

Commission Members

CHAIR ANNE GRIFFITH
VICE CHAIR GREGORY D HARTWIG
COMMISSIONER JANNY CASTILLO
COMMISSIONER BARBARA MONTGOMERY
COMMISSIONER LYNETTE JUNG-LEE
COMMISSIONER MARK J TORTORICH
COMMISSIONER 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, June 26, 2023 at 6:00 PM
1619 Harrison Street
Oakland, CA 94612**



Oakland Housing
Authority

AGENDA
Regular Meeting
June 26, 2023, 6:00 PM

Zoom Information

NOTE: This meeting is accessible via teleconference pursuant to Assembly Bill 2449 [(Rubio)Open meetings: local agencies; teleconferences] (Chapter 285) (2021-2022)]

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

Join Zoom Meeting Online:

<https://oakha-org.zoom.us/j/87083910177?pwd=WDg4aHI0UWJKODBjRkIvNTE5aDBLUT09>

Meeting ID (access code): 870 8391 0177 Meeting Password: 530239

To participate by Telephone: +1 669 219 2599

Meeting ID (access code): 870 8391 0177 Meeting Password: 530239#

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 2023-117 May 22, 2023 Regular Meeting - Draft Minutes

Attachment(s)

[May 22 2023 BOC Regular Meeting - Draft Minutes](#)

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 2023-88 Informational presentation recognizing the Recent Oakland Housing Authority Police Department Promotions.

Attachment(s)

[BOC Promotions](#)

- 7.2 2023-127 Approving the Oakland Housing Authority comprehensive consolidated budget, public housing program Asset Management Project (AMP) budgets, and staffing plan for fiscal year ending June 30, 2024.

Attachment(s)

[HUD 52574](#)

[FY2024 Consolidated OHA Excluding Affiliates with YoY FY24](#)

[FY 2024 Staffing Summary](#)

[FY24 OHA Capital Budget](#)

[FY2024 Budget Resolution](#)

7.3 2023-126 Third Quarter Finance Report

Attachment(s)

[3rd QTR FY2023 Presentation](#)

[Capital Improvement Third Quarter Financials](#)

[Family & Community Partnerships FY23 Q3- Financial Presentation](#)

[3rd QTR FY2023 QSR Memo to Commissioners](#)

7.4 2023-71 Adopt a resolution authorizing the Executive Director to amend the Memorandum of Understanding with Alameda County Health Care Services Agency to administer State Housing and Disability Advocacy Program and Housing and Homelessness Incentive Program funding for the Local Housing Support Program and increase the total contract amount from \$16,000,000 to \$24,480,649.

Attachment(s)

[Reso 5100 MOU Alameda County HDAP 09.26.2022](#)

[Reso 5168 - HDAP Funding 5.22.23](#)

[Resolution - HDAP and HHIP MOU](#)

7.5 2023-131 Adopt a resolution authorizing the Executive Director to issue blanket purchase orders to various vendors with intergovernmental agreements or routine, recurring, low-dollar amount purchases for Fiscal Year 2023-2024 in a total not to exceed amount of \$6,608,655.

Attachment(s)

[FY24 BPO Summary - Contracts and Cooperative Purchasing](#)

[FY 2024 BPO Resolution](#)

7.6 2023-132 Adopt a resolution authorizing the Executive Director to issue blanket purchase orders to various vendors for routine, recurring, low-dollar amount materials and services for Fiscal Year 2023-2024.

Attachment(s)

[FY24 OHA BPO Summary - Materials Market Testing](#)

[Low Dollar Routine Recurring BPO Resolution](#)

7.7 2023-116 Adopt a resolution authorizing the Executive Director to execute a contract with CDW Government, LLC. For the purchase of the CORTEX XDR and its security services for a two-year term in an amount not to exceed \$650,000.

Attachment(s)

[Approved CCGS Review Memo CDW-G](#)

[CDW Contract Renewal Thru 2-28-2025](#)

[CDW Government LLC Threat Protection Resolution](#)

7.8 2023-122 Adopt a resolution authorizing the Executive Director to execute a two-year contract, with up to three one-year option terms, with Sac ProFloors to provide flooring supply and flooring installation services at

Oakland Housing Authority (Authority) owned and managed properties, in an amount not to exceed \$400,000 for the initial term and up to \$200,000 per year for each additional option term for a total contract amount not to exceed \$1,000,000.

