

## 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, October 24, 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/87961487723?pwd=TWdkUmNwRHZRvHZCS2I0ZEQzL2Q0Zz09>

**Meeting ID (access code): 879 6148 7723      Meeting Password: 038824**

Closed Caption – provided through the link

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

**Meeting ID (access code): 879 6148 7723      Meeting Password: 038824#**

**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.



**AGENDA**  
**Regular Meeting**  
**October 24, 2022, 6:00 pm**

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
  - A. Approval of Minutes of the Regular Meeting of September 26, 2022
- IV. Recognition of people wishing to address the Commission
- 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. Adopt a resolution authorizing the Executive Director to allocate \$15 million in HCV reserves to support project proposals submitted by the City of Oakland in response to State Homekey Round III competition subject to clearance under the National Environmental Policy Act (NEPA).
  - B. Adopt a resolution authorizing the Executive Director to (i) consider the environmental effects of the execution of a non-binding Term Sheet, Development and Loan Agreement, and award of Project-Based Vouchers for the development of affordable housing at the West Oakland BART Transit-Oriented Development, also referred to as Mandela Station Affordable, and (ii) adopt mitigation measures and findings regarding the project pursuant to the California Environmental Quality Act (CEQA).
  - C. Adopt a resolution authorizing the Executive Director to execute a non-binding Term Sheet and, after receiving NEPA approval, execute agreements related to the financing and development of the Mandela Station Affordable development by providing one or more loans of MTW funds and a commitment of Project-Based Section 8 Vouchers.
  - D. Adopt a resolution authorizing the Executive Director to execute an Option Agreement, and, subject to NEPA approval, all other documents required to purchase 1600 Harrison Street, including, but not limited to a Purchase and Sale Agreement, from Carolanne Montgomery, Trustee, Trust One under

Lee and Carolanne Montgomery Living Trust, Dated December 7, 2000, for \$3,300,000, as seller, with total expenditures including due diligence and closing costs not to exceed \$3,700,000.

- E. Adopt a resolution authorizing the Executive Director to execute a three-year contract with two one-year option terms with Elegant Enterprise-Wide Solutions, Inc. for Information Technology-related services in a total amount not to exceed \$2,200,000.
- F. Adopt a resolution authorizing the Executive Director to execute a three-year contract with two one-year option terms with Urban Policy Development, LLC dba UPD Consulting in an amount not to exceed \$381,540.

G. 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 execute the Public Employees System (CalPERS) Resolution for the 001 Unrepresented Group, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).
- 3. Adopt a resolution authorizing the Executive Director to execute the Public Employees System (CalPERS) Resolution for the 002 Alameda Co Bldg Construct Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA)
- 4. Adopt a resolution authorizing the Executive Director to execute the Public Employees System (CalPERS) Resolution for the 004 Loc 1021 SEIU MAINT Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).
- 5. Adopt a resolution authorizing the Executive Director to execute the Public Employees System (CalPERS) Resolution for the 005 Loc 1021 SEIU APA/HAR Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).
- 6. Adopt a resolution authorizing the Executive Director to execute the Public Employees System (CalPERS) Resolution for the 006 Loc 29 OPEIU Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA)
- 7. Adopt a resolution authorizing the Executive Director to execute the

Public Employees System (CalPERS) Resolution for the 701 Unrepresented ICMA RETR Group, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA)

- 8. Adopt a resolution authorizing the Executive Director to execute the Public Employees System (CalPERS) Resolution for the 702 Alameda Co Bldg ICMA RETR, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA)
- 9. Adopt a resolution authorizing the Executive Director to execute the Public Employees System (CalPERS) Resolution for the 704 Loc 1021 SEIU ICMA RETR Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA)
- 10. Adopt a resolution authorizing the Executive Director to execute the Public Employees System (CalPERS) Resolution for the 706 Loc 29 OPEIU ICMA RETR Unit, Fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

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. Recess to Closed Session

A. **Purpose: Pursuant to Government Code Section 54957.6 – Labor Negotiations.**

Conference with Labor Negotiations.

Authority Designated Representatives: Drew Felder, Director of Human Resources, and Patricia Wells, Executive Director

Employee Organization(s): SEIU Local 1021, OPEIU Local 29, Alameda Building and Trades Council, and Unrepresented.

B. **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, Drew Felder Director of Human Resources, and Patricia Wells, Executive Director.

XIII. Adjournment of Public Session

Anne Griffith, Chair of the Commission

By \_\_\_\_\_  
 Patricia Wells, Secretary

DocuSigned by:  
*Patricia Wells*