

**MINUTES OF THE SPECIAL 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 510-874-1517]**

Monday, December 07, 2020

Special Meeting

NOTE: In accordance with Governor Newsom's issued Executive Order N-29-20, dated March 17, 2020, Suspending Brown Act Requirements for public meetings due to Coronavirus (COVID-19), a local legislative body is authorized to hold public meetings via teleconferencing and make public meetings accessible "telephonically or electronically" to all members of the public seeking to observe and to address the legislative body.

The Oakland Housing Authority Board of Commissioners convened a Special Meeting at 1619 Harrison Street, Oakland, California in accordance with the March 17, 2020 Alameda County Shelter in Place Order which limited public gatherings and required social distancing. Attendees in the meeting room were limited to seven (7) persons. The meeting was held through the Zoom software platform online and via teleconference, providing access to the public and enabling submission of public comment by phone and/or by email.

Chair Gregory Hartwig presided and called the meeting to order at 6:01 p.m.

I. Pledge of Allegiance

II. Roll Call

Chair Hartwig attended in person.

Vice-Chair Griffith, Mark Tortorich, Barbara Montgomery, Lynette Jung-Lee, attended via Zoom teleconference.

Commissioner Bettye Lou Wright joined at 6:10 p.m.

Commissioner Janny Castillo was excused for the meeting.

III. Approval of Minutes

Approval of Minutes of the Regular Meeting of October 26, 2020.

Commissioner Tortorich moved to approve the minutes; Commissioner Jung-Lee seconded the motion. The vote carried unanimously.

IV. 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

V. Old or Unfinished Business

None

VI. New Business

- A. Authorization to execute a two-year contract with three one-year option terms with HD Supply for maintenance, repair, operating, industrial supplies and related products, in an amount not to exceed \$2,800,000 per year.

Secretary Wells introduced the item and Chief Operating Officer Andres Manriquez provided further detail stating that we have 102 units that need to be rehabbed including units affected by fires.

During FY18/19 the Capital Improvements Department (CID) completed 33 unit rehabs. The new leadership team implemented efficiency measures, increasing the annual number of rehabs completed in FY19/20 to 68 units. However, there is a need to rehab and turn over units more quickly. Mr. Manriquez explained that this item would enable the authority to supplement staff efforts with contracted resources to focus on rehabs so that OHA staff can focus on maintenance and repairs.

Staff is expecting to have an upsurge of applicants as the waiting list is expected to be opened in early 2021. It is therefore important to have enough units to provide housing to new applicants.

With no further questions from the board, Commissioner Montgomery moved, Vice-Chair Griffith seconded the motion. The item passed unanimously.

- B. Authorization to submit a technical amendment to the Fiscal Year 2021 Making Transitions Work Annual Plan to the U.S. Department of Housing and Urban Development.

Secretary Wells introduced the item and Director of Planning Implementation and Compliance, Dominica Henderson, provided further detail stating that this action if approved would authorize the ED to submit a technical amendment for FY2021 MTW Annual Plan. The Plan incorporated previously approved activities and proposed to modify activities 10-06 and 10-01 to include MTW authority to allow OHA to launch a permanent supportive housing partnership pilot program with Alameda County.

The Authority partnered with Alameda County Health Care Services to establish and OAHPI to establish a supportive housing partnership that will assist 23 families through project Roomkey. Staff proposes to modify MTW activities 10-06 and 10-01 to include a description of the local non-traditional project based pilot program.

Approval today will be for inclusion of already approved activity 20-01 and modifications to activities 10-06, 10-01, and table 7. Changes to 10-06 describe the pilot program project with the benchmark of serving 23 families and proposed to assist families with children who are referred directly from the county. Director Henderson stated that staff may use funding through the CARES Act and MTW Funds through the initial launch of the pilot program. Long-term funding for the 15 years of the program will be brought before the board for approval.

Commissioner Jung-Lee moved to approve to add the technical amendment to the MTW annual report program; Commissioner Wright seconded the motion. The item carried unanimously.

- C. Authorization to execute a contract with I2C Technologies to purchase up to 100 cellular-based cameras, in an amount not to exceed \$720,500.

Secretary Wells introduced the item and further detailed that the item is to make use of CARES Act funding and to respond to the additional need for our property management team and police department to have eyes on the property. Replacement of cameras at Peralta Village, Lockwood Gardens, Campbell Village, and Palo Vista. This request is in response to the experience in dumping, vandalism, and crime within these properties. The cameras will allow for better response to the community.

Commissioner Wright moved to approve the item; Commissioner Montgomery seconded the motion. The item passed unanimously.

- D. Informational update on work being performed by Helen Dunlap Consulting including the development of a five-year strategic plan for real estate development.

Secretary Wells introduced the item and Consultant Helen Dunlap described the status of the milestones achieved to date. Ms. Dunlap stated that 90% of the stakeholder interviews were completed; and that the remainder of interviews will be scheduled and completed in the next few weeks.

