



Oakland Housing
Authority

**MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA**

Meetings are recorded and accessible through our website www.oakha.org

Monday, October 28, 2024
6:00 PM

Zoom Information

- 1. Pledge of Allegiance**
- 2. Roll Call**

Pursuant to Assembly Bill (AB) 2449, Commissioner Montgomery called into the Board of Commissioners Meeting via Zoom.

Present - Chair Anne Griffith, Vice Chair Gregory D Hartwig, Commissioner Lynette Jung-Lee, Commissioner Barbara Montgomery, Commissioner William J Mayes, Commissioner Janny Castillo.

Commissioner Jung-Lee moved to Approve Commissioner Montgomery's remote presence which was seconded by Vice Chair Gregory D Hartwig. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 3. Approval of Minutes**

- 3.1** Approval of the draft minutes of the Regular Board of Commissioners Meeting of September 23, 2024.

Attachments:

[Draft Minutes for the September 23, 2024 Board of Commissioners Meeting](#)

Commissioner William J Mayes moved to Approve item 3.1 which was seconded by Commissioner Jung-Lee. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

4. Recognition of people wishing to address the Commission

There were no persons wishing to address the Commission.

5. Old or Unfinished Business

There was no old or unfinished business.

6. Modifications to the Agenda

There were no modifications to the agenda.

7. New Business

7.1 Adopt a resolution authorizing the Executive Director to adopt the Inclusive Design Standards developed by The Kelsey in partnership with Mikiten Architecture and the Inclusive Design Council as guiding principles and become a Kelsey Committed Firm.

Attachments:

[Staff Report - The Kelsey
Inclusive Design Standards Presentation
The Inclusive Design Standards
2022-Alameda-County-PIT-Executive-Summary
Inclusive Design Standards Resolution
Resolution #5295](#)

Chief of Social Impacts Officer, Dominica Henderson presented this item to authorize the Executive Director to adopt the Inclusive Design Standards developed by The Kelsey as guiding principles and for the Oakland Housing Authority (Authority) to become a Kelsey Committed Firm.

Ms. Henderson explained that The Kelsey is a national nonprofit organization that focuses on creating affordable, accessible, and inclusive housing for people with disabilities. The Kelsey's goal is to design housing to foster integrated, supportive communities where individuals with disabilities can live alongside others in a neighborhood-style environment. The Kelsey's model is informed by The Inclusive Design Standards (IDS), and aims to improve housing for both disabled and non-disabled residents. Elements in the IDS that often result in greater benefits and better housing include: affordability, racial equity, environmental sustainability, safety, beauty, and better design.

Ms. Henderson further stated that by becoming a Committed Firm, the Authority endorse the IDS as guiding principles that inform its preservation and housing creation practices. Staff may recommend different approaches for implementation depending on the project type and Authority role. As part of implementation, staff will explore creative strategies designed to incentivize project sponsors to incorporate the IDS into their design. Ms. Henderson wanted to emphasize that the Authority does not have to utilize all of the IDS standards.

Commissioner Jung-Lee asked how the IDS standards get implemented in family housing and if The Kelsey normally targets a certain population and designates a certain number of units. The Kelsey's Director of Field Building, Fatimah Aure, answered that anyone who is impacted by any of the six elements in family housing can implement the standards. Ms. Henderson added that the Authority would analyze which of the elements would be best applied at a Senior Housing site vs and Family Housing site.

Commissioner Castillo asked if focused groups would happen in the Authority's process, or are the focused groups done by The Kelsey. Ms. Henderson answered that the Authority would conduct surveys, community meetings, and analysis on a project site basis and not by an entire portfolio.

Commissioner Montgomery asked for elaboration on the creation of communities using the IDS. Ms. Henderson said that communities would likely be created using some but not all of the standards.

Chair Griffith asked if the design standards took in the design elements that have been utilized under the Trauma Informed Design Standards. Ms. Aure said she would contact Ms. Henderson about incorporating these standards into The Kelsey's next edition.

