OHA was mentioned in the video. (The video was shown.)

Vice-Chair Hurd will meet with a staff member of the new Secretary of Education, John B. King, Jr.'s office while she is attending the NAHRO legislative conference in Washington, D.C. (April 20 -22, 2016).

Vice-Chair Hurd called for a Moment of Silence to commemorate the day of Martin Luther King, Jr.'s assassination (April 4).

XI. Adjournment to Closed Session.

Chair Hartwig motioned for adjournment and the motion was seconded by Commissioner Castillo.

The meeting adjourned to Closed Session at 7:31 p.m.

Monday, April 4, 2016 Immediately following the Meeting

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

Purpose: Conference with legal counsel – anticipated litigation.
Significant exposure to litigation pursuant to Government Code Section 54956.9(b): Two (2) potential cases.

Closed Session was held and adjourned at 8:10 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