

**MINUTES OF THE REGULAR 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 510-874-1512]**

Monday, October 26, 2020

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 Special 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 6:02 p.m.

I. Pledge of Allegiance

II. Roll Call

Chair Hartwig and Betty Lou Wright attended in person. Vice-Chair Griffith, Mark Tortorich, Barbara Montgomery, attended via Zoom teleconference.

Commissioners Janny Castillo and Lynette Jung-Lee joined at 6:12 p.m. during the closed session.

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of September 28, 2020.

Commissioner Tortorich moved to approve the minutes, Commissioner Montgomery seconded the motion. The vote carried unanimously.

IV. Old or Unfinished Business:

None.

V. Adjournment to Closed Session

Chair Hartwig request a motion to move to Closed Session, Commissioner Wright seconded, and the meeting adjourned to closed session at 6:05 pm.

Closed Session
Monday, October 26, 2020
Via Teleconference

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators in regard to price and terms of payment:

Property: Mandela Gateway Commercial Project, part of a mixed-use development that consists of approximately 13,063 square feet of retail and parking space.

Address: 1432-1440 7th Street, Oakland, CA 94607

Owner Negotiating Party: Mandela Gateway Commercial LLC

Oakland Housing Authority Negotiating Parties: Bridget Galka, Michelle Brewer, Attorney

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators in regard to price and terms of payment:

Property: Lion Creek Housing Phase I
(Hawley Street and 69th Avenue)

Address: 6888 Lion Way, Oakland CA 94621

Owner/General Partner Negotiating Parties:

Managing General Partner:

East Bay Asian Local Development Corporation, a California nonprofit corporation, Joshua Simon, Chief Executive Officer

Administrative General Partner:

Related/Oakland Coliseum Development Co., LLC

William A. Witte, Chairman & CEO, Related California

Investor Limited Partner Negotiating Parties:

Boston Financial Investment Management, LP, formerly MMA financial, Edward Ronan, First Vice President

Oakland Housing Authority Negotiating Parties: Bridget Galka, Michelle Brewer, Attorney

Closed Session Commenced at 6:10 p.m.
Commissioner Castillo and Commissioner Jung-Lee joined closed session at 6:12 p.m.
Closed Session Concluded at 7:05 p.m.

The public meeting resumed at 7:08 p.m.

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

None

VII. New Business:

- A. Authorization of the Executive Director to execute a loan with Mandela Gateway Commercial LLC for up to \$810,000 to be used to pay off a loan from Heritage Bank of Commerce.

Secretary Wells introduced the item and Interim Senior Director of Real Estate Development, Bridget Galka, was present to address the item.

Commissioner Wright, asked if an interest of 1% can be charged to the \$810,000. Director Galka confirmed that a 1% interest will be charged on the loan.

Secretary Wells stated that the resolution will be amended to execute a bridge loan of \$810,000 with 1% interest rate.

Vice-Chair Griffith moved the item as amended and Commissioner Montgomery seconded the motion. The item passed unanimously.

- B. Authorization for the Oakland Housing Authority, or its affiliate OHA Development LLC, to acquire the Investor Limited Partner and Class A Investor Special Limited Partner Interest (collectively, the "Investor Limited Partners Interest") for One Million Dollars (\$1,000,000) and execute agreements outlining the terms for continued operations with the Administrative and Managing General Partners of Oakland Coliseum Housing Partners, L.P., the Limited Partnership that owns and operates Lion Creek Crossing Phase I (the "LCC Phase 1")

Secretary Wells introduced the item and Interim Senior Director of Real Estate Development, Bridget Galka, was present to address the item.

Director Galka stated that the Lion Creek Crossing Phase 1 is a 115-unit housing development. The action item is requests the Housing Authority to acquire the invested limited partner's interest for \$1 million, and then execute agreements with the administrative and managing general partners to preserve the Authority's option to purchase the project in the future.

Commissioner Tortorich moved the item. Commissioner Wright seconded

the motion and the item passed by consent.

- C. Informational presentation regarding the submission of the Semi-Annual Labor Standards Enforcement Report for April 1, 2020, to September 30, 2020

Secretary Wells introduced the item. Manager of the Contracts and Compliance Department, Daniel Mermelstein and the Labor Compliance Officer, Rufus Davis gave a brief explanation of the Davis Bacon Act and a report on the HUD Form 4710 semi-annual labor standards enforcement act.

