



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 **Special Meeting** of the Board of Commissioners has been called. The meeting will be held as follows:

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

Special Meeting

**Monday, December 16, 2024 at 6:30 PM
1619 Harrison Street, Oakland, CA 94612**



**AGENDA
Special Meeting
December 16, 2024, 6:30 PM**

Zoom Information

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

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/86432448579?pwd=co5KiNf9kqUpwjZCYoiw7g3U60Ciu.1>

Meeting ID (access code): 864 3244 8579 Meeting Password: 317990
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): 864 3244 8579 Meeting Password: 317990

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 24-1635 Minutes from the December 9, 2024, Board of Commissioners meeting will be submitted for approval at the January 27, 2025, 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 24-1562 Authorization for the Executive Director to enter into a Memorandum of Understanding (MOU) with MISSSY, Back to the Basics, Family Violence Law Center, and the Alameda County Family Justice Center, execute the requisite grant agreements, execute all documents related to the administrative oversight for the Anti-Trafficking Housing Assistance Program Grant, and authorize the allocation of an amount not to exceed \$294,520.98 to MISSSEY over a three year term, an amount not to exceed \$100,000 to Back to the Basics over a one year term, and an amount not to exceed \$366,260.02 from the Oakland Housing Authority, which includes a \$160,781 in-kind match required under the grant terms, for a total budget not to exceed \$760,781.

Attachment(s)

[Staff Report - Missy](#)

[BOC Resolution #5320 December 9, 2024](#)

[DOJ Grant MOU Resolution](#)

[Anti-Trafficking Assistance Grant Presentation](#)

- 7.2 24-1629 Authorize the Executive Director to allocate \$500,000 to the Oakland Housing Authority Foundation to administer a scholarship and educational support initiative for low-income students assisted by the Oakland Housing Authority

Attachment(s)

[Staff Report - OHA Foundation Scholarship](#)
[Resolution OHA Foundation Scholarship](#)

- 7.3 24-1588 Adopt a resolution authorizing the Executive Director to execute a contract with SPARQ Holding Inc. in an amount not to exceed \$1,100,000 and utilize unspent funds from the Amplify Consulting Partners Inc. contract (Resolution #5203) for payments to SPARQ Holding Inc. for the months of November and December 2024, for an amount not to exceed \$190,000, for a total contract amount not to exceed \$1,290,000, for a term not to exceed January 31, 2026.

Attachment(s)

[Staff Report -SPRAQ](#)
[SPRAQ Resolution](#)

- 7.4 24-1638 Authorization to execute all documents, including a Memorandum of Understanding with the City of Oakland, memorializing the Authority's commitment to fund up to \$10 million to one or more Authority approved development projects which have been selected by the City of Oakland through City Notices of Funding Availability to receive funding from the City.

Attachment(s)

[Staff Report - OHA NOFA Funds 2024](#)
[BOC Resolution OHA NOFA Funds 2024.docx](#)

- 7.5 24-1639 Authorization to provide a grant of MTW Funds totaling \$5 million to RAMP Housing, Inc. (RAMP), and execute all documents required to grant the funds, for the purposes of strengthening RAMP's financial profile to allow the maintenance of its role in existing partnership, and anticipated significant role in several planned developments, together with the obligations associated with said roles, including but not limited to RAMP providing pre-development funds, gap funds, and guarantees, and acting as a developer of the developments.

Attachment(s)

[Staff Report - RAMP Grant Funds](#)
[BOC Resolution RAMP Grant Funds 12-16-24.docx](#)

- 7.6 24-1640 Authorization to provide a grant of MTW Funds totaling \$25 million to Oakland Affordable Housing Preservation Initiatives, a California nonprofit public benefit corporation (OAHPI), and execute all documents required to grant the funds to OAHPI for predevelopment and construction financing for the rehabilitation and redevelopment of

the OAHPI portfolio.

Attachment(s)

[Staff Report - PNA Summary](#)
[BOC Resolution OAHPI Grant Funds 2024.docx](#)
[20240821 Priority Sites Summary.xlsx](#)
[OAHPI_AMP9\(DeepEast\)_PNASummary.pdf](#)
[OAHPI_AMP10\(East\)_PNASummary.pdf](#)
[OAHPI_AMP11\(Fruitvale\)_PNASummary.pdf](#)
[OAHPI_AMP12\(SanAntonio\)_PNASummary.pdf](#)
[OAHPI_AMP13\(West\)_PNASummary.pdf](#)
[OAHPI_AMP14\(North\)_PNASummary.pdf](#)

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 24-1622 Written Communications Departments' Monthly Report

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

10.1 24-1626 California Housing Community Development Conference & Expo - December 3 - December 4, 2024

Attachment(s)

[California Housing Community Conference & Expo Photos](#)

10.2 24-1617 East Oakland Works Computer Lab Now Open

Attachment(s)

[East Oakland Works Computer Lab Flyer](#)

10.3 24-1621 Oakland Housing Authority Housing Choice Voucher Program Waitlist Opening - January 7, 2025 - January 26, 2025

Attachment(s)

[OHA Housing Choice Voucher Program Waitlist Opening Flyer](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment