



# Oakland Housing Authority

## **Board of Commissioners**

ANNE GRIFFITH  
GREGORY D HARTWIG  
BARBARA MONTGOMERY  
LYNETTE JUNG-LEE  
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, June 24, 2024 at 6:00 PM**



Oakland Housing  
Authority

**AGENDA**  
**Regular Meeting**  
**June 24, 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/82824386807?pwd=Rzj7QiLvn7rhSPJVYt855d7g\\_R-tUQ.jlCMaVhiJe4DSmhY](https://oakha-org.zoom.us/j/82824386807?pwd=Rzj7QiLvn7rhSPJVYt855d7g_R-tUQ.jlCMaVhiJe4DSmhY)

**Meeting ID (access code): 828 2438 6807**      **Meeting Password: 657926**  
*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): 828 2438 6807**      **Meeting Password: 657926**

**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      24-1299      Approval of the minutes of the Special Board of Commissioners Meeting of May 20, 2024.

**Attachment(s)**

[Board Minutes Special Meeting May 20 2024.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](mailto: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**

- 5.1 24-1310 Approving the Oakland Housing Authority Comprehensive Consolidated Budget, Public Housing Program, Asset Management (AMP) budgets, and staffing plan for fiscal year ending June 30, 2025.

### **Attachment(s)**

[Staff Memo FY2025 Budget.pdf](#)  
[Memo - FY-25 OHA BOC Budget Approval Form 52574 FY25.](#)  
[FY2025 Revenue and Expense Pie Charts](#)  
[FY 2025 Staffing Summary](#)  
[FY25 Capital Budget Summary OHA](#)  
[BOC Resolution FY2025 Budget](#)

## **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. Adjournment to Closed Session**

- 7.1 24-1305 **Conference with Real Property Negotiations (Government Code §**

54956.8)

**Property:** 401 Santa Clara Avenue, Oakland, CA 94610,

**APNs:** 010-0823-015-05 and 010-0823-039-02

**Agency Negotiation:** Patricia Wells, Executive Director; Tom Deloye, Chief Officer of Real Estate Development; Jhaila Brown, General Counsel; Isabel Brown, General Counsel

**Negotiating Parties:** Humangood Norcal, a California nonprofit public benefit corporation

**Under Negotiation:** Price and terms of payment.

## 8. Adjournment of Closed Session

## 9. New Business

- 9.1 24-1275 Nomination and Election of Chair and Vice-Chair of the Oakland Housing Authority Board of Commissioners.

**Attachment(s)**

[Staff Memo OHA Elections](#)

[BOARD OF COMMISSIONERS - Bylaws and Commission Rules and Procedures](#)

- 9.2 24-1300 Nomination and Election of Directors for Oakland Affordable Housing Preservation Initiatives Board

**Attachment(s)**

[Staff Memo OAHPI Elections](#)

[OAHPI Amended and Restated Bylaws signed](#)

- 9.3 24-1165 Nomination and Election of Directors of Tassafaronga Housing Corporation

**Attachment(s)**

[Staff Memo THC Elections](#)

[THC Amended and Restated Bylaws](#)

- 9.4 24-1260 Pink Patch Project Presentation to the HERS Breast Cancer Foundation

**Attachment(s)**

[Staff Memo Pink Patch](#)

[PINK PATCH](#)

- 9.5 24-1265 Adopt a resolution authorizing the Executive Director to execute a Memorandum of Understanding with the Alameda County Social Services Agency for expansion of the Foster Youth to Independence Vouchers for a five-year term.

**Attachment(s)**

[Staff Memo MOU](#)

[FYI MOU Presentation 6.24.2024](#)

[BOC Draft Resolution FYI MOU](#)

- 9.6 24-1330 Blanket Purchase Order (BPO) Replacement Project Oakland Housing Authority Fiscal Year 2024-2025

**Attachment(s)**

[Staff Memo BPO Replacement Project](#)

[BPO Replacement Project \(06-24-2024 BOC Ver. 2.1 dh\).pdf](#)

- 9.7 24-1328 Adopt a resolution authorizing the Executive Director to execute a contract with Economy Lumber Company of Oakland in an amount not-to-exceed \$1,200,000 for purchase of Lumber and Lumber Related Accessories (materials only) Solicited under RFP 24-012 for a period of two (2) years.

