

**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]

Monday, July 25, 2022

Regular Meeting

The Oakland Housing Authority Board of Commissioners convened a Regular 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 Anne Griffith presided and called the meeting to order at 6:01 p.m.

I. Pledge of Allegiance

Prior to Roll Call, Chair Griffith introduced our newly appointed Commissioner, William J. Mayes, to the Oakland Housing Authority Board of Commissioners. Chair provided the Commission and the Public with Commissioner Mayes experience serving the community as well as his continued efforts of participation within the Oakland Housing Authority.

II. Roll Call

Present 7 – Anne Griffith, Gregory Hartwig, Janny Castillo, Lynette Jung-Lee, Mark Tortorich, Barbara Montgomery, and William J. Mayes.

III. Approval of Minutes:

A. Approval of Minutes of the Annual Meeting of June 27, 2022

Commissioner Castillo moved to approve the minutes, which was seconded by Commissioner Montgomery. The motion passed by the following vote:

Ayes 7 – Griffith, Hartwig, Castillo, Jung-Lee, Montgomery, Tortorich, Mayes

IV. Recognition of people wishing to address the Commission

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

V. Old or Unfinished Business

There were no old or unfinished business items to address.

VI. 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.

VII. New Business:

A. Presentation of Medal of Merit to Officer Ismael Velasquez.

Secretary Wells introduced the item and Chief Love provided a presentation to the Commission. Chief Love introduced Officer Ismael Velasquez who distinguished himself through outstanding performance, dedication to duty, and service to the community of Oakland. On February 15, 2022, Officer Velasquez was the first responder at Acorn City Towers located on Market St. and encountered a fire within the building. Officer Velasquez entered the building alone and proceeded to evacuate the residents from the building. His immediate and decisive action saved many lives. Chief Love on behalf of the Oakland Housing Authority Police Department proudly awarded Officer Velasquez the Medal of Merit.

The Commission thanked and honored Officer Velasquez efforts and dedication to the community. There were no further comments from the Commission.

B. Public Hearing regarding the OHAPD Military Equipment Policy.

Secretary Wells introduced the law enforcement military equipment policy to include community engagement through public hearing. Chief Alan Love presented the draft policy for approval on military equipment and provided an outline on the initiation of the policy and the next steps of the action plan.

Chair Griffith opened the public hearing at 6:15 P.M. for the community to provide comment on the proposed OHAPD Military Equipment Policy. Secretary Wells noted that we have not received any public comments virtually nor were there persons in attendance onsite to provide public comment. Chair Griffith closed the public hearing at 6:18 P.M. Secretary Wells noted that Chief Love identified that the law does require and allow for continued public comment and input from the public, which can be done through the OHAPD website.

Commissioner Jung-Lee stated her appreciation for the priority and goal of the police department to focus on de-escalation; however, she asked if the AR-15 weapon is a standard weapon that the Police Officers will carry and what is the approach to allow Officers to carry this weapon. Chief Love noted that only Officers who receive a higher level of training would be allowed to carry this weapon. Captain Luther Dupree III addressed the Commission and noted that there are 26 rifles in deployment and prior to a rifle being assigned to an Officer; they will need to go through a 24-hour course for training and certification. Additionally, when officers deploy the rifles in the field the

rifles will be stored in the back of their vehicles and not used for daily operation. Captain Dupree stated that an accurate count of Officers who are trained in the department and certified to carry the AR-15 will be provide at a future board meeting.

There were no further questions from the Commission.

- C. Presentation regarding the plan for the future adoption of a “Military Equipment Use Policy” resolution in accordance with the requirements of California Assembly Bill 481.

Secretary Wells introduced the item noting the plan for this item was presented during Item VII.B., public comment was opened with no additional comments provided, and questions from the Board were answered. Secretary Wells counted Item VII.C. as a full disposition and review for the Military Equipment Use Policy for the Oakland Housing Authority and Oakland Housing Authority Police Department (OHAPD) in accordance with the requirements of California Assembly Bill 481 and proposed that the Board pass the resolution passing the Military Equipment Policy, which will be noted as OHAPD Policy 706.

Commissioner Hartwig moved to approve the item, which was seconded by Commissioner Jung-Lee. The item passed by the following vote:

Ayes 7 - Griffith, Hartwig, Castillo, Jung-Lee, Montgomery, Tortorich, Mayes

- D. Adoption of proposed changes to the Administrative Plan for the Housing Choice Voucher Program.

