

Commission Members

CHAIR GREGORY D. HARTWIG
VICE-CHAIR ANNE GRIFFITH
COMMISSIONER JANNY CASTILLO
COMMISSIONER LYNETTE JUNG LEE
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, May 23, 2022 at 6:00 p.m.

1619 Harrison Street, Oakland, California, Commissioners' Room first floor.

***Meeting In-Person and Via Teleconference Pursuant to Assembly Bill 361
[(Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021]***

Join Zoom Meeting Online:

<https://oakha-org.zoom.us/j/89222565633?pwd=R0YydE9FZWsxTFI5U1MzOXcyb0dEUT09>

Meeting ID (access code): 892 2256 5633 Meeting Password: 067290

Closed Caption – provided through the link

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

Meeting ID (access code): 892 2256 5633 Meeting Password: 067290#

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.



AGENDA
Regular Meeting
May 23, 2022, 6:00 pm

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
 - A. Approval of Minutes of the Regular Meeting of April 25, 2022
 - B. Approval of Minutes of the Special Meeting of May 09, 2022
- IV. Recognition of people wishing to address the Commission
- V. Old or Unfinished Business
 - A. Authorizing the Executive Director to execute a three-year contract with two 1-year option terms between the Oakland Housing Authority and ABM Industry Groups, LLC, (formerly Crown Building Maintenance dba Able Building Maintenance) for janitorial and day porter services for \$1,433,401 for the initial term (\$477,800.33 annually), \$570,474 for the first 1-year option term and \$605,147 for the second 1-year option term, in a total amount not to exceed \$2,609,022 for five-years, which includes a 10% contingency for any unforeseen pandemic or janitorial needs.
- 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. Celebration of Mr. Harold Davis on his 90th Birthday and recognition of Mr. Davis for his dedication to the Oakland Housing Authority.
 - B. Nomination and Election of Directors of Tassafaronga Housing Corporation.
 - C. Public Hearing of proposed changes to the Administrative Plan for the Housing Choice Voucher Program.
 - D. Presentation of the Third Quarter Financial Status Report for the nine-month period July 1, 2021 through March 31, 2022.

- E. Authorizing the Executive Director to execute a contract with Baker Tilly US, LLP for professional real estate development consulting and advisory services for a total not to exceed amount of \$2,250,000.
- F. Authorizing the Executive Director to execute a contract with California Housing Partnership Corporation for professional real estate development consulting and advisory services for a total not to exceed amount of \$750,000.
- G. Authorizing the Executive Director to execute a contract with Collabo, LLC for professional real estate development consulting and advisory services for a total not to exceed amount of \$750,000.
- H. Authorizing the Executive Director to execute a contract with CTY Housing, Inc. for professional real estate development consulting and advisory services for a total not to exceed amount of \$2,250,000.
- I. Authorizing the Executive Director to execute a contract with DCG Strategies, Inc. for professional real estate development consulting and advisory services for a total not to exceed amount of \$750,000.
- J. Authorizing the Executive Director to execute a contract with Dahlin Group, Inc. for professional real estate development consulting and advisory services for a total not to exceed amount of \$750,000.
- K. Authorizing the Executive Director to execute a contract with David Baker Architects, Inc. for professional real estate development consulting and advisory services for a total not to exceed amount of \$750,000.
- L. Authorizing the Executive Director to execute a contract with Devine & Gong, Inc. for professional real estate development consulting and advisory services for a total not to exceed amount of \$750,000.
- M. Authorizing the Executive Director to execute a contract with Dominion Due Diligence Group, Inc. for professional real estate development consulting and advisory services for a total not to exceed amount of \$2,250,000.
- N. Authorizing the Executive Director to execute a contract with Economic Consultants Oregon, LTD, DBA Eco Northwest for professional real estate development consulting and advisory services for a total not to exceed amount of \$750,000.
- O. Authorizing the Executive Director to execute a contract with EJP Consulting Group, LLC for professional real estate development consulting and advisory services for a total not to exceed amount of \$1,500,000.

- P. Authorizing the Executive Director to execute a contract with Kobler Development Consulting for professional real estate development consulting and advisory services for a total not to exceed amount of \$750,000.
- Q. Authorizing the Executive Director to execute a contract with Recap Advisors LLC, DBA Recap Real Estate Advisors for professional real estate development consulting and advisory services for a total not to exceed amount of \$750,000.
- R. Authorizing the Executive Director to execute a contract with TAG Associates, Inc., for professional real estate development consulting and advisory services for a total not to exceed amount of \$750,000.
- S. Authorizing the Executive Director to execute a contract with Urban Focus, LLC for professional real estate development consulting and advisory services for a total not to exceed amount of \$1,500,000.
- T. Authorizing the Executive Director to execute a grant agreement with the City of Oakland for the Sponsor-Based Housing Assistance Program (SBHAP) in a total amount not-to- exceed \$4,209,693 for the initial one-year term and \$4,209,693 for each of the two one-year option terms.
- U. 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. Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361.
 2. Authorizing the Executive Director to renew the commercial general liability insurance policy and to make payment of the annual premium in the amount not to exceed \$323,559.
 3. Authorizing the Executive Director to execute a contract with Mikko Design for graphic design services for a total amount not to exceed \$225,000.
 4. Authorizing the Executive Director to execute a contract with Percolate for graphic design services for a total amount not to exceed \$225,000.
 5. Authorizing the Executive Director to amend the current IT consulting services contract with Cobra Technology by extending the contract for six months and increasing the total amount not to exceed \$440,000.

6. Authorizing the Executive Director to execute an agreement with Sun Ridge Systems, Inc. for the purchase and implementation of a computer-aided dispatch and records management system in an amount not to exceed \$571,000

- 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