



Oakland Housing Authority

Board of Commissioners

ANNE GRIFFITH
GREGORY D HARTWIG
LYNETTE JUNG-LEE
BARBARA MONTGOMERY
WILLIAM J MAYES
JANNY CASTILLO

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, October 28, 2024 at 6:00 PM
1619 Harrison Street
Oakland, CA 94612**



Oakland Housing
Authority

AGENDA
Regular Meeting
October 28, 2024, 6:00 PM

Zoom Information

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

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/86998769387?pwd=gxKSw2EnWuWLHdpAJzYGjkrhGjAzaf.1>

Meeting ID (access code): 869 9876 9387 Meeting Password: 583981
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): 869 9876 9387 Meeting Password: 583981

1. Pledge of Allegiance

2. Roll Call

(AB 2449 Compliance) The Chair/Clerk of the Board will confirm that there are 4 Commissioners in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, accessible to the public. Each Commissioner 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 Commissioners for the emergency circumstance to be used as a justification to participate remotely. All Commissioners meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Commissioner must also publicly disclose at the meeting, prior to any action, whether any other 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.

3. Approval of Minutes

3.1 24-1526 Approval of the draft minutes of the Regular Board of Commissioners Meeting of September 23, 2024.

Attachment(s)

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

4. Recognition of people wishing to address the Commission

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1510 (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.*

5. Old or Unfinished Business

6. 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.

7. New Business

- 7.1 24-1408 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.

Attachment(s)

[Staff Report - The Kelsey](#)

[Inclusive Design Standards Presentation](#)

[The Inclusive Design Standards](#)

[2022-Alameda-County-PIT-Executive-Summary](#)

[Inclusive Design Standards Resolution](#)

- 7.2 24-1347 Informational presentation on the Fiscal Year 2024 Moving to Work Annual Report.

Attachment(s)

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

- 7.3 24-1348 Informational presentation on the Jobs Plus/East Oakland Works Year One Annual Report.
- Attachment(s)**
[Staff Report - East Oakland Works](#)
[East Oakland Works Year \(1\) One Board of Commissioners Report - Family and Community Partnerships Staff Presentation](#)
- 7.4 24-1502 Adopt a resolution authorizing the Executive Director to approve and implement the new Oakland Housing Authority Employee/ Non-Employee Gift Policy.
- Attachment(s)**
[Staff Report - Gift Policy](#)
[DRAFT OHA Gift Policy](#)
[Gift Policy Resolution](#)
- 7.5 24-1484 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.
- Attachment(s)**
[Staff Report - Ironhorse at Central Station Housing Assistance Payment Renewal](#)
[Resolution - Ironhorse at Central Station Housing Assistance Payment Renewal](#)
- 7.6 24-1522 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.
- Attachment(s)**
[Staff Report - Bronner Internal Auditor](#)
[Internal Auditing Services CCGS Review Memo](#)
[Bronner Internal Auditor Resolution](#)
- 7.7 24-1523 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.

Attachment(s)

[Staff Report - Moss Adams](#)

[Internal Auditing Services CCGS Review Memo](#)

[Resolution - Moss Adams LLP](#)

- 7.8 24-1536 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.

Attachment(s)

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

[Verizon Rescind Resolution](#)

- 7.9 24-1535 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.

Attachment(s)

[Staff Report - Verizon](#)

[Verizon Wireless CCGS Review Memo](#)

[Verizon Resolution](#)

- 7.10 24-1553 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.

Attachment(s)

[Staff Report - Property Insurance](#)

[FY 2025 Property Insurance Quote](#)

[Commercial Property Insurance Resolution](#)

8. 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.

- 8.1 24-1491 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).

Attachment(s)

[Staff Report - 001 Unrepresented Employee Group](#)

[Resolution for the 001 Unrepresented Employee Group](#)

- 8.2 24-1493 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).

Attachment(s)

[Staff Report - Alameda County Building and Construction Trades Council](#)

[Resolution for 002 Alameda County Building and Construction Trades Council](#)

- 8.3 24-1494 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).

Attachment(s)

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

[Resolution 004 Local 1021 SEIU Maintenance](#)

- 8.4 24-1495 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).

Attachment(s)

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

[Resolution 005 Local 1021 SEIU APA](#)

- 8.5 24-1496 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).

Attachment(s)

[Staff Report - Local 29 OPEIU](#)

[Resolution 006 Local 29 OPEIU](#)

- 8.6 24-1499 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).

Attachment(s)

[Staff Report - Unrepresented ICMA Retirement Plan](#)

[Resolution for the 701 Unrepresented ICMA Retirement Plan](#)

- 8.7 24-1500 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).

Attachment(s)

[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](#)

- 8.8 24-1497 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).

Attachment(s)

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

[Resolution For 704 Local 1021 SEIU ICMA Retiree Plan](#)

- 8.9 24-1492 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).

Attachment(s)

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

[Resolution For 706 Local 29 OPEIU ICMA Retiree Unit](#)

- 8.10 24-1506 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.

Attachment(s)

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

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

- 8.11 24-1507 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.

Attachment(s)

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

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

- 8.12 24-1508 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.

Attachment(s)

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

- 8.13 24-1509 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.

Attachment(s)

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

- 8.14 24-1510 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.

Attachment(s)

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

- 8.15 24-1485 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.

Attachment(s)

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

- 8.16 24-1532 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.

Attachment(s)

[Staff Report - Orkin LLC](#)

[Resolution 4999 Orkin LLC Pest Control October 25, 2021](#)

[Orkin CCGS Review Memo](#)

[Orkin LLC Resolution](#)

9. Written Communications Departments' Monthly Report

9.1 24-1511 Written Communications Departments' Monthly Report

Attachment(s)

[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](#)

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

10.1 24-1512 Department of Housing and Urban Development Acting Secretary Adrienne Todman Visit - October 9, 2024

Attachment(s)

[Secretary Adrienne Todman Visit](#)

10.2 24-1504 Oakland Digital Connect Equity Event - October 3, 2024

Attachment(s)

[Oakland Digital Connect Event](#)

10.3 24-1487 NAHRO National Conference, Orlando Florida - September 24 - September 28

Attachment(s)

[2024 National NAHRO](#)

10.4 24-1525 2024 East Bay Rental Housing Association 360 Rental Housing Trade Expo - October 5, 2024

Attachment(s)

[2024 East Bay Rental Housing Association](#)

10.5 24-1489 Coffee With A Cop at Campbell Village Event - September 25, 2024

Attachment(s)

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

- 10.6 24-1490 East Bay Asian Local Development Corporation's 49th Anniversary Gala Celebration - September 5, 2024

Attachment(s)

[EBALDC 49th Annual Gala](#)

- 10.7 24-1505 St. Mary's Center Open House For New Senior Housing - October, 3, 2024

Attachment(s)

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

- 10.8 24-1513 Family Violence Law Center Event - October 2, 2024

Attachment(s)

[Family Violence Law Center Event](#)

- 10.9 24-1533 Affordable Waitlist Opening October 15 - October 31, 2024

Attachment(s)

[Affordable Housing Wait List](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment



Patricia Wells, Executive Director