

**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 24, 2019**

**Regular/Annual 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. Chair Gregory Hartwig presided and called the meeting to order at 6:06 p.m.

I. Pledge of Allegiance

II. Roll Call

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

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of May 13, 2019.

Commissioner Griffith moved to approve the Minutes; Commissioner Jung-Lee seconded the motion. Chair Hartwig, Commissioners Jung-Lee, Montgomery, Griffith, Castillo, Griggs-Murphy voted approval. Commissioner Hurd voted abstention.

I. Old or Unfinished Business:

1. Consideration of a resolution approving the Oakland Housing Authority Comprehensive Budget, Public Housing Program Budgets, and Staffing Plan for the Fiscal Year Ending June 30, 2020 and HUD Certification.

Executive Director Johnson introduced the item and provided a brief summary of the FY 2020 OHA budget.

Commissioner Castillo moved to approve the resolution, Commissioner Montgomery seconded the motion; the board voted unanimous approval to pass the budget.

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 2019 OHA college scholarship program participants.

Executive Director Johnson introduced the item and Family and Community Partnerships Director Lenita Wheeler who provided the awards presentation. The education team provided awards to the applicants and photographs were taken with the Commission.

B. Consideration of a resolution authorizing the Executive Director to increase the amount not to exceed by \$20,000 for each of the three additional one-year Option Terms, if exercised, for the contract with the City of Oakland to provide the Sponsor Based Housing Assistance Program, for an amount not to exceed of \$2,020,000 per Option Term.

Executive Director Johnson introduced the item and Leased Housing Director, Michelle Hasan who provided the PowerPoint presentation to the Commission. Director Hasan thanked Director Wheeler for her leadership of the program. Myisha Steward of the City of Oakland took questions from the Commissioners and Laura Tannenbaum of the City of Oakland was also present at the meeting.

After discussion with the Commission, the Chair called for the vote. Commissioner Hurd moved to approve the resolution, Commissioner Griggs-Murphy seconded the motion; and the board voted unanimous approval.

C. Consideration of a resolution authorizing the Executive Director to execute a contract with Office Depot Max Workplace Solutions for the purchase of furniture and installation at 1619 Harrison Street in an amount not to exceed of \$1,150,000.

Executive Director Johnson introduced the item and Capital Improvements Director, William Bailey, who provided the PowerPoint presentation to the Commission. After questions were taken from the Commissioners the vote was taken.

Commissioner Jung-Lee moved to approve the resolution, Commissioner Griffith seconded the motion; the board voted unanimous approval.

D. Consideration of a resolution authorizing the Executive Director to execute an

intergovernmental Memorandum of Understanding with the Goldman School of Public Policy at University of California, Berkeley to complete the Landlord Research Project for the Oakland Housing Authority.

Executive Director introduced the item and Planning and Implementation Compliance Director, Dominica Henderson, who provided the summary of the research project to the Commission. PIC Research Analyst, Stephanie Hawke, also provided information.

Commissioner Griffith moved to approve the resolution, Commissioner Griggs-Murphy seconded the motion; the board voted unanimous approval.

- E. Report and update from the Board of Commissioners Recruitment Ad Hoc Committee on the recruitment and selection of a new Executive Director, and related discussions.

Commissioner Jung-Lee, who chairs the Committee, provided a brief summary of the ad hoc committee's status on the executive director search.

F. 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 Castillo moved to approve the Items VI. F1 through F3, Commissioner Hurd seconded the motion; and the board voted unanimous approval.

1. Consideration of a resolution authorizing the Executive Director to execute a contract for the purchase of four Nissan NV200 S Commercial Vans from Enterprise Fleet Management, in the total amount of \$98,552.68 for the four vehicles.
2. Consideration of a resolution authorizing the Executive Director to issue blanket purchase orders to various vendors with ongoing contracts, intergovernmental arrangements and routine, recurring, low-dollar amount purchases for Fiscal Year Ending 2020.
3. Consideration of a resolution authorizing the Executive Director to issue blanket purchase orders for routine, recurring, low-dollar amount materials and services purchases for Fiscal Year Ending 2020.

G. Recognition of people wishing to address the Commission.

Debra Williams-Ross spoke on security issues she was concerned about

on the property where she resides.

Trena Burton spoke of her concern regarding possible vandalism and harassment from a tenant neighbor.

VII. Written Communications.

Monthly departmental reports for April and May were included in the board packet.

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

The Executive Director acknowledged the NAHRO Awards of Merit for OHA's Owner Incentives Program and the Anti-Bullying Program.

IX. Reports of Commission Committees.

None.

X. Announcements by Commissioners.

Commissioner Hurd thanked the Asset Management Staff for the recent property site tour of Tassafaronga.

XI. Adjournment to closed session.

Chair Hartwig called for adjournment. Commissioner Griffith moved to adjourn and Commissioner Castillo seconded the motion. Adjournment to Closed Session was at 8:08 p.m.

**Closed Session**  
**Monday, June 24, 2019 following the Meeting**  
**In the Board of Commissioners Room, First Floor,**  
**1619 Harrison Street, Oakland, California.**

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

Property: 12<sup>th</sup> & Webster development site  
Address: 285-12<sup>th</sup> Street, Oakland, CA 94607

Authority Negotiating Parties: Eric Johnson; Dave Kiddoo; Michelle Brewer, Attorney, Goldfarb & Lipman LLP

Seller Negotiating Parties: Joshua Simon, Executive Director, East Bay Asian Local Development Corporation; Capri Roth, Senior Project Manager, East Bay Asian Local Development Corporation

Closed Session adjourned at approximately 8:45 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