

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

**[Most meetings are recorded.
A copy of the recorded meetings can be made available
by contacting the Executive Office at 510-874-1517]**

**Monday, September 27, 2021
Regular Meeting**

NOTE: In accordance with Governor Newsom's issued Executive Order N-29-20, dated March 17, 2020, Suspending Brown Act Requirements for public meetings due to Coronavirus (COVID-19), a local legislative body is authorized to hold public meetings via teleconferencing and make public meetings accessible "telephonically or electronically" to all members of the public seeking to observe and to address the legislative body.

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting at 1619 Harrison Street, Oakland, California in accordance with the March 17, 2020 Alameda County Shelter in Place Order which limited public gatherings and required social distancing. Attendees in the meeting room were limited to seven (7) persons. The meeting was held through the Zoom software platform online and via teleconference, providing access to the public and enabling submission of public comment by phone and/or by email.

Chair Gregory Hartwig presided and called the meeting to order at 6:00 PM.

I. Pledge of Allegiance

II. Roll Call

Present 7 – Gregory Hartwig, Anne Griffith, Bettye Lou Wright, Barbara Montgomery, Lynette Jung Lee, Mark Tortorich, Janny Castillo were present.

III. Approval of Minutes:

A. Approval of the Minutes of the Regular Meeting of August 23, 2021.

A motion was made by Mark Tortorich, seconded by Anne Griffith for the approval of the minutes of the August 23, 2021 Regular Meeting. The motion carried by the following vote:

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

B. Approval of Minutes for the Special Meeting of September 13, 2021

A motion was made by Barbara Montgomery, seconded by Bettye Lou-Wright for the approval of the minutes of the September 13, 2021 Special Meeting. The motion carried by the following vote:

Ayes: 6 – Hartwig, Castillo, Jung-Lee, Wright, Montgomery, Tortorich

Abstain: 1 – Griffith

IV. Recognition of people wishing to address the Commission

Speakers:

1. Renee Terrell SEIU 1021 OHA Chapter President provided public comment on salary negotiations.
2. Amber Lewis addressed the Commission, speaking on behalf of SEIU 1021 regarding the 2021 COLA wage re-opener.
3. Steven Eason, member of the SEIU 1021 union, yielded his 3 minutes of public speaking time to Ms. Terrell. Ms. Terrell provided further details on the operations of OPO and challenges of staff working outside of their classification.
4. Sajida Garay, a SEIU 1021 member asked the Commission to consider a salary increase for all SEIU 1021 members.

Chair Hartwig thanked the public for the information provided.

V. Old or Unfinished Business

There were no old nor unfinished business items.

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 or a need arose after agenda posting.)

There were no modifications to the agenda.

VII. New Business

A. Staff review of the Operations Department Milestones and Metrics.

Director of Property Management, Mark Schiferl; Interim Director of Family & Community Partnerships, Nicole Thompson; Director of Capital Improvements, Bruce Brackett; and Director of Leased Housing, Michelle Hasan, led the presentation. The team provided an overview of the efforts provided by OHA for Emergency Rental Assistance, Resident Services, Work Order Completion, Unit Inspections, and a plan to reduce vacancies as well as house residents from the waitlist.

The Commissioners asked a few questions, which the team answered.

B. Informational presentation on the federal fiscal year 2022 fair market rents published by the U.S. Department of Housing and Urban Development.

Leased Housing Director, Michelle Hasan provided background on the item, detailing that Fair Market Rents (FMRs) are used to determine voucher payment standard amounts for the Housing Choice Voucher (HCV) program. Ms. Hasan noted the table in the board packet that detailed the FMRs and the dollar amount differences from 2021 and 2022 for 0 – 6 bedroom units. Additionally, Ms. Hasan stated that the Authority may establish the payment standards at levels between 90% to 110% of the published FMR for the unit size; however, Ms. Hasan added that to date, the Authority has not established its payment standard outside of the basic range for the MTW voucher program.

The Commission asked a few questions, which Ms. Hasan addressed.

C. Resolution authorizing the Executive Director to assign the Purchase and Sale Agreement for the Investor Limited Partners' Interests in Mandela Gateway Associates from the Authority to OHA Development LLC and authorizing OHA Development LLC to accept assignment and purchase the Limited Partners' Interest in Mandela Gateway.

Chief Officer of Program and Finance Administration, Duane Hopkins provided a historical overview of the development of Mandela Gateway Apartments. Mr. Hopkins further stated that the project has reached the end of its 15-year tax credit compliance period. At this time, the limited partner ownership interest in the Mandela Gateway property, held by the limited partner entity that supplied the original tax credit investment, can be purchased allowing the exit of that entity.

The Oakland Housing Authority (Authority) holds the first option to purchase the limited partners' ownership interest and is named in a Purchase and Sale Agreement currently in place. Mr. Hopkins stated that staff is recommending the Purchase and Sale Agreement be assigned to OHA Development LLC which will allow it to purchase the limited partners' ownership interest in the Mandela Gateway project.

A motion was made for approval of Item VII.C. moved by Mark Tortorich, seconded by Lynette Jung-Lee. The motion carried by the following vote:

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

D. 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. Authorization to renew the property (fire) insurance policy and make a payment of the annual premium in an amount not to exceed \$580,973.

Having no questions from the board, a motion was made for approval of Item VII.D. moved by Mark Tortorich, seconded by Anne Griffith. The motion carried by the following vote:

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

VIII. Written Communications.

Executive Director Wells provided a brief summary of the Departmental Monthly Report for the month of August 2021.

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

Executive Director noted the following:

- Governor Newsome's Executive Order N-15-21 on remote public meetings
- HUD SF Award to OHA for Outstanding Community Partner
- #OaklandUndivided Night A's Game
- American Jobs Plan Build Back Better

- NAHRO August Advocacy, 43,000 Letters
- Homeless Senior who is now a resident at Brooklyn Basin

X. Reports of Commission Committees
There were no reports from the Commissioner Committees

XI. Announcements by Commissioners
There were no announcements from the Commissioners.

XII. Adjournment

A motion was made by Bettye Lou-Wright and seconded by Lynette Jung-Lee for the meeting to adjourn. The motion carried by the following vote:

Aye: 7 – Hartwig, Griffith, Castillo, Jung-Lee, Lou-Wright, Montgomery, Tortorich

The meeting adjourned at 7:17 PM.

THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

DocuSigned by:

Anne Griffith

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Anne Griffith, Vice-Chair of the Commission
On Behalf of Gregory D. Hartwig, Chair of the Commission

DocuSigned by:

Patricia Wells

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Patricia Wells, Secretary/Executive Director