



Oakland Housing
Authority

modifications

**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]

Thursday, December 14, 2023

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.

Secretary Wells called the meeting to order at 5:31PM

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.

Present 5 – Anne Griffith, Gregory Hartwig, Janny Castillo, Lynette Jung-Lee, Barbara Montgomery,

Excused 2 - Mark Tortorich, and William J. Mayes.

3. Approval of Minutes

3.1 December 14, 2023, Special Meeting - Draft Minutes

Secretary Wells noted that the minutes from the December 4 meeting will be available at the January 22, 2024, regular meeting.

4. Recognition of people wishing to address the Commission

Emily Weinstein – Director of Housing and Community Development for the City of Oakland. She was permanently instated recently after holding the temporary position for the past 8 months. She is here to introduce herself and support the initiatives of the Authority.

5. Old or Unfinished Business

There was none.

6. Modifications to the Agenda

There were none

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: 001-0169-001

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.

No decisions were made, there was nothing to report in open session.

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

Property: 6951 Lion Way, Oakland, CA 94621

APN: Phase I APNs: 051-4212-004-00, 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

The Board of Commissioners directed Executive Director Wells to continue negotiating the matter.

9. Adjournment to Open Session 8:01PM

No action to report from item 8.1. Board directs the ED to continue to negotiate item 8.2 consistent with terms that were discussed in closed session.

10. New Business

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

Dominica Henderson gave a presentation on the Technical Amendment, explaining the need for the amendment due to a requirement for approval from HUD. Technical amendment will need 30 days for public hearing, with the period ending on January 11.

The amendment is related to the RAD/Section 18 blend and is required for the Authority to state their intention to conduct the conversion. This item will need to return in January to formally add the technical amendment after the comment period.

Chair Griffith opened the public hearing for public comment. No member of the public presented any public comment so the Chair closed the public hearing.

10.2 2023-1034 Adopt a resolution authorizing the ED 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 the East Bay Asian Local Development Corporation (EBALDC)

Tom Deloye gave a presentation regarding the resolution. This included an overview of the project, funding, and some renderings of the building. This is part of a larger series of projects as part of the Lake Merritt BART master plan.

Two representatives from EBALDC were at the meeting to show their support.

Having no further questions from the Board, Vice Chair Hartwig moved to approve item 10.2, which was seconded by Commissioner Jung-Lee. The item passed unanimously by the following vote:

Ayes 5 – Griffith, Hartwig, Castillo, Montgomery, Jung-Lee

- 10.3 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

Commissioner Castillo moved to table the item, which was seconded by Vice Chair Hartwig. The item passed with the following votes:

Ayes 5 – Griffith, Hartwig, Castillo, Montgomery, Jung-Lee

11. Consent Agenda

No Items on the Consent Agenda

12. Written Communications Departments' Monthly Report

- 12.1 Operational Departments December Monthly Reports

Secretary Wells noted that the Director's report regarding the previous two board meetings would be presented at the January 22, 2024 regular meeting.

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

- 13.1 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:
 - Continued advocacy efforts
 - OHA Holiday Winter Wonderland

14. Reports of Commission Committees

None to report

15. Announcements by Commissioners

None to report

16. Adjournment of Public Session 8:16 PM

Commissioner Castillo moved the item, which was seconded by Commissioner Montgomery. The item passed unanimously by the following vote:

Ayes 5 – Griffith, Hartwig, Castillo, Montgomery, and Jung-Lee



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5. Old or Unfinished Business

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The amendment is related to the RAD/Section 18 blend and is required for the Authority to state their intention to conduct the conversion. This item will need to return in January to formally add the technical amendment after the comment period

No vote was necessary as this is an informational item

- 10.2 2023-1034 Adopt a resolution authorizing the ED 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 the East Bay Asian Local Development Corporation (EBALDC)

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Having no further questions from the Board, Commissioner Griffith motioned to approve item 10.2, which was seconded by Vice Chair Hartwig and The item passed unanimously by the following vote:

Ayes 5 – Griffith, Hartwig, Castillo, Montgomery, Jung-Lee

added 10.3

11. Consent Agenda

No Items on the Consent Agenda

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None to report

15. Announcements by Commissioners

None to report

16. Adjournment of Public Session 8:16 PM

Commissioner Griffith motioned to adjourn, which was seconded by Commissioner Montgomery. The item passed unanimously by the following vote:

Ayes 5 – Griffith, Hartwig, Castillo, Montgomery, and Jung-Lee