

ITEM

3.1



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

[Meetings are recorded and accessible through our website: www.oakha.org]

Monday, February 26, 2024
Regular Meeting

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting in-person and via Zoom software 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 6:00 p.m.

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 6 – Anne Griffith (Chair), Greg Hartwig, Janny Castillo (Vice-Chair), Lynette Jung-Lee, William Mayes

Excused 1 – Barbara Montgomery

Under AB2449, Commissioner Tortorich called in via Zoom to meet remotely.

Commissioner Jung Lee motioned to approve Commissioner Tortorich's remote presence, which was seconded by Commissioner Hartwig. The motion passed by the following vote:

Ayes 6 – Griffith, Hartwig, Castillo, Jung-Lee, Tortorich, Mayes

Excused 1 – Montgomery

3. Approval of Minutes

- 3.1 Approval of the minutes of the Regular Board of Commissioners Meeting of January 26, 2024.

Attachment(s)

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

Commissioner Castillo moved to approve the minutes of the Regular Meeting of January 22, 2024, which was seconded by Commissioner Mayes. The motion passed by the following vote:

Ayes 6 – Griffith, Hartwig, Castillo, Jung-Lee, Tortorich, Mayes
Excused 1 – Montgomery

4. Recognition of people wishing to address the Commission

Ms. Yvonne Williams was invited to make a public comment but declined to do so. There were no other persons wishing to address the Board.

5. Old or Unfinished Business

None.

6. Modifications to the Agenda

None.

7. New Business

- 7.1 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](#)

Chief Officer of Social Impact, Dominica Henderson, presented on the Fiscal Year 2025 Making Transitions Work Annual Plan and the new initiatives in the plan. Ms. Henderson provided background on the Oakland Housing Authority's requirement to publish the Plan for a 30-day public comment period, in accordance with the amended and restated Moving to Work Agreement with the U.S. Department of Housing and Urban Development. The plan outlines anticipated activities

for the fiscal year and how staff intends to meet long-term strategic goals. Upon the conclusion of the public comment period, recommendations and changes would be included and the plan would then be presented and considered for adoption at an upcoming Board of Commissioners meeting.

Commissioner Castillo inquired about the pilot program that would provide participants a direct payment instead of HAP to a property owner, and asked what kind of assessment would take place. Ms. Henderson noted that the team would look into partnering with either a research & evaluation firm or work with university partners to set up an evaluation to better understand how modifying the relationship OHA has with our participants can impact participants as well as OHA. Ultimately, the hope is to have a positive impact for the participating families.

The Commissioners thanked Ms. Henderson and the team for their presentation.

Chair Griffith opened the floor for public comment for the Fiscal Year 2025 Making Transitions Work Annual Plan at 6:50 p.m. Having no comments from the public, Chair Griffith closed the Public Comment period at 6:51 p.m.

- 7.2 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](#)

Chief of Police, Alan Love, provided an informational presentation on the annual update on Military Equipment beginning with a background on previous Board approval on the Military Equipment Policy adopted on July 25, 2022. Chief Love further detailed the items deemed to be “military equipment” and the OHA’s Police Department’s commitment to de-escalating situations without military equipment when possible. Since the last presentation to the Board, Chief Love noted that there were no other uses of military equipment by members of the police department outside of training. Chief Love invited Captain Luther Dupree to further explain the equipment list and Captain Dupree underscored that OHAPD has not ever received any complaints about equipment or policy violations.

Chief Love informed the Board that the same presentation will be provided to the Resident Advisory Board in March.

Chair Griffith thanked Chief Love and Captain Dupree for their presentation. There were no further comments from the Board of Commissioners.

- 7.3 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](#)

Chief of Real Estate Development, Tom Deloye, provided an overview of the request to 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 (FFA) through a RAD/Section 18 Blend. FFA is a “mixed finance” property that was acquired by OHA to be an offsite component of the Coliseum Gardens/Lion Creek Crossings HOPE VI redevelopment project. There are 21 public housing units, 11 Section 8 Project-based Voucher units, and 33 tax-credit only units at FFA. As a 20-year-old property that has not undergone comprehensive rehabilitation, FFA has accumulated deferred maintenance and capital needs. The general partner of the limited partnership which owns FFA, Oakland Housing Initiatives (OHI), consultants and OHA staff have been planning a refinancing and rehabilitation of FFA over the last two years.

HUD requires that the Commissioners adopt a resolution approving the Section 18 application after completing the resident and local government consultations. On January 10, 2024, OHA staff presented its plan to complete a rehabilitation and RAD/Section 18 conversion at Foothill to the Residents Advisory Board (RAB) and consulted with the RAB regarding the plan. OHA staff have also consulted with Mayor Sheng Thao of the City of Oakland, who provided a letter expressing support for the Foothill Section 18 application. Having consulted with the RAB and the Mayor and having received a letter of support from the Mayor, the Commissioners may now grant approval for Section 18 disposition for some of the Public Housing units at FFA through a RAD/Section 18 Blend.

Having no further questions from the Board, Commissioner Castillo motioned to approve item 7.3, which was seconded by Commissioner Mayes. The item passed by the following vote:

Ayes 6 – Griffith, Hartwig, Castillo, Jung-Lee, Tortorich, Mayes

Excused 1 – Montgomery

- 7.4 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](#)

Chief of Real Estate Development, Tom Deloye, provided an overview of the request to 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. Lion Creek Crossings Phase I and Phase II (the “Properties”) are two components of the five-phase Lion Creek Crossings development near the Coliseum in East Oakland. The Properties were developed through a partnership of OHA, Related California (Related), and the East Bay Asian Local Development Corporation (EBALDC). The Properties have rehab needs including, but not limited to, balcony repairs due to moisture intrusion, repairs to exterior stair connections to balconies, new roofs, and replacement of outdated boilers and HVAC equipment.

