

Commission Members

CHAIR ANNE GRIFFITH  
VICE CHAIR GREGORY D HARTWIG  
COMMISSIONER JANNY CASTILLO  
COMMISSIONER BARBARA MONTGOMERY  
COMMISSIONER LYNETTE JUNG-LEE  
COMMISSIONER MARK J TORTORICH  
COMMISSIONER WILLIAM J MAYES



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, April 24, 2023 at 6:00 PM  
1619 Harrison Street  
Oakland, CA 94612**





Oakland Housing  
Authority

**AGENDA**  
**Regular Meeting**  
**April 24, 2023, 6:00 PM**

This meeting is accessible via teleconference pursuant to Assembly Bill 2449 (Rubio) Open meetings: local agencies; teleconferences) (Chapter 285) (2021-2022)

**ZOOM INFORMATION**

*To participate via teleconference, please use the Zoom link below.*

**Join Zoom Meeting Online:** <https://oakha-org.zoom.us/j/82697398039?pwd=N1FVQ3k3QmNYbG5HUU40SFp5L3NBQT09>

**Meeting ID (access code): 826 9739 8039 Meeting Password: 310551**  
*Closed Caption – provided through the link.*

**To participate by Telephone:**

**Meeting ID (access code): 826 9739 8039 Meeting Password: 310551#**

**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 2023-65 Approval of the Minutes of the Special Meeting on April 03, 2023.

**Attachment(s)**

[Draft Minutes April 03 2023 Special 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](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.

## 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      [2023-50](#)      Adopt a resolution honoring the 85th Anniversary of the Housing Authority of the City of Oakland, CA on April 28, 2023.

### **Attachment(s)**

[Resolution OHA 85th Anniversary](#)

- 7.2      [2023-60](#)      Adopt a resolution authorizing and approving amendments to the Oakland Housing Authority Procurement Policy.

### **Attachment(s)**

[Overview of the Proposed OHA Procurement Policy](#)  
[Amended OHA Procurement Policy - Redlined](#)  
[Resolution 4344 Procurement Policy 02-28-11](#)  
[Attachment A - Amended OHA Procurement Policy](#)  
[Resolution Amended Procurement Policy](#)



- 7.3      [2023-49](#)      Adopt a resolution authorizing the Executive Director to execute a three-year contract with C4 Innovations Inc. for Trauma Informed Care services in an amount not to exceed \$355,000.

**Attachment(s)**

[CCGS Review Memo Packet - Trauma Informed Care Resolution C4 Innovations](#)

- 7.4      [2023-54](#)      Adopt a resolution authorizing the Executive Director to to execute documents to acquire the Investor Limited Partners' interest in LCC Phase III and to execute a Continuing Property Operations and Exclusive Negotiation Rights Agreement with the Administrative and Managing General Partners of Creekside Housing Partners, L.P. to establish terms for the continued operation of LCC Phase III in an amount not-to-exceed \$5,000.

**Attachment(s)**

[Lion Creek Crossing Phase III Yr 15 Buyout](#)  
[Reso Lion Creek Crossing Phase III Buyout](#)

- 7.5      [2023-57](#)      Adopt a resolution authorizing the Executive Director, subject to National Environmental Policy Act approval, to execute agreements to provide a loan to Foothill Family Apartments, LP, to finance the rehabilitation of Foothill Family Apartments and to repay the Hanmi Bank mortgage on the property in an amount not to exceed \$15,000,000.

**Attachment(s)**

[Foothill Family Apartments Rehab and Refi Loan 4-12-23](#)  
[Foothill Family Apartments - Site Map](#)  
[Resolution Foothill Family Apartments Loan](#)

**8. Consent Agenda**

*Items on the Consent Agenda are considered routine and do not require separate d iscussion. 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      [2023-52](#)      Adopt a resolution authorizing the Executive Director to apply a retroactive Cost of Living Adjustment to all OPEIU Local 29 positions effective July 1, 2022, to issue cost of living increases effective July 1, 2023, and July 1 2024.

**Attachment(s)**

[Resolution COLA OPEIU Local 29](#)

**9. Written Communications Departments' Monthly Report**

- 9.1      [2023-63](#)      Operational Departments March 2023 Monthly Reports.

**Attachment(s)**

[01 - Family and Community Partnerships](#)



[02 - Leased Housing](#)  
[03 - Office of Property Operations](#)  
[04 - Capital Improvements](#)  
[05 - Office of Real Estate and Development](#)  
[06 - Asset Management](#)

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

- 10.1 2023-66 Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission.

**Attachment(s)**

[OHAPD Easter Holiday Event](#)  
[National Public Safety Telecommunicators Week.](#)

**11. Reports of Commission Committees**

- 11.1 2023-61 Harrison Towers Ad Hoc Committee Meeting convened on April 05, 2023.
- 11.2 2023-62 Development Ad Hoc Committee Meeting Part II convened on April 10, 2023.

**12. Announcements by Commissioners**

**13. Adjournment of Public Session**