There were no further questions from the board.

- D. Informational presentation on the Fiscal Year 2020 Moving to Work Annual Report

Secretary Wells introduced the item. Special Assistant to the Executive Director, Dominica Henderson, led the report and was joined by Teela Carpenter, Assistant Director of Leased Housing, Nicole Thompson, Acting Director for Family Community Partnerships, and Julie Christiansen, Senior Policy Analyst.

Director Henderson reviewed the Fiscal Year 2020 Making Transitions Work Annual Report high-level accomplishments for this year and their alignment with the strategic goals of the Executive Director.

Assistant Director Carpenter highlighted how Owner incentives programs achieved the goal of exceptional customer service and reviewed specific activities such as pre-qualified unit inspections as well as a re-rent bonus, which helped retain 129 owners.

Sr. Policy Analyst, Julie Christensen, provided detail on activities designed to preserve existing and develop additional affordable housing. Julie further stated that during fiscal year 2020, 65 new affordable units were completed in the Empyrean Towers project and that construction efforts continued on Brooklyn Basin and construction financing was completed for Phase three.

Acting Director, Nicole Thompson, spoke on the accomplishments made during the fiscal year regarding impactful resident services. OHA assisted over 100 youth gain employment. Considering the Covid-19 impact, the FCP Department helped youth obtain virtual internships. She continued by describing that over 491 families enrolled in the Jobs Plus program. Additionally, staff provided financial literacy programming and established partnerships with the City of Oakland to assist with virtual online job fairs and trainings. Acting Director Thompson concluded her presentation by reporting that FCP assisted 394 youth that attend OUSD obtain devices to support them with distance learning.

Director Henderson provided a brief update on performance outcomes for five statutory requirements that OHA must meet each year.

The Commissioners thanked the team for the detailed report and support and did not ask additional questions of the presenters.

E. Presentation of the Authority's financial statements for the quarter ending September 30, 2020

Secretary Wells introduced the item and Director of Finance, Victor Madamba detailed the quarterly financial reports. Director Madamba highlighted that increased in revenues were due to a reimbursement cost from HUD for the rehabilitation of 1619 Harrison and other development activities. Expenditures were lower due to the delayed receipt of invoices due to the challenges of Covid-19. Revenues were up by 8%.

Commissioner Castillo commented that the numbers, specifically during Covid-19 look great.

There were no further questions from the board.

F. Recognition of people wishing to address the Commission
There were no persons wishing to address the board.

VIII. Written Communications.

Departmental monthly reports for September were included in the board packet.

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:

- Monthly update on the Housing Authority COVID expenditures and COVID actions taken during day-to-day activities.
- Housing Authority worked with A Safe Place to provide supportive services to persons impacted by domestic violence.
- The successful participation of the Authority to support the United States Census 2020 count.
- The Commissioner meeting schedule for the remainder of the calendar year.
- The Executive Director's participation in the October Town Hall sponsored by Councilmember Dan Kalb in response to homelessness in the City of Oakland.
- Leased Housing assisted with wait list openings for three (3) development projects with project based voucher units.

- Housing Authority has launched a pilot program to respond to community safety, which includes endeavors by the following Authority departments: OHA Police Department, Property Operations, Family and Community Partnerships, Leased Housing and the Executive team.

X. Reports of Commission Committees

Chair Hartwig provided an update on the Development Ad Hoc Committee meeting and the Public Safety Ad Hoc Committee meeting.

XI. Announcements by Commissioners

Commissioner Castillo stated that World Central Kitchen will stop serving meals at the end of the month and requested if there were suggestions to replace this service. An additional question was that she did not see activity on voter education.

Assistant Director, Nicole Thompson, stated that robocalls and mailers were sent to families regarding voter registration and where to access ballots. The World Central Kitchen notified OHA that they would continue to serve OHA until the end of November.

XII. Adjournment of Meeting

Commissioner Tortorich motioned to adjourn and Commissioner Montgomery seconded the motion. The meeting adjourned at 8:11 PM.

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



Gregory D. Hartwig, Chair of the Commission



Patricia Wells, Secretary