**Attachment(s)**

[Staff Memo Economy Lumber](#)

[Board Reso - Economy Lumber.docx](#)

- 9.8 24-1329 Adopt a resolution authorizing the Executive Director to execute a contract with JCW International Trading, Inc. for purchase of Cabinets and Countertops with Sinks and Bathroom Vanity Tops (Optional Shower Surround Panels) Solicited under IFB 24-011 for an amount not-to-exceed \$1,000,000 for the base term of two (2) years and not-to-exceed \$150,000 for each of the three (3) 1-year options, from the date of contract execution

**Attachment(s)**

[Staff Memo - JCW Cabinet Countertop](#)

[Board Reso - Cabinet Countertop V2.docx](#)

[CCGS- Cabinets and Sinks JCW International.pdf](#)

- 9.9 24-1311 Adopt a resolution authorizing the Executive Director to execute a contract with Verizon for the wireless service, data, equipment and accessories in the amount not to exceed \$2,500,000, for a term not to exceed August 11, 2024, and approval for up to one additional 1-year option term, subject to exercise of such one-year option by the underlying awarding body.

**Attachment(s)**

[Staff Memo - Verizon LLC](#)

[Verizon Resolution final](#)

[Verizon CCGS.pdf](#)

- 9.10 24-1312 Adopt a resolution authorizing the Executive Director to execute a contract with AT&T Corp. for Wireless Services and Equipment for a term not to exceed August 11, 2024, and approval for up to one additional 1-year option term, subject to exercise of such one-year option by the underlying awarding body.

**Attachment(s)**

[Staff Memo- AT&T Wireless Service](#)  
[ATT Resolution Wireless Final](#)  
[CCGS AT&T Corporation.pdf](#)

- 9.11 24-1253 Adopt a resolution authorizing the Executive Director to enter into a contract with Quisitive, LLC, through a General Services Administration Multiple Award schedule (MAS) Contract (Number: GS-35F-0613W) in an amount not to exceed \$400,000 for Managed Service Provider (MSP) services for a term not to exceed May 27, 2026.

**Attachment(s)**

[Staff Memo - Quisitive](#)  
[Quisitive Flex Services Catalog 2024](#)  
[Quisitive\\_Inc\\_Resolution final V2.docx](#)  
[Quisitive CCGS.pdf](#)

- 9.12 24-1313 Adopt a resolution authorizing the Executive Director to execute a contract with Dell, LLC, for the purchase personal computers, peripherals and hardware and professional services in an amount not to exceed \$500,000 effective through June 30, 2025.

**Attachment(s)**

[Staff Memo - Dell](#)  
[Dell\\_Resolution\\_final](#)  
[CCGS Dell.pdf](#)

- 9.13 24-1318 Adopt a resolution authorizing the Executive Director to execute a contract with Juniper Networks for networking hardware through a cooperative agreement for Juniper Networks - NASPO Value Point AR 3232- in an amount not to exceed \$850,000 for a contract term not to exceed September 30, 2024, and approval for up to one additional 1-year option term, subject to exercise of such one-year option by the underlying awarding body.

**Attachment(s)**

[Staff Memo Juniper](#)  
[Juniper\\_Resolution\\_final V3.docx](#)  
[juniper cogs.pdf](#)

- 9.14 24-1317 Adopt a resolution authorizing the Executive Director to execute a contract with Graybar Electric Company Inc. for Electrical, Lighting, Data Communications, Security and Related Products, Services and Solutions in an amount not-to-exceed \$200,000 for a term not to exceed January 31, 2025.

**Attachment(s)**

[Staff Memo - Graybar](#)  
[Graybar Supply Information.pdf](#)  
[Board Resolution Graybar Electric Company Inc. cooperative contract](#)

[request.pdf](#)  
[CCGS Graybar.pdf](#)

- 9.15 24-1319 Adopt a resolution authorizing the Executive Director to execute a contract with 84 Lumber Company for Building Materials and Services in an amount not-to-exceed \$350,000 for a term not to exceed April 30, 2025, and approval for up to one additional 1-year option term, subject to exercise of such one year option by the underlying awarding body.