Commissioner Castillo moved to Approve item 7.1 which was seconded by Commissioner Montgomery. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes

Nays - 0: None

Excused - 0: None

Absent - 0: None

7.2 Informational presentation on the Fiscal Year 2024 Moving to Work Annual Report.

Attachments:

[Staff Report - 2024 MTW Annual Report](#)
[Presentation of the FY 2024 MTW Annual Report](#)

Chief Social Impacts Officer, Dominica Henderson presented this informational item in regard to the Fiscal Year 2024 Moving to Work Annual (MTW) report.

Ms. Henderson highlighted that the Oakland Housing Authority's (Authority) MTW Annual Report details the outcomes of the Oakland Housing Authority's performance relative to the goals and projections outlined in the MTW Annual Plan. The Authority celebrated 20 years as an MTW agency which has allowed for the creation and implementation of innovative programs and activities to help the Oakland community thrive. The FY 2024 report highlights the accomplishments and strategies implemented by the Authority using MTW flexibility, resulting in a 95.4% preliminary baseline number of families served.

Ms. Henderson's presentation detailed how in its 20 years of building, the Authority invested \$1.1B to create more than 2,300 new rental homes at 24 mixed development sites. By renovating 98 units, committing \$20.9M to Rental Assistance Subsidies (RAS) for 400 extremely low-income families across five (5) sites, and completing the construction of 124 units at Foon Lok East all during FY 2024, the Authority remains a leader in the preservation of units and expansion of affordable housing.

There were no questions from the Commissioners.

7.3 Informational presentation on the Jobs Plus/East Oakland Works Year One Annual Report.

Attachments:

[Staff Report - East Oakland Works](#)
[East Oakland Works Year \(1\) One Board of Commissioners Report - Family and Community Partnerships Staff Presentation](#)

Director of Family and Community Partnerships, Nicole Thompson, and Jobs Plus Program Administrator, Jose Romero, presented this informational presentation on the Jobs Plus/East Oakland Works Year One Annual Report.

Mr. Romero said that the Oakland Housing Authority (Authority) was selected to receive a Jobs Plus Grant in fiscal year 2022. The Department of Housing and Urban Development (Department) awarded the Authority with a grant of \$2,300,000 to serve public housing residents at Lockwood Gardens. This grant allowed a startup period from February 1, 2023, to July 31, 2023, which allowed the Family and Community Partnerships Department to hire staff and navigate logistical implementation issues. The program will continue to serve Lockwood Gardens until July 2027.

The presentation highlighted East Oakland Works program year one's significant progress in supporting the work-able residents of Lockwood Gardens toward employment and self-sufficiency. The program exceeded many of its minimum mandatory goals set for the first year.

Commissioner Castillo asked why the program was inclusive of such a large age span of 18-64. Ms. Thompson answered that this is because many seniors over 55 are still able to work, and want to work. Commissioner Castillo also asked about

the Authority's employment partners that are helping residents get to livable wages. Mr. Romero answered that the primary partner is the Oakland Private Industry Council.

Commissioner Jung-Lee asked why the salaries were so low and if there were opportunities for residents to increase their salaries. Ms. Henderson answered that staff will work with partners to ensure residents have a trajectory to see salary growth. Mr. Romero added that the annual earned income of \$15,000 was an average of all the residents and not just residents in the program. Mr. Romero stated that the earned income would be significantly higher if the average consisted only of program participants.

- 7.4 Adopt a resolution authorizing the Executive Director to approve and implement the new Oakland Housing Authority Employee/ Non-Employee Gift Policy.

Attachments:

[Staff Report - Gift Policy](#)
[DRAFT OHA Gift Policy](#)
[Gift Policy Resolution](#)
[Resolution #5296](#)

Senior Director of Human Resources and Employee Experience, Drew Felder, presented this item to authorize the Executive Director to approve and implement the new Oakland Housing Authority's Employee/Non-Employee gift policy.

Mr. Felder said this gift policy being presented was created after a review of the conflict of interest policy that was approved by the Board of Commissioner in April 2024. The review revealed that there was a need for clarification in the policy regarding gifts. Mr. Felder stated that the gift policy in this item clarifies the IRS tax codes, gift limits, as well as other rules essential to legal and ethical compliance in regard to the distribution and receipt of gifts. Mr. Felder continued that if approved, necessary procedures would be created and distributed to ensure that all who are covered under the policy know the best course of action to address gift giving and receipt.