Policy Implementation and Compliance Assistant Director, Julie Christiansen presented the item noting in May, the Commission opened and closed a public hearing to provide feedback on the proposed changes for the Administrative Plan for the Housing Choice Voucher Program with no comments received from the public. Ms. Christiansen provided an overview of the following proposed changes, 1.) Virtual briefings and inspections/verifications 2.) Electronic document submissions, 3.) Voucher extensions may exceed 180 days with approval, 4.) Alternative payment standards (120 and 150%), 5.) Updated conflict of interest policy and ED procurement authority, 6.) New Chapter 18 on Emergency Housing Vouchers. Since May, there were no additional changes to the Administrative Plan.

Commissioner Castillo inquired on the FMR payment standards stating that a search on the internet will tell us that we cannot compete with the new developments and buildings coming up and inquired where our families are finding quality units compared to newer developments. Director of Leased Housing, Michelle Hasan address Commissioner Castillo’s question noting that current and existing owners understand the level of quality housing that the Agency expects our families to live in. The expectation is that owners provide a higher level of quality housing and owners have placed quality type flooring, countertops, and fixtures, in their units, to which they are

rewarded with a higher rent.

Secretary Wells shared that the team is reviewing trends for activation of vouchers, which is slightly ahead of the national housing emergency vouchers; however, it is still not to our standards. Additionally, in collaboration with the County and the City of Oakland, a landlord incentive will be launched to encourage landlords to partner with the Housing Authority. Further details after the incentive is finalized, a presentation will be provided at a future board meeting to show trends for housing within Oakland.

Commissioner Jung-Lee moved to approve the item, which was seconded by Commissioner Montgomery. The item passed by the following vote:

Ayes 7 - Griffith, Hartwig, Castillo, Jung-Lee, Montgomery, Tortorich, Mayes

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. Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361.
2. Consideration of a resolution authorizing the Executive Director to continue the Authority's participation in the Employment Risk Management Agency (ERMA) insurance pool and to issue payment of the annual premium invoice in an amount of \$248,919.
3. Authorization for the Executive Director to write off \$4,262.00 in Tenant Account Receivables for public housing tenants vacated contract-managed properties during the period of time from January 1, 2021 through June 30, 2022.

Commissioner Hartwig moved to approve the item, which was seconded by Commissioner Jung-Lee. The item passed by the following vote:

Ayes 7 - Griffith, Hartwig, Castillo, Jung-Lee, Montgomery, Tortorich, Mayes

VIII. Written Communications Departments' Monthly Report.

Secretary Wells briefed the Commission on the Departmental Monthly Report for the month of June 2022.

Commissioner Castillo asked why and how are we allowing a 5:1 ratio for an emergency transfer policy. Michelle Hasan, Director of Leased Housing stated that VAWA allows for inter-transfers and the department wants to ensure that the needs of families that are

waiting for leasing off the waitlist are met as well as families who need an emergency transfer.

Commissioner Castillo gave positive remarks on the Office of Real Estate Development projects and requested that when a project is completed that a follow-up report be provided detailing if the project was at budget, over budget, or under budget.

Commissioner Jung-Lee inquired on the emergency assistance funds and more explanation on the OAHPI project, which shows a high 803% rent collected and a high TARs. Mark Schiferl, Director of Property Operations and Kris Warren, Interim Chief Operating Officer address the question stating that when rents are posted, they are posted to active accounts. There are recent approvals for tenant write-offs which will help offset the balance. Ms. Warren noted that an Operations Update report will be provided next month and more information regarding the TARs will be addressed during the presentation.

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

Secretary Wells briefed the Commission on the following topics:

- OHAPD Summer Events at the Oakland Athletics ball game.
- Lockwood Block Party & Summer Block Parties
- National Night Out
- Executive Summary on the Emergency Housing Vouchers
- NAHRO Monitor
- CLPHA Implementation of the Build America, Buy America Act
- PHADA Implementation of the Build America, Buy America Act
- PHADA Advocate – House Appropriations Committee Approves FY 23 HUD Funding Bill.

X. Reports of Commission Committees.

There were no reports by Commission Committees

XI. Announcements by Commissioners.

Commissioner Montgomery noted that she will be hosting a National Night Out; however, she hopes to join the Agencies National Night Out at one of the property sites.

XII. Adjournment

A motion was made by Commissioner Hartwig to adjourn to closed session and seconded by Commissioner Tortorich. The meeting adjourned at 7:12 p.m.



Anne Griffith, Chair of the Commission



Patricia Wells, Secretary/Executive Director