

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

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**Monday, July 23, 2018**

**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 6:10 p.m.

I. Pledge of Allegiance

II. Roll Call

Chair Gregory Hartwig, Vice-Chair Marlene Hurd, Commissioners Barbara Montgomery, Anne Griffith, Donna Griggs-Murphy, Janny Castillo, Lynette Jung Lee.

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of June 25, 2018.

Commissioner Griffith asked for correction of the minutes, which listed the same commissioner as moving and seconding the item. The Executive Director then requested the item be tabled to the next meeting so he could check the record and correct the minutes.

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.)*

The Chair requested Item E, Recognition of Person Wishing to Address the Commission to be moved first on the agenda.

VI. New Business:

- A. Consideration of a resolution authorizing the Executive Director to appoint Erika Parker to the City of Oakland Community Police Advisory Board for a term of three years and make the appropriate referral to the Mayor and City Council for appointment.

The Executive Director provided an introduction and background on the item. Erika Parker addressed the Commission and took questions from the Commissioners.

Vice Chair Hurd moved the item, Commissioner Griffith seconded and it passed unanimously.

- B. Review and presentation of the Oakland Housing Authority Police Department's 2018 Resident Opinion Survey.

The Executive Director introduced Chief Carel Duplessis and Captain James Williams who provided a comprehensive review of the 2018 Resident Opinion Survey, followed by questions and dialogue from the Commission.

No action was required by the Board of Commissioners.

- C. Consideration of seven (7) resolutions authorizing the Executive Director to conditionally award 195 Project-based Vouchers to the following seven projects: Aurora Apartments (formerly MacArthur Apartments), 43 Vouchers; Nova Apartments, 56 Vouchers; West Grand and Brush, 28 Vouchers; 34th and San Pablo, 25 Vouchers; 2530 9th Avenue, 7 Vouchers; 7th and Campbell, 20 Vouchers; and 3801 MLK Family Housing, 16 Vouchers.

The Executive Director introduced Andres Manriquez, Chief Operating Officer, and Michelle Hasan, Director of Leased Housing, who provided detailed presentations on each of the prospective projects and agencies, followed by questions and discussion by the Board.

Commissioner Castillo requested that one of the developers who were identified as a new partner from San Diego provide an overview of their footprint in the City of Oakland. Jimmy Silverwood, Vice President and Michelle Nunez, Assistant Project Manager with Affirmed Housing were present at the meeting and provided further detail.

Commissioner Griffith moved the item, Commissioner Jung-Lee seconded and it was approved unanimously.

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.*

Approval of the Consent items was moved by Commissioner Jung-Lee, and seconded by Commissioner Griggs-Murphy, and approved unanimously.

1. Consideration of a resolution authorizing the Executive Director to execute a two-year contract with three additional one-year Option Terms with A-1 Protective Services Inc. for unarmed Security services at various OHA Administrative Office locations, in an amount not to exceed \$500,000 for the initial two-year term, and \$250,000 for each additional one-year Option Term, if exercised.
2. Consideration a resolution authorizing the Executive Director to continue the Authority's participation in the Employment Risk Management Agency (ERMA) insurance pool and to issue payment of the annual premium invoice in the amount of \$164,697.
3. Consideration of a resolution authorizing the Executive Director, on behalf of the Authority, to write off \$22,015.02 in Tenant Account Receivables deemed to be uncollectible for public housing tenants for the period July 1, 2017 through June 30, 2018.

E. Recognition of people wishing to address the Commission.

The Commission then heard comments from Tonya Love, representing State Representative Rob Bonta, and requesting the Board of Commissioners pass a resolution instructing the Executive Director not to appeal the Etta Johnson v. OHA decision and reinstate her Housing Choice Voucher.

Etta Johnson provided public comment requesting that her voucher be reinstated.

V. Written Communications.

The departments' monthly reports were included in the board packet.

VI. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission.

The Executive Director made the following announcements:

OHA sent off 37 OHA youth on a 10-day camping trip on July 11, 2018.

Peralta Back to School Block Party is this Friday, July 27, 2018 the Lockwood Block Party is on Friday, August 10, 2018

NAHRO is in San Francisco Friday to Sunday

There is a Jobs Plus Job Fair at Peralta August 7, 2018.

OHA was approved for the disposition application for Oak Groves North & South and will move forward with a 4% Bond and will be under OAHPI. Harrison Towers will be next for disposition next year and also under OAHPI

Commissioner Griffith requested further detail regarding the written memo on community voting. Dominica Henderson, the Director of Planning, Implementation and Compliance introduced Dr. Stephanie Hawke to provide the analysis on voter registration. Dr. Hawke described how census track data worked with voter track data.

VII. Reports of Commission Committees.

There were no committee reports.

VIII. Announcements by Commissioners.

There were no announcements from the Commissioners.

IX. Adjournment.

The Chair called for adjournment of the meeting, Lynette Jung-Lee moved to adjourn, Barbara Montgomery seconded the motion. The meeting was adjourned to Closed Session at approximately 8:15 p.m.

**CLOSED SESSION**

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

Property: Alice Harrison Development Site  
Address: 1439-43 Alice St. and 1434 Harrison St., Oakland, CA 94612

Authority Negotiating Parties: Dave Kiddoo; Bridget Galka; Michelle Brewer, Attorney, Goldfarb & Lipman LLP; Jerry Smith, Principal, Citrine Advisors

(broker on behalf of Authority)

Seller Negotiating Parties:

David Klein, Executive Managing Director, Cushman & Wakefield, Inc. (broker on behalf of seller)

Closed Session concluded at approximately 8:25 p.m.

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



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Gregory D. Hartwig, Chair of the Commission



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Eric Johnson, Secretary