Attachment(s)

[OHA 22-038 Flooring CCGS Memo](#)
[Flooring Services Sac Profloors Resolution](#)

- 7.9 **2023-123** Adopt a resolution authorizing the Executive Director to execute a two-year contract, with up to three one-year option terms, with RF Contractors to provide flooring supply and flooring installation services at Oakland Housing Authority (Authority) owned and managed properties, in an amount not to exceed \$400,000 for the initial term and up to \$200,000 per year for each additional option term for a total contract amount not to exceed \$1,000,000.

Attachment(s)

[OHA 22-038 Flooring CCGS Memo](#)
[Flooring Services RF Contractors Resolution](#)

- 7.10 **2023-128** Adopt a resolution authorizing the Executive Director to execute a two-year contract, with up to three one-year option terms, with Edrington, Schirmer & Murphy, LLP to provide as needed legal services for Oakland Housing Authority (Authority) owned and managed properties in an amount not to exceed \$250,000 for the initial term and up to \$125,000 per year for each additional option term for a total contract amount not to exceed \$625,000.

Attachment(s)

[RFP 23-004 CCGS Memo](#)
[UD Attorney Edrington, Schirmer and Murphy Resolution](#)

- 7.11 **2023-129** Adopt a resolution authorizing the Executive Director to execute a two-year contract, with up to three one-year option terms, with The Law Offices of Bill Ford to provide as needed legal services for Oakland Housing Authority (Authority) owned and managed properties in an amount not to exceed \$250,000 for the initial term and up to \$125,000 per year for each additional option term for a total contract amount not to exceed \$625,000.

Attachment(s)

[RFP 23-004 CCGS Memo](#)
[UD Attorney The Law Offices of Bill Ford Resolution](#)

- 7.12 **2023-130** Adopt a resolution authorizing the Executive Director to execute a two-year contract, with up to three one-year option terms, with The Law Offices of Charles T. Ramsey to provide as needed legal services for Oakland Housing Authority (Authority) owned and managed properties in an amount not to exceed \$250,000 for the initial term and up to \$125,000 per year for each additional option term for a total contract

amount not to exceed \$625,000.

Attachment(s)

[RFP 23-004 CCGS Memo](#)

[UD Attorney The Law Offices of Charles Ramsey Resolution](#)

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.

- 8.1 [2023-111](#) Adopt a resolution ratifying and approving the Executive Director to execute an agreement with the County of Alameda Department of Housing and Community Development for the Shelter Plus Care (S+C) Sponsor Based Assistance (SRA) program in an amount not to exceed \$1,300,000.

Attachment(s)

[SPC Sponsor Based Program Resolution](#)

- 8.2 [2023-112](#) Adopt a resolution ratifying and approving the Executive Director to execute an agreement with the County of Alameda Department of Housing and Community Development for the Shelter Plus Care (S+C) Tenant Rental Assistance (TRA) in the amount of \$3,000,000.

Attachment(s)

[Shelter Plus Care Resolution](#)

- 8.3 [2023-113](#) Adopt a resolution authorizing the Executive Director to execute an agreement with the County of Alameda Department of Housing and Community Development for the Shelter Plus Care (S+C) Home for Wellness program (H4W) in an amount not to exceed \$500,000.

- 8.4 [2023-114](#) Adopt a resolution authorizing the Executive Director to execute an agreement with the County of Alameda Department of Housing and Community Development for the Shelter Plus Care Single-Room Occupancy program grant in an amount not to exceed \$700,000.

9. Written Communications Departments' Monthly Report

- 9.1 2023-120 Operational Departments May 2023 Monthly Reports

Attachment(s)

[01 - Family and Community Partnerships](#)

[02 - Leased Housing](#)

[03 - Office of Property Operations](#)

[04 - Capital Improvement](#)

- [05 - Office of Real Estate Development](#)
- [06 - Asset Management](#)
- [07 - Information Technologies Teams](#)
- [08 - Risk Management](#)

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

10.1 2023-121 Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission

Attachment(s)

- [2023 Summer Youth Event - A's Game](#)
- [St Mary's Golden Jubilee](#)
- [Alameda Bowling](#)
- [Palo Vista Health and Wellness Event](#)
- [Boomers Summer Youth Event - AllAMPSM](#)
- [Other Events](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment to Public Session

14. Closed Session