



Oakland Housing Authority

Board of Commissioners

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

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, July 22, 2024 at 6:00 PM



Oakland Housing
Authority

AGENDA
Regular Meeting
July 22, 2024, 6:00 PM

Zoom Information

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

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/85379407678?pwd=HsDX3uwBy7bAfP0VgldaPgV5i0wAUw.1>

Meeting ID (access code): 853 7940 7678 Meeting Password: 046443
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): 853 7940 7678 Meeting Password: 046443

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 24-1342 Approval of the minutes of the Regular Board of Commissioners Meeting of June 24, 2024.

Attachment(s)

[Minutes for June 24, 2024 Board of Commissioners Meeting](#)

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 24-1302 Adopt a resolution authorizing the Executive Director to execute a two-year contract with three one-year option terms with Lighthouse Public Affairs, LLC in an amount not to exceed \$180,000 per year for the initial two-year term, and \$130,000 per year for each one-year option term, in a total amount not to exceed \$750,000.

Attachment(s)

[Lighthouse Staff Report](#)

[BOC Reso Advocacy Consultant - Lighthouse Public Affairs LLC](#)

- 7.2 24-1358 Adopt a resolution authorizing the Executive Director to amend and increase a loan to Oakland Housing Initiatives, Inc., by \$875,000 from \$1,500,000 to \$2,375,000 to finance the predevelopment expenses of the rehabilitation of Foothill Family Apartments.

Attachment(s)

[Foothill Family Apartments Staff Report](#)
[Foothill Family Apartments Rehab Refinancing](#)
[Resolution 5163 Foothill Family Apartments Rehab](#)
[Resolution 5200 Foothill Predevelopment Loan to OHI](#)

- 7.3 24-1359 Adopt a resolution authorizing the Executive Director, subject to National Environmental Policy Act approval, to execute agreements to provide a loan in an amount not to exceed \$15,000,000, previously authorized for Foothill Family Apartments LP, now redirected to an affiliated limited partnership, to finance the rehabilitation of Foothill Family Apartments and to repay the Hanmi Bank mortgage on the property.

Attachment(s)

[Foothill Family Apartments \\$15 Million Staff Report](#)
[Resolution 5163 Foothill Family Apartments Rehab](#)
[Resolution 5200 Predevelopment Loan to OHI](#)
[Resolution](#)
[Form of OHA Commitment Letter for Tax Credit Application](#)

- 7.4 24-1381 Adopt a resolution authorizing and approving an amendment to the Oakland Housing Authority Procurement Policy.

Attachment(s)

[Procurement Policy Staff Report](#)
[Amended OHA Procurement Policy](#)
[Reso 5160 OHA Procurement Policy 04.24.23.](#)
[BOC Procurement Policy Amendment 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 24-1341 Adopt a resolution authorizing the Executive Director to execute a contract with Dell, LLC, for the purchase of computers, peripherals and hardware for the Oakland Housing Authority (OHA) in an amount not to exceed \$500,000 for a term not to exceed June 30, 2025.

Attachment(s)

[Dell LLC Staff Report](#)
[Dell Resolution](#)

- 8.2 24-1339 Adopt a resolution authorizing the Executive Director to pay Protiviti Government Solutions, Inc., (Protiviti) an amount of \$117,196.11 for temporary employee services with non-federal funds for past Invoice #30616 dated December 22, 2023.

Attachment(s)

[Protiviti Payment Staff Report](#)
[Resolution 5223 Ratification Protiviti Gov. Sol. 12.04.23](#)
[Protiviti Resolution July 22, 2024](#)

- 8.3 24-1340 Adopt a resolution authorizing the Executive Director to approve a contract for Protiviti Government Services, Inc. (Protiviti) for temporary employee services in an amount not to exceed \$350,000 for a three-year contract term.

Attachment(s)

[Protiviti Temporary Employment Services Staff Report](#)
[Resolution 5223 Ratification Protiviti Gov Sol 12.04.23](#)
[Protiviti Three Year Contract Resolution](#)

- 8.4 24-1349 Adopt a resolution ratifying and 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) Sponsor Based Assistance (SRA) program in an amount not to exceed \$1,400,000 for the term May 1, 2024 to April 30, 2025.

Attachment(s)

[Shelter Plus Care Staff Report](#)
[Resolution - Shelter Plus Care SRA Contract](#)

- 8.5 24-1350 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 \$3,200,000 for the term March 1, 2024 to February 29, 2025.

Attachment(s)

[Shelter Plus Care TRA Staff Report](#)
[Shelter_Plus_Care_Resolution TRA](#)

- 8.6 24-1387 Adopt a resolution authorizing the Executive Director to continue the Authority's participation in the Employment Risk Management Agency (ERMA) insurance pool and to issue payment of the annual premium invoice in an amount of \$264,579.

Attachment(s)

[Employment Risk Management Agency Insurance Pool Staff Report](#)
[ERMA Resolution FY2025](#)

9. Written Communications Departments' Monthly Report

- 9.1 24-1353 Written Communication Departments' Monthly Reports

Attachment(s)

[01 - Family and Community Partnerships Monthly Report June 2024](#)
[02 - Leased Housing Monthly Report June 2024](#)
[03 - Office of Property Operations Monthly Report June 2024](#)
[04- Capital Improvements Monthly Report June 2024](#)

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

10.1 24-1356 Casa Suenos Ribbon Cutting Event: Wednesday, June 26, 2024

Attachment(s)
[Case Suenos.pdf](#)

10.2 24-1383 Oakland Connect - Approval of 15 Million Dollar Grant Proposal

Attachment(s)
[Oakland Connect.pdf](#)
[Press Release 7.11.24 Oakland Connect FFA Award](#)

10.3 24-1385 Oakland Housing Authority Participation in National Night Out on August 6, 2024.

Attachment(s)
[National Night Out](#)
[National Night Out Picture.pdf](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment

Patricia Wells