**Attachment(s)**

[Staff Memo- 84 Lumber](#)  
[84 Lumber Company information.pdf](#)  
[84 lumber Product List.pdf](#)  
[Board Resolution - 84 Lumber Company Cooperative Contract Request.pdf](#)  
[84 lumber CCGS.pdf](#)

- 9.16 24-1320 Adopt a resolution authorizing the Executive Director to execute a contract with PaveConnect Logistics, LLC for Exterior Surfacing Products, Services, and Paving Solutions in an amount not-to-exceed \$900,000 for a term not to exceed April 30, 2025.

**Attachment(s)**

[Staff Memo - PaveConnect](#)  
[PaveConnect Services Overview.pdf](#)  
[Board Resolution - Pave Connect Logistics, LLC Cooperative Contract Request.pdf](#)  
[Pave connect CCGS.pdf](#)

- 9.17 24-1322 Adopt a resolution authorizing the Executive Director to execute a contract with The Fastenal Company for maintenance, repair, and operations (MRO) supplies and related services in an amount not-to-exceed \$300,000 for a term not to exceed June 30, 2025.

**Attachment(s)**

[Staff Memo - The Fastenal Company](#)  
[Fastenal\\_Region\\_4\\_OMNIA\\_2020\\_Flyer.pdf](#)  
[Board Resolution Fastenal Cooperative Agreement Contract Request.pdf](#)  
[CCGS Fastenal.pdf](#)

- 9.18 24-1324 Adopt a resolution authorizing the Executive Director to execute a contract with Lowe's Home Centers, LLC for maintenance, repair, and operations (MRO) supplies and related equipment in an amount not-to-exceed \$300,000 for a term not to exceed March 31, 2025.

**Attachment(s)**

[Staff Memo- Lowes](#)  
[Lowes-OMNIAPartners Flyer 3.8.pdf](#)  
[Board Resolution Lowe's Home Centers, LLC Cooperative Agreement](#)

[Contract Request.pdf](#)  
[Lowes CCGS.pdf](#)

- 9.19 24-1327 Adopt a resolution authorizing the Executive Director to execute a contract with W.W. Grainger, Inc. for maintenance, repair, and operations (MRO) supplies and related services in an amount not-to-exceed \$300,000 for a term not to exceed June 30, 2025.

**Attachment(s)**

[Staff Memo - Grainger Inc.](#)  
[Grainger - OMNIAPublic\\_UCOP\\_T3-Welcome Kit.pdf](#)  
[Board Resolution W.W. Grainger Cooperative Agreement Contract Request.pdf](#)  
[Grainger CCGS.pdf](#)

**10. 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.*

- 10.1 24-1295 Adopt a resolution authorizing the Executive Director to pay Protiviti Government Solutions, Inc., (Protiviti) \$117,196.11 for temporary employee services with non-federal funds for past Invoice # 30616 dated 12/22/2023.

**Attachment(s)**

[Staff Memo Protiviti Temporary Employee Services.pdf](#)  
[Resolution 5223 Ratification Protiviti Gov. Sol. 12.04.23 Protiviti 117k](#)  
[Protiviti \\$117k reso 2.docx](#)

- 10.2 24-1297 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 \$240,000 for a three-year contract with two one-year option terms.

**Attachment(s)**

[Staff Memo Protiviti.pdf](#)  
[Resolution 5223 Ratification Protiviti Gov Sol 12.04.23 Protiviti \\$240k reso.docx](#)

**11. Written Communications Departments' Monthly Report**

- 11.1 24-1301 Written Communications Departments' Monthly Report

**Attachment(s)**

[01 - FCP Monthly Report May 2024](#)  
[02 - Leased Housing Monthly Report May 2024](#)  
[03 - Office of Property Operations Monthly Report May 2024](#)  
[04 - Capital Improvements Monthly Report May 2024](#)



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

12.1 24-1331 House It Going? An Affordable Housing Mingler Event. May 30, 2024.

12.2 24-1307 Friendship Seniors Groundbreaking Event

12.3 24-1308 Finance Department's Team Building Meeting

**13. Reports of Commission Committees**

**14. Announcements by Commissioners**

**15. Adjournment**