There were no questions from the commissioners.

Vice Chair Gregory D Hartwig moved to Approve item 7.4 which was seconded by Commissioner Jung-Lee. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 7.5 Adopt a resolution authorizing the Executive Director to execute a renewal of a Housing Assistance Payment contract with 14th Street Associates, a California Limited Partnership and an affiliate of BRIDGE Housing, for up to twenty (20)

years, for up to twenty (20) Project-based Vouchers (PBV) units, in an estimated annual amount of \$534,480, and a total contract amount of \$10,689,600 at Ironhorse at Central Station.

Attachments:

[Staff Report - Ironhorse at Central Station Housing Assistance Payment Renewal Resolution - Ironhorse at Central Station Housing Assistance Payment Renewal Resolution #5297](#)

Dominica Henderson, Chief Social Impacts Officer, and Teela Carpenter, Assistant Director of Leased Housing presented this item to authorize the Executive Director to execute a renewal of Oakland Housing Authority's (Authority) Housing Assistance Payment (HAP) contract with 14th Street Associates, a California Limited Partnership and an affiliate of BRIDGE Housing.

Ms. Carpenter explained that on January 17, 2024, BRIDGE Housing requested an extension for renewal for a term of up to 20 years to the initial term of the HAP contract to assist up to 20 units so that the property could continue to provide stable and affordable housing. Ms. Carpenter stated that the staff of Leased Housing and the staff of the Office of Real Estate and Development conducted an analysis of the Ironhorse project to ensure its long-term viability. The analysis included a review of the project's history, leasing, inspection trends, operating statements, and future refinancing strategies. Ms. Carpenter said the renewal of the HAP contract would allow BRIDGE Housing to continue to provide affordable housing to very low-income families at Ironhorse. The analysis showed that the twenty (20) year renewal, which is referenced in the item, will support the property's financial stability for the long term.

There were no questions from the Commissioners.

Commissioner Jung-Lee moved to Approve item 7.5 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 7.6 Adopt a resolution to authorize the Executive Director to execute a professional services contract with Bronner Group, LLC. for internal audit services, for an initial term of three (3) years, for an amount not to exceed \$225,000, and a one-year option term, in an amount not to exceed \$75,000, for a total amount not to exceed \$300,000.

Attachments:

[Staff Report - Bronner Internal Auditor Internal Auditing Services CCGS Review Memo](#)

[Bronner Internal Auditor Resolution
Resolution #5298](#)

Dominica Henderson, Chief Social Impacts Officer presented this item to authorize the Executive Director to execute a professional services contract with Bronner Group, LLC, for internal audit services at the Oakland Housing Authority (Authority).

Ms. Henderson stated the Authority has a need for professional services firms to conduct internal audits. Ms. Henderson explained that the Authority issued a Request For Proposal (RFP) for auditing services and that the evaluations committee recommended that awards be granted to two companies: Bronner Group LLC., (Bronner) and Moss Adams LLP. Ms. Henderson stated that Bronner has been the Authority's internal audit consultant firm for the last ten years. Ms. Henderson said that is the recommendation of staff to continue using Bronner's internal auditing services as stated in the item.

There were no questions from the Commissioners.

Commissioner Castillo moved to Approve item 7.6 which was seconded by Commissioner Jung-Lee. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 7.7 Adopt a resolution to authorize the Executive Director to execute a professional services contract for internal audit services with Moss Adams LLP, for an initial term of three (3) years, for an amount not to exceed \$225,000, and two (2) one-year option terms, in an amount not to exceed \$75,000 per term, for a total amount not to exceed \$375,000.

Attachments:

[Staff Report - Moss Adams
Internal Auditing Services CCGS Review Memo
Resolution - Moss Adams LLP
Resolution #5299](#)

Dominica Henderson, Chief Social Impacts Officer presented this item to authorize the Executive Director to execute a professional services contract with Moss Adams LLP (Moss Adams) for internal audit services. Ms. Henderson stated that Moss Adams was the second firm chosen by the request for proposals (RFP) evaluation committee mentioned in the previous item.

Ms. Henderson explained that Moss Adams would be contracted to assist the Oakland Housing Authority's (Authority) Executive Leadership develop its approach to ensure regulatory compliance with program requirements, operating

protocols, and grant writing and administration. Staff confirmed that Moss Adams met the threshold requirements to perform the scope of the work.

