

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, February 28, 2022 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/98217669025?pwd=USs1Wjh2a0QvZXlGSgGdQYk4xUW1aZz09>

Meeting ID (access code): 982 1766 9025 **Meeting Password:** 771348

Closed Caption – provided through the link

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

Meeting ID (access code): 982 1766 9025 **Meeting Password:** 771348#

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 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
Regular Meeting
February 28, 2022, 6:00 pm

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
 - A. Approval of Minutes of the Special Meeting of December 06, 2021
 - B. Approval of Minutes of the Regular Meeting of December 27, 2021
 - C. Approval of Minutes of the Regular Meeting of January 24, 2022
- 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. Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361.
 - B. Pink Patch Project Presentation to the HERS Breast Cancer Foundation.
 - C. Presentation and Public Hearing on the draft Fiscal Year 2023 Making Transition Work Annual Plan.
 - D. Presentation and Acceptance of the Oakland Housing Authority June 30, 2021 Annual Comprehensive Financial Report (ACFR).
 - E. Presentation of the Second Quarter Financial Status Report for the six month period July 1, 2021 through December 31, 2021.
 - F. Ratification authorizing the Executive Director to execute a Memorandum of Understanding with the Alameda County Social Services Agency and Lao Family Community Development for implementation of the Foster Youth to

Independence Vouchers.

- G. Ratification and approval to extend the initial term of the Project-based Voucher Housing Assistance Payment Contract with Stanley Avenue Affordable Housing, L.P. (Stanley Avenue) for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the amount of \$269,676 and a total contract amount of approximately \$5,393,520.
- H. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Drachma Housing L.P, for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the amount of \$225,910 and a total contract amount of approximately \$4,518,200.
- I. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Mercy Housing for Hamilton Apartments (“Hamilton Apartments”) for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the amount of \$1,287,939 and a total contract amount of approximately \$25,758,780
- J. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment contract with International Boulevard Apartments for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the amount of \$396,168 and a total contract amount of approximately \$7,923,360
- K. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Eastside Arts and Housing Apartments (“Eastside”) for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of \$166,080 and a total contract amount of approximately \$3,321,600
- L. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Northgate Apartments for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of \$402,570 and a total contract amount of approximately \$8,051,400
- M. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with BRIDGE Mutual Housing, Inc. for Courtyards at Acorn (Courtyards) for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of \$650,268 and a total contract amount of approximately \$13,005,360
- N. Ratification and approval to extend the initial term of the Project-Based

Voucher Housing Assistance Payment Contract with BRIDGE West Oakland Housing, Inc. for Town Center at Acorn (Town Center) for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of \$960,496 and a total contract amount of approximately \$19,209,920

- O. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with for Bishop Roy C. Nichols for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of \$268,836 and a total contract amount of approximately \$5,376,720
- P. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Oak Street Housing, LP, for Oak Street Terrace (“Oak Street Apartments”) for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of \$358,464 and a total contract amount of approximately \$7,169,280
- Q. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Redwood Hill Townhomes for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the approximate amount of \$728,580 and a total contract amount of approximately \$14,571,600
- R. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Embark Apartments for an additional five years for a maximum 20-year initial term, and annual housing assistance payments in the amount of \$1,151,221 and a total contract amount of approximately \$23,024,420
- S. Ratification and approval to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with 3706 San Pablo Avenue (3706 San Pablo) for an additional five years for a maximum 20-year initial term for annual housing assistance payments in the amount of \$565,548 and a total contract amount of approximately \$11,310,960.
- T. 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. Authorization of the Executive Director to purchase commercial automobile and excess liability insurance from the HAI Group (Housing Authority Insurance Group underwritten by Travelers Insurance), and to make payment of the annual premiums in the amount not to exceed \$400,000.

2. Authorization to amend the Municipal Resource Group (MRG) contract for leadership consulting services by \$86,000 for a total contract amount, not-to-exceed \$250,000.

- 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



Patricia Wells, Secretary