



Oakland Affordable Housing Preservation Initiatives

Board of Directors

PATRICIA WELLS
WILLIAM J MAYES
LYNETTE JUNG-LEE

Executive Director

Patricia Wells

In accordance with Article IV, Section 4.11, of the Oakland Affordable Housing Preservation Initiatives, Inc., NOTICE IS HEREBY GIVEN that the **Regular Meeting (Affiliate Meeting)** of the Board of Directors will be held as follows:

**Oakland Affordable Housing Preservation
Initiatives, Inc.**

Regular Meeting (Affiliate Meeting)

**Thursday, December 12, 2024 at 8:00 AM
1619 Harrison Street; Oakland, CA 94612**

AGENDA
Regular Meeting (Affiliate Meeting)
December 12, 2024, 8:00 AM

Zoom Information

To participate via teleconference, please use the zoom link below.

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/81937167922?pwd=9GJ3FG4ICvdf8j6A2JJkJYkEXUFvx.1>

Meeting ID (access code): 819 3716 7922 Meeting Password: 989698

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): 819 3716 7922 Meeting Password: 989698

1. Roll Call

(AB 2449 Compliance) The Chair/Clerk of the Board will confirm that there are three (3) Directors in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, accessible to the public. Each Director 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 Directors for the emergency circumstance to be used as a justification to participate remotely. All Directors meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Director must a/so publicly disclose at the meeting prior to any action whether any 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.

2. Approval of the Minutes

2.1 24-1576 Approval of the minutes of the Oakland Affordable Housing Preservation Initiatives Regular meeting on September 19, 2024

Attachment(s)

[Draft Minutes For September 19, 2024 OAHPI Regular Meeting](#)

3. Recognition of people wishing to address the Board

If you need special assistance to participate in the meetings of the Keller Housing Initiatives Inc., Board of Directors, please contact (510) 874-1510 (TDD: 800-618-4781). Notification 48 hours prior to the meeting will enable the Keller Housing Initiatives, Inc., Board of Directors 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.

4. Old or Unfinished Business

- 4.1 24-1572 Oakland Affordable Housing Preservation Initiatives (OAHPI) Waitlist Closing Information

Attachment(s)

[Staff Report - Oakland Affordable Housing Preservation Initiatives Waitlist Closing Information](#)

- 4.2 24-1587 Oakland Affordable Housing Preservation Initiatives (OAHPI) Strategic Plan update

Attachment(s)

[Staff Report- Oakland Affordable Housing Preservation Initiatives Strategic Plan Update](#)

5. 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.

6. New Business

- 6.1 24-1614 Presentation of Quarterly Financial Status Report for the period of July 1, 2024, through September 30, 2024.

Attachment(s)

[Staff Report - FY 2025 OAHPI Quarter 1 Financial Status Report](#)
[Memo - FY-25 OAHPI Q1 Financial Status Report](#)

- 6.2 24-1584 Adopt a resolution authorizing the Executive Director to execute a contract between Oakland Affordable Housing Preservation Initiatives (OAHPI) and HD Supply Facilities Maintenance, Ltd., utilizing OMNIA cooperative agreement contract # 16154-RFP for the purchase of maintenance, repair, operating supplies, industrial supplies, and related products and services in an amount not to exceed of \$900,000, for a term not to exceed December 31, 2025.

Attachment(s)

[Staff Report - HD Supply Contract](#)

[Executive Summary MRO](#)

[Resolution - HD Supply Cooperative Agreement Contract Request](#)

[Authorization to Use Cooperative Agreement HD Supply](#)

- 6.3 24-1585 Adopt a resolution authorizing the Executive Director to execute a contract between Oakland Affordable Housing Preservation Initiatives (OAHPI) and Home Depot U.S.A., Inc., utilizing OMNIA cooperative agreement contract # 16154-RFP for the purchase of maintenance, repair, operating supplies, industrial supplies, and related products and services in an amount not to exceed of \$900,000 for a term not to exceed December 31, 2025.

Attachment(s)

[Staff Report - Home Depot MRO](#)

[Executive Summary MRO](#)

[Home Depot Resolution](#)

[Request for Authorization to Use Cooperative Agreement Home Depot U.S. A.](#)

- 6.4 24-1591 Adopt a resolution authorizing the Executive Director to execute a contract through noncompetitive negotiations with ESA Management, LLC. to provide emergency and maintenance related temporary lodging services for OAHPI residents for a total contract amount not to exceed \$500,000 for a term not to exceed December 31, 2025.

Attachment(s)

[Staff Report - ESA Management](#)

[Resolution - ESA Management](#)

- 6.5 24-1616 Authorize the Executive Director to accept a grant award of \$1,363,366 from Alameda Alliance for Health (hereinafter, "Alliance") a not-for-profit community-based healthcare organization that contracts with the State of California to provide Medi-Cal services in Alameda County, specifically to be used to launch Building Bridges: Hospital to Home in partnership with the Authority and UCSF Benioff Children's Hospital (BCH) to provide very low-cost housing paired with wraparound services for at least 50 families with children who are hospitalized, especially those in a local Neonatal Intensive Care Unit (NICU), or Pediatric Intensive Care Unit (PICU).

Attachment(s)

[Staff Report - Alliance Grant Acceptance](#)

[Alliance Grant Acceptance Resolution](#)

- 6.6 24-1615 Report on the 2024-2025 General Liability and Property Insurance.

Attachment(s)

[Staff Report - General Liability and Property Insurance](#)

[Resolution - Housing Enterprise Insurance Company](#)

6.7 24-1609 2025 Oakland Affordable Housing Preservation Initiatives, Inc.
Meeting Calendar

Attachment(s)

[2025 Oakland Affordable Housing Preservation Initiatives, Inc. Meeting Calendar](#)

7. Consent Agenda

Items on the Consent Agenda are considered routine and do not require separate discussion. If a Board Member 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 Board of Directors without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

8. Written Communications Departments' Monthly Report

9. Executive Director's report regarding matters of special interest to the Board of Directors occurring since the last meeting of the Board

10. Reports of Board Committees

11. Announcements by Board of Directors

12. Adjournment