



# 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, September 19, 2024 at 8:00 AM  
1619 Harrison Street; Oakland, CA 94612**

**AGENDA**  
**Regular Meeting (Affiliate Meeting)**  
**September 19, 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/87657841210?pwd=3trudhgeZjLHrJD5zGz28mUTXt3ZOE.1>

**Meeting ID (access code):** [876 5784 1210](#)      **Meeting Password:** [481765](#)

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):** [876 5784 1210](#)      **Meeting Password:** [481765](#)

**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      24-1467      Approval of the minutes of the Oakland Affordable Housing Preservation Initiatives Regular meeting on August 8, 2024

**Attachment(s)**

[Draft Minutes For August 8, 2024 Oakland Affordable Housing Preservation Initiatives, Inc 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](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.

#### **4. Old or Unfinished Business**

#### **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 24-1409 Adopt a resolution authorizing the Executive Director to bind commercial property and general liability insurance policies from Housing Enterprise Insurance Company, Inc. (HEIC) for the term of November 11, 2024, to November 10, 2025, and make payment of the annual premiums in an amount not to exceed \$830,000.

**Attachment(s)**

[Staff Report - Housing Enterprise Insurance, Inc](#)  
[Resolution For Property and GL Insurance From Housing Enterprise Insurance, Inc](#)

- 6.2 24-1460 Adopt a resolution authorizing the Executive Director to execute a contract through noncompetitive negotiations between Oakland Affordable Housing Preservation Initiatives (OAHPI) and Bureau Veritas Technical Assessment LLC. to provide Exterior Elevated Elements (EEE) Assessments at OAHPI properties in an amount not to exceed \$236,067.50 for a term not to exceed June 30, 2025.

**Attachment(s)**

[Staff Report -Bureau Veritas Technical Assessment LLC](#)  
[CCGS Memo - Bureau Veritas Technical Assessment LLC](#)  
[Board\\_Resolution\\_SB721\\_Assessments \(1\).docx](#)

- 6.3 24-1463 Adopt a resolution authorizing the Executive Director to execute a contract with Orkin, LLC. for Pest Management Services with Related Products for OAHPI properties in an amount not-to-exceed \$500,000 for a term not to exceed June 18, 2025.

**Attachment(s)**

[Staff Report - Orkin LLC Pest Management Services](#)

[Pricing For Orkin Contract Number 042821-Ork](#)

[Orkin CCGS Review Memo](#)

[Board Resolution For Orkin Cooperative Agreement Contract Request](#)

- 6.4 24-1183 Presentation of new Oakland Affordable Housing Preservation Initiatives (OAHPI) website (draft)

**Attachment(s)**

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

[Website Presentation](#)

- 6.5 24-1464 Informational presentation on the Oakland Affordable Housing Preservation Initiatives (OAHPI) Waitlist opening

**Attachment(s)**

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

[Waitlist Opening Presentation](#)

[OAHPI Waitlist Opening Presentation](#)

- 6.6 24-1404 Informational presentation on fiscal year (FY) 2024 Oakland Affordable Housing Preservation Initiatives (OAHPI) portfolio performance and FY 2025 goals.

**Attachment(s)**

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

[Portfolio Performance - FY 2024 and FY 2025 Presentation](#)

[OAHPI FYE24 & FY25 Presentation DRAFT](#)

**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**

