

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

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by contacting the Executive Office at 510-874-1512]**

Monday, February 3, 2020

Special Meeting

The Oakland Housing Authority Board of Commissioners convened a Special Meeting in the Board of Commissioners Room, first floor, 1619 Harrison Street, Oakland, California on the above date. Chair Gregory Hartwig presided and called the meeting to order at 6:02 p.m.

I. Pledge of Allegiance

II. Roll Call

Chair Gregory Hartwig, Vice Chair Anne Griffith, Barbara Montgomery, Lynette Jung-Lee, Bettye Lou Wright, Janny Castillo, Mark Tortorich were present.

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of December 9 and 19, 2019.

Commissioner Jung-Lee moved to approve the minutes, Commissioner Wright seconded; the board voted unanimous approval.

I. Old or Unfinished Business:

None.

V. 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.

Chair Hartwig suggested bringing item VI.E Recognition of people wishing to address the Commission, ahead of VI. New Business.

Lawanda Evans addressed the Commission regarding a request to consider establishing a new policy to annually evaluate OHA staff at all sites, relative to the management of properties and the staff's communication with residents.

Ms. Evans is a resident of Palo Vista and is a member of the Resident Advisory Board.

VI. New Business:

- A. Final publication by the Alameda County Participating Counties, Cities and Agencies Collaborative of the Completed Alameda County Regional Analysis of Impediments of Fair Housing.

Executive Director Wells introduced the item and staff of the Program Implementation and Compliance Department, Director Henderson and Senior Program Analyst, Julie Christiansen, who provided the report analysis to the Commission.

The Commissioners' questions were answered by the staff presenters and there was no approval action needed on this item.

- B. Consideration of a resolution authorizing the negotiation and the execution of documents, subject to the National Environmental Policy Act (NEPA) , related to the acquisition, financing, and development of the 500 Lake Park Project with EAH Housing.

Executive Director Wells introduced Interim Director of Real Estate Development, Bridget Galka who provided the PowerPoint presentation to the Commission. Financial Analyst, Jonathan Young, provided a handout to the Commissioners from the City of Oakland 2019 NOFA on New Construction and Applicant Project Costs.

Partners, EAH Housing were in attendance at the meeting; Welton Jordan, Senior Vice President of Real Estate Development, Tessa Quintanilla, Project Manager and Denice Wint, Director of Real Estate Development. EAH staff also provided information about the project at the meeting and took questions from the Commission. The EAH staff spoke regarding community interaction from public meetings that EAH provided on the development of the project.

The Commission reviewed the purchasing and financing plan of the project with the OHA and EAH staff who provided further detail to the inclusion of low-income housing tax credits to be applied, and if applications accepted, state funding programs and tax-exempt bond allocations and projected loan structure. The discussion also involved projected overall costs of the project, construction rate building cost per square foot, (per unit) and its comparatives to the current market rate within the City of Oakland.

Leased Housing Director, Michelle Hasan, spoke to the Commission about the 14 VASH Vouchers included in the project and the soft funding that will be provided through the California HCD Loan Programs.

After no further questions from the Commission, the Chair called for a resolution vote; Vice-Chair Griffith motioned to approve, Commissioner Montgomery seconded and the board voted unanimous approval to pass.

- C. Presentation of the U.S. Department of Housing and Urban Development's Certificate of Recognition for 2020 Landlord Outreach and Customer Service to the Oakland Housing Authority.

Executive Director Wells introduced the item and gave recognition to the Leased Housing Department Staff, Chief Operating Officer, Andres Manriquez and Director Michelle Hasan. A brief summary of the activities that were recognized by HUD was provided by Director Hasan.

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. Consideration and approval for the Executive Director to Purchase six (6) Ford Explorer Police Interceptors/Police All Wheel Drive Utility Vehicles from Towne Ford, Redwood City, in the amount of \$233,878.92.

Note: Executive Director Wells referenced that the Board Memo had an error in the chart in the comparison of the cost price per vehicle for the non-recommended awards, the number "3", \$30,000 was left off the number amount under the vendors: State Contract (Folsom Lake Ford), San Leandro Ford, and Napa Ford Lincoln. It does not change the outcome of the total price per vehicle. The Executive Director wanted to acknowledge the correction for the record.

- 2. Consideration of a resolution authorizing the Executive Director to execute a one-year Contract with CDW Government, LLC for Software Value Added Reseller Services including cyber security solutions from Artic Wolf Networks, Inc.

After the Executive Director addressed the correction in item VI.D1., the Chair called for a motion on the resolution. Commissioner Wright motioned for approval, Commissioner Tortorich seconded; and the board voted unanimous approval of both Consent Agenda items.

- E. Recognition of people wishing to address the Commission.
This item was moved to be heard prior to item VI. New Business.

