

## 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 **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 06, 2021 at 6:00 p.m.**

### Tele-Conference

**NOTE:** Pursuant to Assembly Bill No.361 [(Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021]] a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during proclaimed state emergencies, and make public meetings accessible “via a call-in option or an internet-based service option” to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.

### Join Zoom Meeting Online:

<https://oakha-org.zoom.us/j/96098359417?pwd=aSs1M0Rpd3F5WjZDYzBRNjJqSDdCZz09>

**Meeting ID (access code):** 960 9835 9417      **Meeting Password:** 432066

Closed Caption – provided through the link

**To participate by Telephone: 1 (669) 219-2599**

**Meeting ID (access code):** 960 9835 9417      **Meeting Password:** 432066#

**If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1517 (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.



**AGENDA**  
**Special Meeting**  
**December 06, 2021, 6:00 pm**

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
  - A. Approval of Minutes of the Regular Meeting of October 25, 2021
  - B. Approval of Minutes of the Special Meeting of November 24, 2021
- IV. Recognition of people wishing to address the Commission
- V. Old or Unfinished Business
- VI. 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.*
- VII. New Business:
  - A. Presentation of Year End Financial Status Report for the period July 1, 2021 through September 30, 2021.
  - B. Partnership with the City of Oakland and the Education SuperHighway (ESH).
  - C. Authorization to use Housing Choice Voucher Reserves to fund operating subsidy or capitalized reserves for HomeKey Round II projects.
  - D. Authorization for the Executive Director to join the City of Oakland's Franchise Agreement for Garbage, Compost, and Recycling Collection at six properties and five administrative buildings.
  - E. Authorization to execute a three-year contract with two one-year option terms with East Bay Auto Repair for Vehicle Maintenance and Minor Repairs in an amount not-to-exceed \$335,000.
  - F. Authorization to execute a three-year contract with two one-year option terms with Dickinson Fleet Services LLC, formerly known as Mobile Fleetcare, LLC, for Vehicle Maintenance services in an amount not-to-exceed \$330,000.

- G. Authorization to execute a three-year contract with two one-year option terms with Quality Auto Service, Inc., for Vehicle Maintenance and Minor Repairs in an amount not-to-exceed \$335,000.
- H. Authorization to execute a one-year term contract with Bureau Veritas Technical Assessments LLC. for a Physical Needs Assessment and Energy Audit for the OHA public housing units including the administrative buildings in an amount not to exceed \$59,675.
- I. Resolution authorizing the Executive Director to enter into an Exclusive Negotiating Agreement with Mandela Station, LLC, for the Mandela Station Affordable development.
- J. Resolution authorizing the Executive Director to execute a Continuing Project Operations and Exclusive Negotiation Rights Agreement for Mandela Gateway.
- K. Authorization to execute a two-year professional services contract with three option terms with Tableau Software, LLC in an amount not to exceed \$600,000 for the first two-year option term and \$300,000 for each one-year option term for a total contract amount not to exceed \$1,500,000.

L. Consent Agenda:

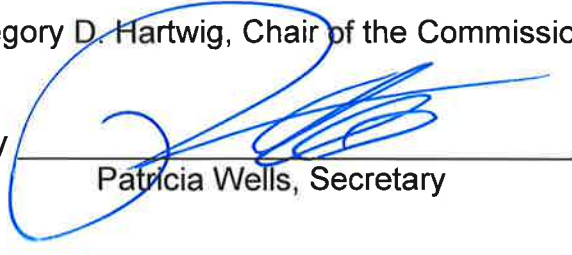
*Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.*

- 1. Resolution Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361.
- 2. Authorization to Implement a Contract with Compulink Management Center, Inc. DBA Laserfiche, Inc. for Documents and Records Management, and Consulting Services in an Amount not-to-exceed \$442,000.

- VIII. Written Communications Departments' Monthly Report.
- IX. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission.
- X. Reports of Commission Committees.
- XI. Announcements by Commissioners.
- XII. Adjournment of Public Session.

Gregory D. Hartwig, Chair of the Commission

By

A handwritten signature in blue ink, appearing to be 'Patricia Wells', written over a horizontal line.

Patricia Wells, Secretary