



Oakland Housing Authority

Board of Commissioners

ANNE GRIFFITH
GREGORY D HARTWIG
JANNY CASTILLO
LYNETTE JUNG-LEE
BARBARA MONTGOMERY
MARK J TORTORICH
WILLIAM J MAYES

Executive Director

Patricia Wells

In accordance with Article III, Section 1 and 2, of the Oakland Housing Authority Bylaws, NOTICE IS HEREBY GIVEN that the **Regular Meeting** of the Board of Commissioners has been called. The meeting will be held as follows:

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

Regular Meeting

Monday, March 18, 2024 at 6:00 PM



Oakland Housing
Authority

AGENDA
Regular Meeting
March 18, 2024, 6:00 PM

Rescheduled BOC Meeting from March 25th

Zoom Information

To participate via teleconference, please use the zoom link below.

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/89439556269?pwd=vMBJnqUdC4EXPb314glhUPM008ulGQ.7A5CPhVHvmFRz9Ur>

Meeting ID (access code): 894 3955 6269 **Meeting Password: 707736**
Closed Caption – provided through the link.

To participate by Telephone: 1-669-219-2599; 1-213-338-8477; 1-206-337-9723
Meeting ID (access code): 894 3955 6269 **Meeting Password: 707736**

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.

3. Approval of Minutes

3.1 24-1144 Approval of the minutes of the Regular Board of Commissioners Meeting of February 26, 2024.

Attachment(s)

[Minutes of the February 26, 2024 Board of Commissioners Meeting.pdf](#)

4. Recognition of people wishing to address the Commission

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1510 (TDD: 800-618-4781). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

All public comment on action items will be taken at the public comment portion of the meeting. You may comment via zoom by “raising your hand” or by submitting an e-mail to publiccomments@oakha.org or call using the zoom participant number.

- *You may request to make a public comment by “raising your hand” through Zoom’s video conference or phone feature, as described below. Requests will be received only during the designated times in which to receive such requests and only for eligible Agenda items. Public comments will be subject to the appropriate time limit of three (3) minutes.*
- *To comment by Zoom video conference, click the “Raise Your Hand” button to request to speak when Public Comment is being taken on the eligible Agenda item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Instructions on how to “Raise Your Hand” is available at: <https://support.zoom.us/hc/en-us/articles/205566129> - Raise-Hand-In-Webinar.*
- *To comment by phone, please call on one of the phone numbers listed below. You will be prompted to “Raise Your Hand” by pressing “*9” to request to speak when Public Comment is being taken on the eligible Agenda Item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Please unmute yourself by pressing *6. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> - Joining-a-meeting-by-phone.*

5. Old or Unfinished Business

6. 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.

7. New Business

7.1 24-1151 Presentation of the Fiscal Year 2023 Annual Comprehensive Financial Report

Attachment(s)

[Annual Financial Report Staff Report](#)
[FY2023 Annual Comprehensive Financial Report Presentation](#)
[Annual Comprehensive Financial Report FY-2023](#)

7.2 24-1149 Public hearing on proposed changes to the Administrative Plan for the Housing Choice Voucher program and the Admissions and Continued Occupancy Policy for the Public Housing program.

Attachment(s)

[ACOP Revisions Staff Report](#)
[Admin ACOP Public Hearing Presentation.pptx](#)
[Att. 1 Admin Plan Revisions](#)

[Att. 2 ACOP Revisions](#)

- 7.3 24-1148 Adopt a resolution authorizing the Executive Director to submit the Fiscal Year 2025 Making Transitions Work Annual Plan and Certifications of Compliance to the United States Department of Housing and Urban Development.

Attachment(s)

[FY 2025 MTW Plan Staff Report](#)
[FY 2025 MTW Plan Overview](#)
[FY 2025 Annual MTW Plan](#)
[Certification of Compliance](#)
[Adoption of FY 2025 MTW Plan Resolution](#)

- 7.4 24-1143 Adopt a resolution authorizing the Executive Director to utilize the State of California's Network and Communications (CALNET) agreement to purchase services from AT&T for Information Technology (IT) services, in an amount not to exceed \$380,000 for fiscal year (FY) 2024, and \$380,000 for FY 2025.

Attachment(s)

[CALNET Staff Report](#)
[CALNET Resolution](#)

- 7.5 24-1155 Adoption of a resolution authorizing the Executive Director to negotiate and execute an Option Agreement and, subject to National Environmental Policy Act ("NEPA") approval, all other documents required to purchase 401 Santa Clara Avenue, for a purchase price not to exceed \$28,000,000, with a purchase price, due diligence, and closing costs not to exceed \$30,000,000.

Attachment(s)

[401 Santa Clara Ave Staff Report](#)
[401 Santa Clara Ave Presentation](#)
[CBRE Memorandum](#)
[401 Santa Clara Avenue - Option Agreement Resolution](#)

- 7.6 24-1147 Resolution making CEQA findings and authorizing the Executive Director to execute a non-binding Amended and Restated Exclusive Negotiating Agreement including a Revised Term Sheet and to execute agreements related to the financing and development of the Mandela Station Affordable development by providing one or more loans of MTW funds and a commitment of Project-Based Section 8 Vouchers conditioned upon NEPA approval.

Attachment(s)

[MSA Staff Report](#)
[MSA Changes Presentation](#)
[Figures for 3-18-24 MSA Item](#)
[Reso 5010 ENA Mandela Station](#)
[Reso 5109 MSA CEQA Findings](#)

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.

9. Written Communications Departments' Monthly Report

9.1 24-1152 Written Communications Departments' Monthly Report for February 2024

Attachment(s)

[01 - Family and Community Partnerships](#)

[02 - Leased Housing](#)

[03 - Office of Property Operations](#)

[04 - Capital Improvements Department](#)

[05 - Office of Real Estate Development](#)

[06 - Asset Management](#)

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

10.1 24-1140 Staff Briefing Regarding Recent Storms

Attachment(s)

[OPO February Storm Update](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment



Patricia Wells, Executive Director