



Board of Commissioners

ANNE GRIFFITH
GREGORY HARTWIG
LYNETTE JUNG-LEE
BARBARA MONTGOMERY
WILLIAM MAYES
JANNY CASTILLO
CARLA DARTIS

Executive Director

Patricia Wells

In accordance with Article III, Section 1 and 2, of the Oakland Housing Authority Bylaws, NOTICE IS HEREBY GIVEN that the **Regular Meeting** of the Board of Commissioners has been called. The meeting will be held as follows:

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

Regular Meeting

**Thursday, December 14, 2023 at 5:00 PM
1619 Harrison Street
Oakland, CA 94612**



AGENDA
Regular Meeting
December 14, 2023, 5:00 PM

Zoom Information

To participate via teleconference, please use the zoom link below.

Join Zoom Meeting Online:

<https://oakha-org.zoom.us/j/89682713898?pwd=Thi8whP-O2Feiybiu325EWByK8m1vg.5V4erfwBCvwxJbo5>

Meeting ID (access code): [896 8271 3898](#) **Meeting Password:** [502981](#)

Closed Caption – provided through the link.

To participate by Telephone: [+1 669 219 2599 US](#)

Meeting ID (access code): [896 8271 3898](#) **Meeting Password:** [502981](#)

1. Pledge of Allegiance

2. Roll Call

(AB 2449 Compliance) The Chair/Clerk of the Board will confirm that there are 4 Commissioners in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, accessible to the public. Each Commissioner who is accessing the meeting remotely must disclose verbally whether they are requesting to meet remotely under AB2449 due to: (1) just cause (notice required), or (2) emergency circumstances. For “emergency circumstances” the request must be approved by a majority vote of the Board of Commissioners for the emergency circumstance to be used as a justification to participate remotely. All Commissioners meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Commissioner must also publicly disclose at the meeting, prior to any action, whether any other individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member’s relationship with such individuals.

3. Approval of Minutes

Minutes from the December 4, 2023 Special Board of Commissioners Meeting will be available for approval at the January 22, 2023 Meeting.

4. Recognition of people wishing to address the Commission

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1510 (TDD: 800-618-4781). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.
--

All public comment on action items will be taken at the public comment portion of the meeting. You may comment via zoom by “raising your hand” or by submitting an e-mail to publiccomments@oakha.org or call using the zoom participant number.

- *You may request to make a public comment by “raising your hand” through Zoom’s video conference or phone feature, as described below. Requests will be received only during the designated times in which to receive such requests and only for eligible Agenda items. Public comments will be subject to the appropriate time limit of three (3) minutes.*
- *To comment by Zoom video conference, click the “Raise Your Hand” button to request to speak when Public Comment is being taken on the eligible Agenda item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Instructions on how to “Raise Your Hand” is available at: <https://support.zoom.us/hc/en-us/articles/205566129> - Raise-Hand-In-Webinar.*
- *To comment by phone, please call on one of the phone numbers listed below. You will be prompted to “Raise Your Hand” by pressing “*9” to request to speak when Public Comment is being taken on the eligible Agenda Item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Please unmute yourself by pressing *6. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> - Joining-a-meeting-by-phone.*

5. Old or Unfinished Business

6. 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.

7. Recess to Closed Session

8. Closed Session

8.1 [2023-1035](#) Conference with Real Property Negotiations (Government Code § 54956.8)

Property: 51 Ninth Street, Oakland, CA 94607

APN: 1-169-1

Agency Negotiation: Patricia Wells, Executive Director; Tom Deloye, Chief Officer of Real Estate Development; Deni Adaniya, Senior Development Program Manager; Isabel Brown, General Counsel; Jhaila Brown, General Counsel

Negotiating Parties: East Bay Asian Local Development Corporation

Under Negotiation: Price and terms of payment.

8.2 [2023-1036](#) Conference with Real Property Negotiations (Government Code § 54956.8)

Property: 6951 Lion Way, Oakland, CA 94621

APN: Phase I APNs: 041-4212-004-00, 041-4212-005-00; Phase II APNs: 041-4212-010-01, 041-4212-011-00

Agency Negotiation: Patricia Wells, Executive Director; Tom Deloye, Chief Officer of Real Estate Development; Jonathan Young, Senior Development Program Manager; Isabel Brown, General Counsel; Jhaila Brown, General Counsel; Joel Rubenzahl, Consultant

Negotiating Parties: Oakland Coliseum Housing Partners, L.P. and Lion Way Housing Partners, L.P.

Under Negotiation: Price and terms of payment.

9. Adjournment to Open Session

10. New Business

- 10.1 [2023-1031](#) Public Hearing on a Technical Amendment to the Fiscal Year 2024 Making Transitions Work Annual Plan

Attachment(s)

[Technical Amendment FY 2024 Annual MTW Plan - Draft](#)

- 10.2 [2023-1034](#) Adopt a resolution authorizing the Executive Director to approve a conditional commitment for a Rental Assistance Subsidy (RAS) of MTW funds in an amount not to exceed \$7,091,100, subject to clearance under the National Environmental Policy Act (NEPA), and authorizing the negotiation and execution of documents related to the provision of the RAS for the development of Lake Merritt BART Senior Affordable by Chinatown TOD Senior Housing, L.P., an affiliate of East Bay Asian Local Development Corporation.

Attachment(s)

[PPT Presentation - BoC - Lake Merritt BART Senior Resolution - Lake Merritt BART Senior Resolution #5228 Lake Merritt BART](#)

- 10.3 [2023-1037](#) Adopt a Resolution Authorizing the Executive Director to Execute Documents to Allow for the Re-syndication and Rehabilitation of Lion Creek Crossings Phase I and II

Attachment(s)

[Memo LCC I II RAD Application 10-23-23](#)
[Reso 5210 LCC I II RAD Application](#)
[Resolution Lion Creek Crossing I & II Resyndication Approvals](#)

11. 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.

12. Written Communications Departments' Monthly Report

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

14. Reports of Commission Committees

15. Announcements by Commissioners

16. Adjournment

Adjournment