

**MINUTES OF THE REGULAR MEETING AMENDED
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, March 23, 2020

Regular 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 Regular Meeting at 1540 Webster Street, Room 210, Oakland, California in accordance with the March 16, 2020 Alameda County Shelter in Place Order which limited public gatherings and required social distancing. Attendees in the meeting room were limited to six (6) persons. The March 23rd meeting was conducted through the WebEx 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 6:02 p.m.

I. Pledge of Allegiance

II. Roll Call

- Chair Hartwig and Bettye Lou Wright attended in person.
- Janny Castillo, Mark Tortorich, Barbara Montgomery, and Lynette Jung-Lee attended via WebEx teleconference.
- Vice-Chair Griffith was excused.

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of February 24, 2020.

Commissioner Wright moved for approval, Commissioner Jung-Lee seconded, Commissioner Montgomery voted abstention; the approval passed by majority vote.

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.

VI. New Business:

A. Consideration of a resolution approving the Oakland Housing Authority Fiscal Year 2021 Making Transitions Work (MTW) Plan.

Executive Director Wells introduced the item and Director Henderson provided the PowerPoint presentation to the Commission. The Director also indicated that no public comments had been received on the plan during the 30-day public comment period.

Commissioner Castillo asked for clarification on the 17-01: Owner Incentives Program. Executive Director Wells provided the information regarding extending the validation period of pre-qualifying inspections from 60 days to up to 120 days (at the Executive Director's discretion).

There were no further questions from the Commissioners, and the vote to approve the resolution was taken. Commissioner Wright moved for approval, Commissioner Montgomery seconded; and the board voted unanimous approval.

B. Review and Acceptance of the Oakland Housing Authority Fiscal Year Ending June 30, 2019 Comprehensive Annual Financial Report (CAFR).

Executive Director Wells introduced the item and Director of Finance Victor Madamba, who provided the summary on the financial report. The Director provided in his summary that HUD has acknowledged the report and receipt of the independent audit report as of June 30, 2019 and that there were neither findings nor necessary follow-ups.

After there were no further questions from the Commissioners, the vote to accept the report was requested by the Chair. Commissioner Tortorich moved for approval, Commissioner Wright seconded; and the board voted unanimous approval.

- C. Review of the Office of Real Estate Development new format for monthly projects reports.

Executive Director Wells provided the introduction to the item and provided a brief summary of the new reporting format. The new format was developed to increase transparency by providing specific timelines, funding data and progress for each project.

Commissioner Tortorich asked for clarification on the 1619 Harrison project status of recent change orders. Executive Director Wells explained that the project scope evolved significantly after the initial launch of the office rehab, and the recent change orders were a result of multiple unforeseen replacement needs for electrical, HVAC, structural and building systems. Ms. Wells also advised the board that staff is anticipating that the 1619 offices may require future earthquake retrofit enhancements based upon information acquired from the current environmental review for the comprehensive rehab of the adjoining 1621 senior residential building.

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

Executive Director Wells provided the email address of publiccomments@oakha.org or by voicemail to 510-874-1510 for people wishing to address the Commission. The comments received will be voiced publically during the next regular meeting of April 27.

VII. Written Communications.

The departmental monthly report was 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.

Executive Director Wells provided comments on the COVID-19 status affecting the agency and community. The executive director thanked the staff, agency partners, and community for their ongoing efforts.

IX. Reports of Commission Committees.

Commissioner Castillo provided that due to the Governor's COVID-19 shelter executive orders, the Ad Hoc Special Needs Committee meeting was cancelled. The meeting will be rescheduled and will be conducted by teleconference.

X. Announcements by Commissioners.

Commissioners Wright and Castillo provided comments on community and county responses and needs to the COVID-19 response.

XI. Adjournment to Closed Session.

Chair Hartwig requested a motion to move to Closed Session, Commissioner Wright so moved, and the meeting adjourned at 6:58 pm.

Closed Session
Monday, March 23, 2020 following the Meeting
Via Teleconference

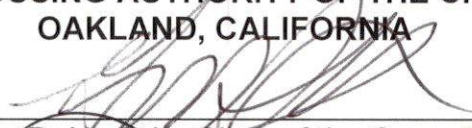
**Purpose: Pursuant to Government Code Section 54957:
Teleconference regarding public security, facilities, employees, examination of witness.**

Authority Designated Representative: Drew Felder, Director of Human Resources, Andres Manriquez, Chief Operating Officer, Carel Duplessis, Oakland Housing Authority, Chief of Police.

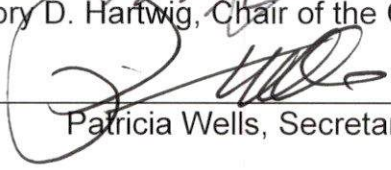
Closed Session commenced at 7:09 p.m.

Closed Session concluded at 7:59 p.m.

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



Gregory D. Hartwig, Chair of the Commission



Patricia Wells, Secretary