



Oakland Housing Authority

Board of Commissioners

ANNE GRIFFITH
GREGORY D HARTWIG
JANNY CASTILLO
LYNETTE JUNG-LEE
BARBARA MONTGOMERY
MARK J TORTORICH
WILLIAM J MAYES

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

Monday, February 26, 2024 at 6:00 PM



Oakland Housing
Authority

AGENDA
Regular Meeting
February 26, 2024, 6:00 PM

Zoom Information

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

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/83339739719?pwd=K3dvp5n4Xfs7nbyWLteNDsHDocedHN.1>

Meeting ID (access code): 833 3973 9719 Meeting Password: 615400
Closed Caption – provided through the link.

To participate by Telephone: US Toll Free (877) 853 5257; (888) 475 4499; (833) 548 0276
Meeting ID (access code): 833 3973 9719 Meeting Password: 615400

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

3.1 24-1107 Approval of the minutes of the Regular Board of Commissioners Meeting of January 22, 2024.

Attachment(s)
[January 22, 2024 Draft Minutes.pdf](#)

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. New Business

7.1 24-1120 Public Hearing on the draft Fiscal Year 2025 Making Transitions Work Annual Plan

Attachment(s)

[Staff Report - FY 2025 Making Transitions Work Annual Plan](#)
[Public Comment Draft- FY 2025 Annual MTW Plan](#)
[Presentation of 2025 MTW Plan](#)

7.2 24-1109 The Oakland Housing Authority Police Department (OHAPD) is providing an annual update of Military Equipment to the Board of Commissioners in compliance with Government Code 7072(c) et. seq.

Attachment(s)

[Staff Report - Military Weapons Annual Update](#)
[Military Equipment Policy](#)

[Military Equipment Presentation](#)

- 7.3 24-1112 Adopt a resolution authorizing the Executive Director to execute and submit an application for Section 18 disposition for some of the Public Housing units in Foothill Family Apartments through a RAD/Section 18 Blend

Attachment(s)

[Staff Report - Foothill Family Apartments RAD Section 18 Blend Presentation Slides - Foothill Section 18 Application - 2024-02-05](#)
[Memorandum - Section 18 - Attachment A](#)
[Resolution #5224 RAD HUD Application](#)
[Resolution 5231 - Technical Amendment](#)
[RESO - Foothill Section 18 Application - 2024-02-05](#)

- 7.4 24-1113 Adopt a resolution authorizing the Executive Director to execute and submit an application for Section 18 disposition for some of the Public Housing units in Lion Creek Crossings Phase I and II through a RAD/Section 18 Blend

Attachment(s)

[Staff Report - Lion Creek RAD Section 18 Blend Staff Report](#)
[Reso. No. 5210 LCC I II RAD Application](#)
[Reso. No. 5231 MTW Plan Technical Amendment](#)
[Lion Creek Section 18 Resolution](#)

- 7.5 2023-1043 Informational Presentation from the Stakeholder and Community Engagement Team

Attachment(s)

[Staff Report - Stakeholder and Community Engagement Team](#)
[Stakeholder and Community Engagement Presentation](#)

8. 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.

9. Written Communications Departments' Monthly Report

- 9.1 24-1116 Written Communications Departments' Monthly Report for January 2024

Attachment(s)

[01 - Family and Community Partnerships \(FCP\)](#)
[02 - Leased Housing \(LH\)](#)
[03 - Office of Property Operations \(OPO\)](#)
[04 - Capital Improvements \(CID\)](#)
[05 - Office of Real Estate Development \(ORED\)](#)
[06 - Asset Management \(AM\)](#)

10. **Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission**
11. **Reports of Commission Committees**
12. **Announcements by Commissioners**
13. **Adjournment to Closed Session**

13.1 24-1119 **Conference with Real Property Negotiations (Government Code § 54956.8)**

Property: 401 Santa Clara Ave, Oakland, CA 94610

APN: 010-0823-015-05 and 010-0823-039-02

Agency Negotiation: Patricia Wells, Executive Director; Tom Deloye, Chief Officer of Real Estate Development; Jonathan Young, Senior Development Program Manager; Paige Peltzer, Senior Development Program Manager; Isabel Brown, General Counsel; Jhaila Brown, General Counsel; Jerry Smith, Consultant, Duane Hopkins, Chief Officer of Programs and Finance.

Negotiating Parties: Housing Authority of the City of Oakland, California and HumanGood Norcal, a CA nonprofit public benefit corporation

Under Negotiation: Price and terms of payment

13.2 24-1121 **Conference with Real Property Negotiations (Government Code § 54956.8)**

Property: 1888 Martin Luther King Jr Way, Oakland, CA 94612

APN: 003-0061-006-03

Agency Negotiation: Patricia Wells, Executive Director; Tom Deloye, Chief Officer of Real Estate Development; Isabel Brown, General Counsel; Jhaila Brown, General Counsel; Jerry Smith, Consultant, Duane Hopkins, Chief Officer of Programs and Finance

Negotiating Parties: Housing Authority of the City of Oakland, California and 2228 Union Street Investors LP and MLKJV Opco LP

Under Negotiation: Price and terms of payment

13.3 24-1122 **Conference with Real Property Negotiations (Government Code § 54956.8)**

Property: 1451 7th Street, Oakland, CA, 94607

APN: 4-77-3

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; Ben Funk, General Counsel, Duane Hopkins, Chief Officer of Programs and Finance

Negotiating Parties: Housing Authority of the City of Oakland, California; Mandela Station, LLC; Mandela Station Partners, LLC; Innovative Housing Opportunities, Inc.; Strategic Urban Development Company, LLC; and Pacific West Communities, Inc.

Under Negotiation: Approval of new developer partners

14. Adjournment of Closed Session/ Adjournment

Patricia Wells

Patricia Wells, Executive Director