There were no questions from the Commissioners.

Commissioner Jung-Lee moved to Approve item 7.7 which was seconded by Vice Chair Gregory D Hartwig. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 7.8 Adopt a resolution to rescind Resolution Number 5259, passed on June 24, 2024, to contract with Verizon Wireless for wireless services and equipment through a National Association of State Procurement Officials (NASPO) cooperative agreement through the State of Utah.

Attachments:

[Staff Report - Verizon Resolution #5259 Rescind Verizon Rescind Resolution Resolution #5300](#)

Duane Hopkins, Chief Officer of Program and Finance Administration, presented this item to adopt a resolution to rescind Resolution Number 5259, which was passed at the June 24, 2024, Board of Commissioners meeting. Resolution Number 5259 was a contract with Verizon Wireless for wireless services and equipment.

Mr. Hopkins explained that Resolution Number 5259 needed to be rescinded due to the Oakland Housing Authority (Authority) not being able to get the contract with Verizon Wireless prepared and executed prior to the August 11, 2024 deadline that was set in Resolution Number 5259. As a result, the Authority did not have a legal agreement that could be extended as anticipated in Resolution Number 5259. Mr. Hopkins said staff's recommendation is to rescind the authorization to execute a contract with Verizon Wireless under the terms outlined in Resolution Number 5259.

There were no questions from the Commissioners.

Commissioner Castillo moved to Approve item 7.8 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 7.9 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 \$1,150,000, for a term, not to exceed August 10, 2026.

Attachments:

[Staff Report - Verizon](#)
[Verizon Wireless CCGS Review Memo](#)
[Verizon Resolution](#)
[Resolution #5301 \(Amended\)](#)

Chief Officer of Program & Finance Administration, Duane Hopkins, and Director of Information Technology, Brandon White, presented this item to execute a contract with Verizon for wireless services, data, equipment, and accessories in an amount not to exceed \$1,150,000, for a term not to exceed August 10, 2026. Mr. Hopkins asked for an amendment to be made to the title of the vendor. Mr. Hopkins said the actual name of the vendor is Celco Partnership which is doing business as Verizon Wireless For Wireless Data Voice and Accessories (Verizon).

Mr. White explained that the Oakland Housing Authority uses Verizon for data services, accessories, and devices. Mr. White said we highly leverage Verizon services on our phones, laptops, and tablets. Mr. White said staff recommends that the item be adopted as amended.

There were no questions from the Commissioners.

Vice Chair Gregory D Hartwig moved to Approve as Amended item 7.9 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 7.10 Adopt a resolution authorizing the Executive Director to purchase commercial property insurance from the HAI Group for the period of November 11, 2024, to November 10, 2025, and to make payment of the annual premiums in the amount not to exceed \$349,231.

Attachments:

[Staff Report - Property Insurance](#)
[FY 2025 Property Insurance Quote](#)
[Commercial Property Insurance Resolution](#)
[Resolution #5302](#)

Chief Officer of Program and Finance Administration, Duane Hopkins, and Enterprise Risk Management Director, Cha Yang, presented this item authorizing the Executive Director to purchase commercial property insurance from the HAI

Group for a period from November 11, 2024, to November 10, 2025, and to make annual premium payments in an amount not to exceed \$349,231.

Mr. Yang explained that the Oakland Housing Authority (Authority) is renewing its Commercial Property insurance effective November 11, 2024. The policies contain a \$100,000,000 loss per occurrence in coverage through Housing Authority Property Insurance (HAPI), a licensed insurer under HAI Group, which provides commercial property and liability insurance coverage to public housing authorities. The FY 2025 premium amount represents a 6.01% rate increase from the prior year and covers Authority-owned properties with a Total Insured Value (TIV) of \$274,574,783. The rate increase is primarily driven by market forces in the commercial property insurance sector.

Commissioner Castillo asked if this allowed the Authority to add buildings easily as it acquires new properties. Mr. Hopkins said that this resolution does allow new buildings to be added easily to the policy.

There were no further questions from the Commissioners.