Commissioner Castillo addressed what resident Evans asked about concerning a policy per se but perhaps a way for our residents to be able to

share what's going on there. The Commissioner stated that she wanted to be sure that there is follow up with her.

The Executive Director stated that as Ms. Evans is a resident of Palo Vista one of OHA's contract managed sites but the recommendation is one that will bring value to all of our properties and two listening sessions coming up with the newly appointed Executive Director, on February 13 and 18, the Lockwood session will include an invitation to residents of Palo Vista and the Resident Advisory Board will be engaged doing some recommendations on how to do something more forward facing in conjunction with their listening sessions that they do annually. So we'll be moving forward.

VII. Written Communications.

November and December 2019 departmental reports were included in the board packet materials.

Commissioner Jung Lee inquired about how the Section 3 hiring process takes place. The Executive Director asked that Director Wheeler of the Family and Community Partnerships department and Chief Operating Officer, Andres Manriquez, speak to the Commission on the recruitment of Section 3 qualified community members and residents for employment opportunities.

Executive Director Wells responded that one of the things OHA is doing is re-tooling helping to assess with partners and that may result in OHA having better metrics in being able to describe how to meet needs. Executive Director Wells stated that more data will be gathered and would be sure to follow-up in the next board meeting with it.

Commissioner Tortorich commented on the continual need for Section 3 employment opportunities within the community. The Commissioner asked the Executive Director to meet in the near future for follow-up discussion.

Capital Improvements Director, Bruce Brackett and Chief Operating Officer, Andres Manriquez, spoke to the Commission regarding further information on the background of the 95th Avenue and International Blvd. project site (included in the report).

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

California Attorney General, Xavier Bacerra letter to OHAPD staff member, Jackie Mesterhazy for ensuring training N-DEX users and compliance with FBI policies.

U.S. Dept. HUD letter to California Housing Initiatives (CAHI) noting

performance of annual compliance review is both outstanding and exceeds the ACC requirements. Executive Director Wells thanked Director LeeAnn Farner and Director of Finance, Victor Madamba for their work.

Executive Director also noted:

Annual Holiday Splendor 2019 took place in early December with festivities themed around Mardi Gras, which was well attended and well enjoyed.

The annual Winter Wonderland Holiday Toy Drive hosted by the OHAPD took place on December 19 and was a successful event.

City of Oakland and OHA are collaborating on the Fair Chance Housing Ordinance regarding persons transitioning back into the community.

Visit to OHA by Deputy Assistant Field Secretary, Dr. Felicia Gaither, with Regional HUD staff members took place on January 15th and was a successfully collaborative event. Executive Director Wells thanked the staff who were involved in the day's planning and activities.

The NAHRO Group will be heading to Washington, D.C. on February 5th for a meet and greet with HUD Secretary, Dr. Ben Carson.

Alameda County Immigration Understanding "Public Charge" handout was provided to the Commissioners.

IX. Reports of Commission Committees.

None.

X. Announcements by Commissioners.

Chair Hartwig requested that a Special Needs Ad Hoc Committee be established. The committee will be tasked with a strategy and response for addressing homelessness. The Chair appointed Commissioners Castillo, Jung-Lee and Wright to serve on the committee.

Commissioner Wright provided a hand-out summary report on two conferences, PHADA and NAHRO NorCal that she recently attended in January. The Commissioner made special mention of speaker, Victoria Ashford, at the PHADA conference, who worked with attendees on team building initiatives addressing management leadership, and supervisory methods.

XI. Adjournment to Closed Session.

XII. Having no other agenda items, the Chair called for adjournment of the meeting to closed session. The meeting ended at 8:15 pm.

Closed Session
Monday, February 3, 2020 following the Meeting
In the Board of Commissioners Room, First Floor,
1619 Harrison Street, Oakland, California.

Purpose: Pursuant to Government Code Section 54957.6: Conference with Labor Negotiators.

Authority Designated Representative: Drew Felder, Director of Human Resources
Employee Organizations: Building and Construction Trades Council of Alameda County, AFL-CIO, SEIU Local 1021 (formerly 1877 and 790), and OPEIU Local 29.

(Moved forward from December 9, 2019 Commissioners' Meeting).

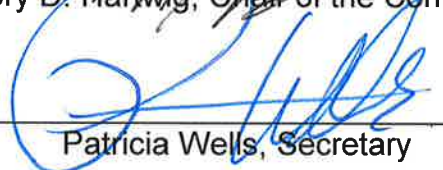
Purpose: Pursuant to Government Code Code §54957(b)(1), regarding appointment and employment of the position of Executive Director:
Discussion of Executive Director, Patricia Wells', Future Goals for the Agency.

Closed Session adjourned at 9:19 pm.

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



Gregory D. Hartwig, Chair of the Commission



Patricia Wells, Secretary