Ms. Dunlap also explained that the State treasurer's office is revising requirements and criteria for funding new affordable housing developments and to refinance existing properties. The revisions, as currently proposed, will affect the ability of OHA to fund development and rehabilitation projects in the immediate future. Ms. Dunlap explained that there is an interest in

concentrating economic resources on high opportunity and low poverty areas. This is problematic for Oakland because there are few areas in Oakland that meet the states definition of high opportunity areas. Ms. Dunlap stated that it is important to work with the affordable housing community to encourage decision-makers in Sacramento to make resources available to communities where OHA has placed a lot of effort and encourage the state financing agency to invest in all neighborhoods. Ms. Dunlap offered to return to a future board meeting to provide training on the OHA development history and programs used to produce affordable housing as context for the upcoming strategic planning discussions.

Chair Hartwig stated that the commission would be happy to support this initiative. There were no further questions from the board.

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.

1. Authorization to execute a one-year contract with CVR Associates, Inc., for operations and policy and procedure consulting services in an amount not to exceed \$200,000.
2. Authorization to execute a one-year contract with Municipal Resource Group for consulting in an amount not to exceed \$164,000.
3. Authorization to purchase 75 new Dell, in an amount not to exceed \$196,042.64
4. Approval of Public Employees System (CalPERS) Resolution for the 001 Unrepresented Group, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).
5. Approval of Public Employees System (CalPERS) Resolution for the 002 Alameda Co Bldg. Construct Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).
6. Approval of Public Employees System (CalPERS) Resolution for the 004 Loc 1021 SEIU MAINT Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).
7. Approval of Public Employees System (CalPERS) Resolution for the 005 Loc 1021 SEIU APA/HAR Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

8. Approval of Public Employees System (CalPERS) Resolution for the 006 Loc 29 OPEIU Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).
9. Approval of Public Employees System (CalPERS) Resolution for the 701 Unrepresented ICMA RETR Group, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).
10. Approval of Public Employees System (CalPERS) Resolution for the 702 Alameda Co Bldg. ICMA RETR, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).
11. Approval of Public Employees System (CalPERS) Resolution for the 704 Loc 1021 SEIU ICMA RETR Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).
12. Approval of Public Employees System (CalPERS) Resolution for the 706 Loc 29 OPEIU ICMA RETR Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Secretary Wells introduced each of the consent agenda items. Commissioner Tortorich recused himself due to a potential conflict of interest with his affiliation with Kaiser. Vice-Chair Griffith motioned to approve the items; Commissioner Montgomery seconded the motion. The item passed unanimously.

F. Recognition of people wishing to address the Commission

There were no persons wishing to address the board.

VII. Written Communications.
Department's Monthly Report.

Executive Director Wells provided a brief summary on of the Agency's updates on leasing and property activity as well as updates on OHA's ability to serve residents during Covid-19, as well as updates on Real Estate Development projects.

Noted is the Authority's continuing management of OAHPI properties to respond to the model of public safety and the need to response to dumping of trash and engaging with residents.

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

Executive Director noted the following:

- Monthly update on the Housing Authority COVID expenditures and COVID actions taken during day-to-day activities.
- Direct To You highlighting the Authority's staff who coordinated delivery of PPE supplies as well as food delivery to our OHA residents.
- Acknowledgement from Macias Gini & O'Connell for a positive independent audit for the Authority ending in FY19.
- Oakland Housing Authority 2021 Holiday Schedule.
- The Commissioner meeting schedule calendar year 2021.
- Highlights on the impact to families we serve as a result of an increase in crime and violence. Ms. Wells also shared that OHAPD has the ability to reach out to the families impacted by these tragedies through the text alert system to ensure engagement with families following incidents.

IX. Reports of Commission Committees

Commissioner Montgomery provided an update on the Public Safety Ad Hoc Committee meeting stating that they are working hard to make things better for 2021.

X. Announcements by Commissioners

There were no announcements by the commissioners.

XI. Adjournment to Closed Session

Commissioner Jung-Lee motioned to adjourn and Commissioner Griffith seconded the motion. The meeting adjourned at 6:48 pm

Closed Session
Monday, December 7, 2020 following the Meeting

Tele-Conference

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

Property: 73rd and MacArthur
APN: 039-3291-020

Owner/General Partner Negotiating Parties:

Alexa Jeffress, Director, Economic & Workforce Development, City of Oakland

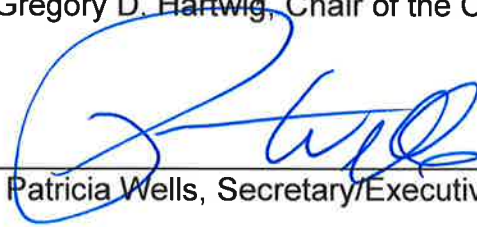
Oakland Housing Authority Negotiating Parties:
Bridget Galka, Interim Senior Director, Office of Real Estate Development
Michelle Brewer, Attorney, Goldfarb and Lipman.

Closed session concluded at 7:18 pm.

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



Gregory D. Hartwig, Chair of the Commission



Patricia Wells, Secretary/Executive Director