Vice Chair Gregory D Hartwig moved to Approve item 7.10 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

8. Consent Agenda

- 8.1 Approval of a California Public Employees System (CalPERS) Resolution for the 001 Unrepresented Group, fixing the Oakland Housing Authority's (the Authority) Contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - 001 Unrepresented Employee Group
Resolution for the 001 Unrepresented Employee Group
Resolution #5303](#)

Vice Chair Gregory D Hartwig moved to Approve item 8.1 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 8.2 Approval of a California Public Employees System (CalPERS) Resolution for the 002 Alameda County Building and Construction Trades Council Unit, fixing the Oakland Housing Authority's (the Authority) contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - Alameda County Building and Construction Trades Council Resolution for 002 Alameda County Building and Construction Trades Council Resolution #5304](#)

Vice Chair Gregory D Hartwig moved to Approve item 8.2 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 8.3 Approval of a California Public Employees System (CalPERS) Resolution for the 004 Local 1021, SEIU Maintenance Unit, fixing the Oakland Housing Authority's (the Authority) contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - Local 1021 SEIU Maintenance Resolution 004 Local 1021 SEIU Maintenance Resolution #5305](#)

Vice Chair Gregory D Hartwig moved to Approve item 8.3 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 8.4 Approval of a California Public Employees System (CalPERS) Resolution for the 005 Local 1021 SEIU APA/HAR Unit, fixing the Oakland Housing Authority's (the Authority) Contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - Local 1021 SEIU APA Resolution 005 Local 1021 SEIU APA Resolution #5306](#)

Vice Chair Gregory D Hartwig moved to Award item 8.4 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nayes - 0: None

Excused - 0: None

Absent - 0: None

- 8.5 Approval of a California Public Employees System (CalPERS) Resolution for the 006 Local 29 OPEIU Unit, fixing the Authority's Contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - Local 29 OPEIU](#)
[Resolution 006 Local 29 OPEIU](#)
[Resolution #5307](#)

Vice Chair Gregory D Hartwig moved to Approve item 8.5 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nayes - 0: None

Excused - 0: None

Absent - 0: None

- 8.6 Approval of California Public Employees System (CalPERS) Resolution 701 for the Unrepresented (Retiree) Group, fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - Unrepresented ICMA Retirement Plan](#)
[Resolution for the 701 Unrepresented ICMA Retirement Plan](#)
[Resolution #5308](#)

Vice Chair Gregory D Hartwig moved to Approve item 8.6 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nayes - 0: None

Excused - 0: None

Absent - 0: None

- 8.7 Approval of a California Public Employees System (CalPERS) Resolution for the 702 Alameda County Building and Construction Trades Council in the ICMA Retirement Plan fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - 702 Alameda County Building and Construction Trades Council, ICMA Retirement Resolution 702 Alameda County Building and Construction Trades Council in the ICMA Retirement Resolution #5309](#)

Vice Chair Gregory D Hartwig moved to Approve item 8.7 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 8.8 Approval of a California Public Employees System (CalPERS) Resolution for the 704 Local 1021 SEIU ICMA Retiree Unit, fixing the Authority's contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - 704 Local 1021 SEIU ICMA Retiree Plan Resolution For 704 Local 1021 SEIU ICMA Retiree Plan Resolution #5310](#)

Vice Chair Gregory D Hartwig moved to Approve item 8.8 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 8.9 Approval of a California Public Employees System (CalPERS) Resolution for the 706 Local 29 OPEIU ICMA Retiree Unit, fixing the Authority's contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - 706 Local 29 OPEIU ICMA Retiree Unit Resolution For 706 Local 29 OPEIU ICMA Retiree Unit Resolution #5311](#)

Vice Chair Gregory D Hartwig moved to Approve item 8.9 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nayes - 0: None
Excused - 0: None
Absent - 0: None

- 8.10 Adopt a resolution authorizing the Executive Director to execute an extension of the Housing Assistance Payment (HAP) contract with Oakland Affordable Housing Preservation, Inc. (OAHPI), for up to five (5) years for up to 278 Project-based Vouchers (PBV) units, in an estimated annual amount of \$6,805,440 and total contract amount of \$34,027,200 for the OAHPI Deep East portfolio.