HUD requires that the Commissioners adopt a resolution approving the Section 18 application after completing the resident and local government consultations. On January 10, 2024, OHA staff presented its plan to complete a rehabilitation and RAD/Section 18 conversion at Lion Creek Crossings Phase I and II to the Residents Advisory Board (RAB) and consulted with the RAB regarding the plan. OHA staff have also consulted with Mayor Sheng Thao of the City of Oakland, who provided a letter expressing support for the Lion Creek Crossings Section 18 application. Having consulted with the RAB and the Mayor and having received a letter of support from the Mayor, the Commissioners may now grant approval for Section 18 disposition for some of the Public Housing units at Lion Creek Crossings Phase I and II through a RAD/Section 18 Blend.

Having no further questions from the Board, Commissioner Hartwig motioned to approve item 7.4, which was seconded by Commissioner Tortorich. The item passed by the following vote:

Ayes 6 – Griffith, Hartwig, Castillo, Jung-Lee, Tortorich, Mayes
Excused 1 – Montgomery

- 7.5 Informational Presentation from the Stakeholder and Community Engagement Team

Attachment(s)

Staff Report - Stakeholder and Community Engagement Team Stakeholder and Community Engagement Presentation

Chief Officer of Social Impact, Dominica Henderson, introduced the Stakeholder and Community Engagement (SCE) Team, Assistant Director, Krinzia Lopez, and Community Relations Specialist, Océane Hooks-Camilleri. Ms. Lopez provided an overview of the SCE team's objectives and goals. In order to uphold exemplary standards of customer service, the Oakland Housing Authority (OHA) established a dynamic SCE team dedicated to promptly addressing a wide range of inquiries directed to the Executive Office, while fostering a responsive and transparent environment. The team was formed to meet OHA Strategic Goal Number One, Sustained High Standards of Customer Services for Residents and Stakeholders and Goal Number Three, Sustained, Impactful, and Humane Residents Services, Community Engagement, and Community Safety Programs.

Secretary Wells noted that a marketing flyer with contact information will also be shared with the Board of Commissioners so that they may pass it on accordingly, allowing for quicker response to resident issues and concerns and permit OHA to serve more people in a collaborative manner.

Commissioner Castillo thanked the team and noted that there are many opportunities for OHA and its entities to be seen as a community partner by showing up and supporting the various events happening in the neighborhoods where we work. Ms. Henderson underscored that part of the SCE team's mission is to strengthen the relationships that already exist within the communities where we have a presence while also making sure that our residents and program participants have a safe, healthy and vibrant place to live.

There were no further comments from the Board of Commissioners.

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.

None.

9. Written Communications Departments' Monthly Report

9.1 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 \(AM\)](#)

Secretary Wells briefed the Commissioners on the Department Monthly Reports for the month of January 2024.

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

Secretary Wells briefed the Board of Commissioners on the following departmental highlights:

- OHA submitted two (2) OHA high school senior applications for the Public Housing Authority Directors of Association (PHADA) scholarship, which will be entered into the national scholarship competition.
- OPO held a resident meeting on January 24th for Peralta Village residents where the management team and FCP team provided a nacho bar for residents during the meeting.
- The management team for Palo Vista Gardens and Adel Court will be opening their wait list for senior individuals and senior families at the end of March – beginning of April 2024. Applicants can apply online and paper applications are available for those who do not have access to internet or those who require an accommodation for a disability. Applications will be available in Spanish, Chinese, and Vietnamese.
- OHA celebrated two (2) police officers completing the basic police academy and also celebrated the promotion of Ramon Jacobo to Lieutenant.

11. Reports of Commission Committees

None to report.

12. Announcements by Commissioners

No announcements made.

13. Adjournment to Closed Session

At 7:35 p.m. Chair Griffith announced the board will need to adjourn into a closed session.

Commissioner Jung Lee motioned to adjourn into a closed session, which was seconded by Commissioner Mayes. The item passed by the following vote:

Ayes 6 – Griffith, Hartwig, Castillo, Jung-Lee, Tortorich, Mayes
Excused 1 – Montgomery

14. Recess to Closed Session

15. Closed Session

15.1 Purpose: 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

Authority Designated Representatives: 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.

15.2 Purpose: Conference with Real Property Negotiations (Government Code § 54956.8) Property: 1888 Martin Luther King Jr Way, Oakland, CA 94612 APN: 003-0061-006-03

Authority Designated Representatives: 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.

15.3 Purpose: Conference with Real Property Negotiations (Government Code § 54956.8) 5 Property: 1451 7th Street, Oakland, CA, 94607 APN: 4-77-3

Authority Designated Representatives: 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.

16. Adjournment to Public Session at 9:39 p.m.

Commissioner Jung Lee moved the item, which was seconded by Commissioner Hartwig. This passed by the following vote:

Ayes 6 – Griffith, Hartwig, Castillo, Jung-Lee, Tortorich, Mayes

Excused 1 – Montgomery

Chair Griffith stated that the Board did not have anything to report at this time from the closed session.

17. Adjournment of Public Session at 9:40 p.m.

Commissioner Hartwig motioned to adjourn, which was seconded by Commissioner Mayes. This passed by the following vote:

Ayes 6 – Griffith, Hartwig, Castillo, Jung-Lee, Tortorich, Mayes

Excused 1 – Montgomery