

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

**[Meetings are recorded and are accessible through our website: [www.oakha.org](http://www.oakha.org)]**

**Monday, May 09, 2022**

**Special Meeting**

The Oakland Housing Authority Board of Commissioners convened a Special Meeting via Zoom software platform online and via teleconference, providing access to the public and enabling submission of public comment by zoom, phone and/or by email.

Chair Gregory Hartwig presided and called the meeting to order at 5:33 p.m.

I. Pledge of Allegiance

II. Roll Call

**Present 5** – Gregory Hartwig, Anne Griffith, Lynette Jung-Lee, Barbara Montgomery, and Mark Tortorich.

**Excused 1** – Janny Castillo

III. Recognition of people wishing to address the Commission

There were no persons wishing to address the Board of Commissioners.

IV. Old or Unfinished Business

There were no old or unfinished business items to address.

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.*

There were no modifications to the agenda.

VI. New Business:

A. Fiscal Year 2023 Oakland Housing Authority Annual Budget Workshop Discussion.

Secretary Wells introduced Director of Finance, Victor Madamba, who began the presentation with a visual snapshot of the Fiscal Year (FY) 2023 proposed budget. Mr. Madamba detailed the FY23 funding sources by program, budget

snapshot, staffing levels, OHA revenue budget, and vouchers per HUD budget authority, concluding his presentation with the approval request for the FY2023 budget at \$368 million.

Vice-Chair Griffith referred back to the pie chart, which detailed the FY 2023 funding sources by program, and asked “if the percentages that we are spending match our aspirations as an organization, and is this how we like to see the breakdown of our expenses?.” Secretary Wells affirmed the question, noting that staff will consider it as we continue assessments and implement planned activities. She also noted that the largest portion of the funding distribution, HAP payments, ensure that the Agency provides housing subsidy for as many families as possible in a market that is escalating in costs. Thus, the high HAP budget keeps the HAP competitive with the rental market. Secretary Wells spoke on Administrative Expenses, Protective Services, Maintenance & General Expenses, and Tenant Services and how the Agency is building resources to achieve the goals for this FY.

Chair Hartwig asked how the percentages compare with the overall industry. Mr. Madamba noted that he would research that market assessment to provide a comparison for the Commission at the next quarterly review.

Mr. Madamba discussed the FY2023 Capital Outlay budget, which includes Real Estate Development Projects and noted the 57% budget change. Commissioner Tortorich asked if the budget increase is due to payments to the vendor and for clarity on the nature of the capital outlay. Chief Officer of Real Estate Development, Thomas Deloye explained that the budgeted amounts are generally pre-development costs and fees anticipated, or pre-committed obligations to close on projects.

During the presentation, the respective Assistant Directors and Directors from the Departments of Finance, Information Technology, Human Resources, Leased Housing, Capital Improvements, Property Operations, Asset Management, Family & Community Partnerships, Police Department, and Office of Real Estate, each presented on their FY 2022 Accomplishments, FY 2023 Goals, and FY 2023 Department Budget and addressed questions and comments from the Commissioners.

VII. Adjournment of Public Session.

Having no further questions from the Commission, a motion was made by Commissioner Tortorich, and seconded by Commissioner Griffith. The motion passed by the following vote:

**Ayes 5** – Hartwig, Griffith, Jung-Lee, Montgomery, Tortorich

**Excused 1** – Castillo

The meeting adjourned at 8:07 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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Patricia Wells, Secretary/Executive Director