Attachments:

[Staff Report - OAHPI Deep East Housing Assistance Payment Contract Extension Resolution - OAHPI Deep East Housing Assistance Payment Contract Extension Resolution #5312](#)

Vice Chair Gregory D Hartwig moved to Approve item 8.10 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo
Nayes - 0: None
Excused - 0: None
Absent - 0: None

- 8.11 Adopt a resolution authorizing the Executive Director to execute an extension of the Housing Assistance Payment (HAP) contract with Oakland Affordable Housing Preservation, Inc. (OAHPI), for up to five (5) years for up to 278 Project-based Vouchers (PBV) units, in an estimated annual amount of \$6,658,656 and total contract amount of \$33,293,280 for the OAHPI East portfolio.

Attachments:

[Staff Report - OAHPI East Housing Assistance Payment Contract Extension Resolution - OAHPI East Housing Assistance Payment Contract Extension Resolution #5313](#)

Vice Chair Gregory D Hartwig moved to Approve item 8.11 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo
Nayes - 0: None
Excused - 0: None
Absent - 0: None

- 8.12 Adopt a resolution authorizing the Executive Director to execute an extension of the Housing Assistance Payment (HAP) contract with Oakland Affordable Housing Preservation, Inc. (OAHPI), for up to five (5) years for up to 270 Project-based Vouchers (PBV) units, in an estimated annual amount of \$6,706,800 and total contract amount of \$33,534,000 for the OAHPI Fruitvale portfolio.

Attachments:

[Staff Report - OAHPI Fruitvale Housing Assistance](#)
[Resolution - OAHPI Fruitvale Housing Assistance](#)
[Resolution #5314](#)

Vice Chair Gregory D Hartwig moved to Approve item 8.12 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 8.13 Adopt a resolution authorizing the Executive Director to execute an extension of the Housing Assistance Payment (HAP) contract with Oakland Affordable Housing Preservation, Inc. (OAHPI), for up to five (5) years for up to 243 Project-based Vouchers (PBV) units, in an estimated annual amount of \$6,193,584 and total contract amount of \$30,967,920 for the OAHPI San Antonio portfolio.

Attachments:

[Staff Report - OAHPI San Antonio Housing Assistance Payment Contract Extension](#)
[Resolution - OAHPI San Antonio Housing Assistance Payment Contract Extension](#)
[Resolution #5315](#)

Vice Chair Gregory D Hartwig moved to Approve item 8.14 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 8.14 Adopt a resolution authorizing the Executive Director to execute an extension of the Housing Assistance Payment (HAP) contract with Oakland Affordable Housing Preservation, Inc. (OAHPI), for up to five (5) years for up to 231 Project-based Vouchers (PBV) units, in an estimated annual amount of \$6,476,436 and total contract amount of \$32,382,180 for the OAHPI West portfolio.

Attachments:

[Staff Report - OAHPI West Housing Assistance Payment Contract Extension](#)
[Resolution - OAHPI West Housing Assistance Payment Contract Extension](#)
[Resolution #5316](#)

Vice Chair Gregory D Hartwig moved to Approve item 8.15 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 8.15 Adopt a resolution authorizing the Executive Director to execute an extension of the Housing Assistance Payment (HAP) contract with Oakland Affordable Housing Preservation, Inc. (OAHPI), for up to five (5) years, for up to 239 Project-Based Vouchers (PBV) units, in an estimated annual amount of \$7,415,298 and total contract amount of \$37,079,640 for the OAHPI North portfolio.

Attachments:

[Staff Report - OAHPI North Housing Assistance Payment Contract Extension Resolution - OAHPI North Housing Assistance Payment Contract Extension Resolution #5317](#)

Vice Chair Gregory D Hartwig moved to Approve 8.15 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 8.16 Adopt a resolution authorizing the Executive Director to execute an amendment to the contract between the Oakland Housing Authority (Authority) and Orkin, LLC. for Pest Management Services at Authority-owned and managed properties, increasing the contract amount for the initial term by \$170,000 from \$368,000 to \$538,000, for a term not to exceed December 22, 2025, and increasing the contract amount for the one-year option term by \$70,000, from \$92,000 to \$162,000, for a total contract amount not to exceed \$700,000, for a term not to exceed June 18, 2026.

