

**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, December 10, 2018

Special Meeting

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting in the Board of Commissioners Room, first floor, 1619 Harrison Street, Oakland, California on the above date. The Secretary called the meeting to order at 6:04 p.m.

I. Pledge of Allegiance

II. Roll Call

In attendance: Commissioners Montgomery, Jung-Lee, Castillo, Griggs-Murphy. Excused: Chair Hartwig, Vice-Chair Hurd, and Griffith.

A nominations for an Acting Chair was taken, Commissioner Jung-Lee nominated Janny Castillo who accepted, and she was approved unanimously by the Board to preside as Chair over the meeting.

III. Approval of Minutes:

Approval of Minutes of the Annual Meeting of October 22, 2018.

Commissioner Jung-Lee moved for approval, Commissioner Griggs-Murphy seconded the motion; 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.

Executive Director Johnson requested to cancel the Closed Session.

VI. New Business:

- A. Sergeant Luther DuPree and Sergeant Paul Malech will be sworn into their new positions of Police Lieutenants.

Executive Director Johnson introduced the item and Chief Carel Duplessis who provided the presentation to the Commission. Chief Duplessis introduced Sergeants Paul Malech and Luther Dupree, III, to be sworn in at the rank of Lieutenant.

The officers' badges were pinned by a chosen family member and following, both Lieutenants gave a speech of appreciation on the promotion.

Commissioners provided the Lieutenants with their comments of gratitude.

- B. Public Hearing on proposed changes to the Oakland Housing Authority's Housing Choice Voucher Administrative Plan.

Executive Director Johnson introduced the item and Director of Planning, Implementation and Compliance, Dominica Henderson, who provided the PowerPoint presentation of the Admin and ACOP Plans to the Commission.

The Commissioners raised questions about the policies that the Director and Executive Director answered prior to opening the public hearing.

Open Public Hearing Administrative Plan: 7:08 p.m. (no comments)

Close Public Hearing Administrative Plan: 7:09 pm.

- C. Public Hearing on proposed changes to the Oakland Housing Authority's Public Housing Admissions and Continued Occupancy Policy (ACOP).

The ACOP plan was included in Director Henderson's presentation to the Commission (VI.B.), and questions on the ACOP taken from the Commissioners were answered by Director Henderson and Executive Director Johnson.

Open Public Hearing ACOP Plan: 7:09 p.m. (no comments)

Closed Public Hearing ACOP Plan: 7:10 p.m.

- D. Consideration of a resolution authorizing the Executive Director to execute a contract with Fineline Construction in the amount not to exceed \$6,665,000, plus a 10% contingency authority, for the major remodeling of the Housing Authority Administrative Offices located at 1619 Harrison

Street, Oakland.

Executive Director Johnson provided an introduction of the project and Capital Improvements Director, William Bailey and Tim Lestico, Project Manager who gave the presentation of the renovation project to the Commission. Planning display boards were also provided with the summary.

Doree Friedman, Founder and CEO of FineLine Construction, who was awarded the Invitation For Bids, was also in attendance at the meeting to answer Commissioners' questions.

Commissioner Jung-Lee moved to approve the resolution; Commissioner Montgomery seconded the motion; and the board voted for 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.

Commissioner Jung-Lee moved for approval, Commissioner Montgomery seconded the motion; and the board voted for unanimous approval.

1. Consideration of a resolution authorizing the Executive Director to increase the funding for 22nd Century Technologies Inc. for as-needed Information Technology Consulting Services, from the amount not to exceed \$150,000 to the amount not to exceed \$250,000, for the initial one-year term, and from \$150,000 to \$200,000 for each subsequent one-year option term, if exercised.
2. Consideration of a resolution authorizing the Executive Director to execute a one-year contract, with two one-year Option Terms, with NetSys, Inc., for consulting services to assist with the upgrade of the Authority's Yardi Voyager business system to version 7S and supporting administrative enhancements in the amount not to exceed \$200,000.
3. Consideration and approval of Commissioner Travel to Attend Selected National, Regional, and State Conferences in Calendar Year 2019.

F. Recognition of people wishing to address the Commission.

There were no speakers who wished to address the Commission.

VII. Written Communications.

Commissioners reviewed the monthly departmental reports provided in the packet.

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

Executive Director Johnson reviewed the items provided in his report and noted the following:

FMR Study – contract extended to January 4, 2019.

The Annual Toy Giveaway to be held Dec 19 by the Family Community Partnerships and OHA Police Departments.

The Annual Senior Holiday Splendor Event was held last week, sold out and was a very fun night for all.

IX. Reports of Commission Committees.

There were no Commissioner reports.

X. Announcements by Commissioners.

Commissioner Castillo commented on The Homeless Action Working Group meeting she facilitated prior to attending the board meeting.

XI. Adjournment.

Acting Chair called for the adjournment of the meeting, Commissioner Griggs-Murphy motioned and adjournment took place at 7:57 p.m.

CLOSED SESSION

Cancelled (Per V. Modifications to the Agenda)

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



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary