

Commission Members

CHAIR GREGORY D. HARTWIG
VICE-CHAIR ANNE GRIFFITH
COMMISSIONER JANNY CASTILLO
COMMISSIONER LYNETTE JUNG LEE
COMMISSIONER BETTYE LOU WRIGHT
COMMISSIONER BARBARA MONTGOMERY
COMMISSIONER MARK J. TORTORICH

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, August 24, 6:00 p.m.

**Board of Commissioners Room, First Floor
1619 Harrison Street, Oakland, California**

***NOTE:** In accordance with Governor Newsom’s issued Executive Order N-29-20, dated March 17, 2020, Suspending Brown Act Requirements for public meetings due to Coronavirus (COVID-19), a local legislative body is authorized to hold public meetings via teleconferencing and make public meetings accessible “telephonically or electronically” to all members of the public seeking to observe and to address the legislative body.*

Join Zoom Meeting Online:

<https://oakha-org.zoom.us/j/94026319413?pwd=Y1gwUjM4ZkZkNmVlVlVlPaDNoMEdZUT09>

Meeting ID (access code): 940 2631 9413 **Meeting Password:** 237600

Join Online:

<https://www.zoom.us/join>

Meeting ID (access code): 940 2631 9413 **Meeting Password:** 237600

Closed Caption – provided through the link

To participate by Conference Call, please dial: **1 (669) 900-9128**

Meeting ID (access code): 940 2631 9413 **Meeting Password:** 237600#

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1517 (TDD: 510-832-0633). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

Persons wishing to address the Commission are asked to submit comments for the Public Speaking portion of the Agenda, Recognition of People Wishing to Address the Commission, to: publiccomments@oakha.org or leave a voicemail comment at: 510-874-1510 during the meeting.



AGENDA
Regular Meeting
August 24, 2020
6:00 pm

I. Pledge of Allegiance

II. Roll Call

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of July 27, 2020.

IV. Old or Unfinished Business:

None.

V. 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

VI. New Business:

A. Resolution authorizing the Executive Director to execute a Memorandum of Understanding with the Runstad Department of Real Estate at the University of Washington to participate in a research project called, "Unite Maintenance Costs: Magnitude and Variations."

B. Resolution ratifying and authorizing the Executive Director to purchase commercial automobile liability insurance from the HAI Group (Housing Authority Insurance Group underwritten by Travelers Insurance), and to make payment of the annual premium in the amount of \$335,225.

C. Authorizing the Executive Director to execute a contract with Helen Dunlap

Consulting for Real Estate Development Consulting Services including the development of a five-year strategic plan for real estate development.

D. Informational update regarding new initiative – Project Homekey

E. 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.

1. 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.

VII. Written Communications.
Departments' Monthly Report.

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

IX. Reports of Commission Committees.

X. Announcements by Commissioners.

XI. Adjournment to Closed Session.

Closed Session
Monday, August 24, 2020 following the Meeting
In the Board of Commissioners Room, First Floor,
1619 Harrison Street, Oakland, California.

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators in regard to price and terms of payment:

Property: Mandela Station

Parcel T3 – affordable housing parcel of property Located at the West Oakland BART Station, bounded by 7th Street to the north, Mandela Parkway to the east, 5th Street to the south, and Chester Street to the west (APN's 004-0071-003, 004-0077-003 and portion of Center Street vacated by Ordinance No. 8225 recorded October 20, 1970, in Reel 2715 Image 89 of Alameda County Official Records).

Owner/General Partner Negotiating Parties:

Managing General Partner:

Administrative General Partner:

Investor Limited Partner Negotiating Parties:

Oakland Housing Authority Negotiating Parties:

Bridget Galka, Michelle Brewer, Attorney

Purpose: Pursuant to Government Code Section 54957.6: Conference with Labor Negotiators.

Authority Designated Representative: Drew Felder, Director of Human Resources
Employee Organizations: Building and Construction Trades Council of Alameda County, AFL-CIO, SEIU Local 1021 (formerly 1877 and 790), and OPEIU Local 29.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

THE HOUSING AUTHORITY OF THE CITY OF
OAKLAND, CALIFORNIA

Gregory D. Hartwig, Chair of the Commission

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Patricia Wells
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By _____
Patricia Wells, Secretary