Attachments:

[Staff Report - Orkin LLC Resolution 4999 Orkin LLC Pest Control October 25, 2021](#)
[Orkin CCGS Review Memo](#)
[Orkin LLC Resolution Resolution #5318](#)

Vice Chair Gregory D Hartwig moved to Approve item 8.16 which was seconded by Commissioner William J Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nayes - 0: None
Excused - 0: None
Absent - 0: None

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

Secretary Patricia Wells presented a summary of the Oakland Housing Authority's departments monthly reports.

9.1 Written Communications Departments' Monthly Report

Attachments:

[01 - Family and Community Partnerships](#)
[02- Leased Housing](#)
[03- Office of Property Operations](#)
[04- Capital Improvements Department](#)
[05 - Office of Real Estate Development](#)
[06 - Asset Management Monthly Report](#)

Secretary Wells briefed the Commissioners on the monthly reports.

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

10.1 Department of Housing and Urban Development Acting Secretary Adrienne Todman Visit - October 9, 2024

Attachments:

[Secretary Adrienne Todman Visit](#)

Secretary Patricia Wells briefed the Commissioner on the Acting Secretary of the Department of Housing and Urban Development Adrienne Todman's visit to Peralta Villa on October 9, 2024.

10.2 Oakland Digital Connect Equity Event - October 3, 2024

Attachments:

[Oakland Digital Connect Event](#)

Secretary Patricia Wells briefed the Commissioners on the Digital Connect Equity event that took place at Palo Vista Community Gardens on October 3, 2024.

10.3 NAHRO National Conference, Orlando Florida - September 24 - September 28

Attachments:

[2024 National NAHRO](#)

Secretary Patricia Wells briefed the Commissioners on her and Commissioner

William Mayes' trip to NAHRO's National Conference in Orlando, Florida from September 24 to September 28, 2024.

10.4 2024 East Bay Rental Housing Association 360 Rental Housing Trade Expo - October 5, 2024

Attachments:

[2024 East Bay Rental Housing Association](#)

Secretary Patricia Wells briefed the Commissioners on her accepting the Community Champions Award at the East Bay Rental Housing Association's 360 Rental Housing Trade Expo on October 5, 2024.

10.5 Coffee With A Cop at Campbell Village Event - September 25, 2024

Attachments:

[Coffee with a Cop - Campbell Village](#)

Secretary Patricia Wells briefed the Commissioners on the Coffee With A Cop event that took place at Campbell Village on September 25, 2024.

10.6 East Bay Asian Local Development Corporation's 49th Anniversary Gala Celebration - September 5, 2024

Attachments:

[EBALDC 49th Annual Gala](#)

Secretary Patricia Wells briefed the Commissioners on the 49th Anniversary Gala Celebration of the East Bay Asian Local Development Corporation that took place on September 5, 2024.

10.7 St. Mary's Center Open House For New Senior Housing - October, 3, 2024

Attachments:

[St. Mary's Senior Housing](#)

Secretary Patricia Wells briefed the Commissioners on Saint Mary's Center's Open House For New Senior Housing that took place on October 3, 2024.

10.8 Family Violence Law Center Event - October 2, 2024

Attachments:

[Family Violence Law Center Event](#)

Secretary Patricia Wells briefed the Commissioners on the Family Violence Law Center Event that took place on October 2, 2024.

10.9 Affordable Waitlist Opening October 15 - October 31, 2024

Attachments:

[Affordable Housing Wait List](#)

Secretary Patricia Wells briefed the Commissioners on the Oakland Affordable Housing Preservation Initiatives', affordable housing waitlist opening from October 15th - October 31, 2024.

11. Reports of Commission Committees

There were no reports by Commission Committees.

12. Announcements by Commissioners

Commissioner Mayes briefed the Board on the various meetings, conferences, and Oakland Housing Authority activities he attended during the month of October 2024.

13. Adjournment

Commissioner William J Mayes moved to Approve Adjournment which was seconded by Vice Chair Gregory D Hartwig. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory D Hartwig, Lynette Jung-Lee, Barbara Montgomery, William J Mayes, Janny Castillo

Nays - 0: None

Excused - 0: None

Absent - 0: None