

## Commission Members

CHAIR ANNE GRIFFITH  
VICE-CHAIR GREGORY D. HARTWIG  
COMMISSIONER JANNY CASTILLO  
COMMISSIONER LYNETTE JUNG LEE  
COMMISSIONER BARBARA MONTGOMERY  
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, February 27, 2023 at 6:00 p.m.**  
**1619 Harrison Street, Oakland, CA Commissioners' Room First Floor.**

***Meeting 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/85026147036?pwd=OVJNdHdRVHlrYk5icEIRdTdOVEJSdz09>

**Meeting ID (access code):** 850 2614 7036      **Meeting Password:** 485557  
Closed Caption – provided through the link.

**To participate by Telephone: 1 (669) 219-2599**  
**Meeting ID (access code):** 850 2614 7036      **Meeting Password:** 485557#

**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.



Oakland Housing  
Authority

**AGENDA**

**Regular Meeting**

**February 27, 2023, 6:00 pm**

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
  - A. Approval of Minutes of the Regular Meeting of January 23, 2023
- IV. Recognition of people wishing to address the Board of Commissioners
- V. Old or Unfinished Business
- 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. Presentation and Public Hearing on the draft Fiscal Year 2024 Making Transitions Work Annual Plan.
  - B. Informational presentation on the proposed changes to the Administrative Plan for the Housing Choice Voucher program.
  - C. Informational presentation on the annual update on Military Equipment to the Board of Commissioners.
  - D. Adopt a resolution authorizing the Executive Director to purchase safety equipment as defined in Government Code 7070 et seq, and as approved in the FY23 budget, in an amount not to exceed \$20,000.
  - E. Adopt a resolution authorizing the Executive Director to ratify and approve the execution of an agreement with Alameda County Social Services Agency in an amount not to exceed \$800,000 for an initial one-year term and two one-year option terms at \$800,000 each for an amount up to \$2,400,000 for the total contract amount for housing subsidy for selected CalWORKs participants.
  - F. Adopt a resolution authorizing the Executive Director to purchase additional vehicles for Oakland Housing Authority use, up to the not to exceed amount of \$607,510.

- G. Adopt a resolution authorizing the Executive Director to execute a contract for fuel services with FLEETCOR Technologies, Inc. through its subsidiaries: FLEETCOR Technologies Operating Company, LLC and Comdata, Inc. for Fuel Card Services and Related Products, utilizing Region 4 Education Service Center OMNIA Partners cooperative agreement Contract #R211101 for a term of two-years, with up to two one-year option terms in an amount not to exceed \$715,000 for the initial term and \$357,500 per year for each additional option term, for a total contract amount not to exceed \$1,430,000.
- H. Adopt a resolution authorizing the Executive Director to enter into contract with CDW Government, LLC for Information Technology Solutions Services for a two-year contract in an amount not to exceed \$450,000
- I. Adopt a resolution authorizing the Executive Director to acquire the Limited Partner Interest in Lion Creek Crossings Phase IV for an amount not to exceed \$20,000, and authorization to execute a Continuing Project Operations and Exclusive Negotiation Rights Agreement with the Administrative and Managing General Partners including provisions terminating any rights of the Managing General Partner to purchase the project, providing an option for the Authority to purchase the General Partner interests for a fee of \$100 plus up to \$50,000 to reimburse the General Partners for staff time and third-party costs related to attempting to reposition the project, and agreeing to engage in good faith negotiations before the Authority exercises its rights to purchase the project.
- J. Informational presentation on the FY 2023 Public Housing Waitlist Opening for Lockwood Gardens and Peralta Village.
- K. 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. Adopt a resolution authorizing the Executive Director to Continue Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill Number 361.
  2. Adopt a resolution authorizing the Executive Director to write off \$8,331 in Tenant Account Receivables for public housing tenants vacated at third party-managed properties during the period of time from July 01, 2022 through December 31, 2022
  3. Adopt a resolution authorizing the Executive Director to execute a Blanket Purchase Order in a total not to exceed amount of \$6,278,935, to include an increase of \$150,000 utilizing various GL Codes which are included in the Fiscal Year 2023 Annual Operating Budget.
- L. Adopt a resolution authorizing and approving revisions to the Oakland

Housing Authority Travel Policy.

- 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 to Closed Session
  - A. **Purpose: Pursuant to (Government Code § 54957 (a)) - Threat to Public Services or Facilities**  
Consultation with: Oakland Housing Authority Police Department, Chief of Police, Alan Love, Sr. Director of Human Resources, Drew Felder, Director of Information Technology, Brandon White, General Counsel, Jhaila R. Brown, and Executive Director, Patricia Wells.
  - B. **Purpose: Significant exposure to litigation pursuant to subdivision (d)(2) of Government Code Section 54956.9: One potential case**  
Conference with Legal Counsel-Anticipated Litigation  
Authority Designated Representatives: General Counsel, Jhaila R. Brown and Executive Director, Patricia Wells.

Anne Griffith, Chair of the Commission

By \_\_\_\_\_  
DocuSigned by:  
*Patricia Wells*  
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Patricia Wells, Secretary