

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 **Special Meeting** of the Board of Commissioners has been called. The meeting will be held as follows:

**HOUSING AUTHORITY  
OF THE CITY OF OAKLAND, CALIFORNIA**

**Special Meeting**

**Monday, December 12, 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/86838323233?pwd=Y1pMODFrY3hzUHhVjg3ZGRTemFvUT09>

**Meeting ID (access code): 868 3832 3233      Meeting Password: 853576**

Closed Caption – provided through the link

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

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**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

### Special Meeting December 12, 2022, 6:00 pm

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
  - A. Approval of Minutes of the Special Meeting of November 21, 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. Presentation of the Oakland Housing Authority Key Partner Award to Mayor Libby Schaaf
  - B. Presentation and Public Hearing on the Harrison Tower Rehabilitation Project (Oakland, CA) Relocation Plan
  - C. Authorization to extend the initial term of the Project-Based Voucher Housing Assistance Payment Contract with Slim Jenkins Court II LLC (Slim Jenkins), a partnership owned by the East Bay Asian Local Development Corporation (EBALDC), for an additional five years for a maximum 20-year term for annual housing assistance payments in the amount of \$317,460 and a total contract amount of approximately \$1,587,300
  - D. Authorization of the conditional award of Housing Choice Voucher Reserves to fund a capitalized operating subsidy reserve in an amount up to \$3,112,566 to Phoenix 801 Pine, LP, for the project, The Phoenix, subject to clearance under the National Environmental Policy Act (NEPA), and authorizing the Executive Director to execute documents evidencing the provision of the capitalized operating subsidy reserve for a 15-year term
  - E. Presentation of the unaudited Financial Status Report for the three month period ending September 30, 2022

- F. Authorization to apply a retroactive Cost of Living Adjustment (COLA) to all positions represented under SEIU Local 1021 Maintenance effective July 1, 2022, to issue cost of living increases effective July 1, 2023, and July 1 2024, to issue a signing bonus to all active employees represented under SEIU Local 1021 Maintenance, and to apply a wage equity adjustment for Building and Grounds Workers positions retroactive to July 1, 2022
- G. Authorization to apply a retroactive Cost of Living Adjustment (COLA) to all positions represented under SEIU Local 1021 HAR/APA/HES effective July 1, 2022, to issue cost of living increases effective July 1, 2023, and July 1 2024, and to issue a signing bonus to all active employees represented under SEIU Local 1021 HAR/APA/HES
- H. Authorization to apply a retroactive Cost of Living Adjustment (COLA) to all Unrepresented positions effective July 1, 2022, to issue cost of living increases effective July 1, 2023, and July 1 2024, and to issue a signing bonus to all non-leadership level Unrepresented employees
- I. Ratification to renew the commercial property (fire) insurance policy with Housing Authority Property Insurance and to make payment of the annual premium in an amount, not to exceed \$283,524
- J. 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. Authorization to execute a two-year contract with up to three one-year option terms with Castillo Plumbing for plumbing services in an amount not to exceed \$650,000

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

Anne Griffith, Chair of the Commission

By

  
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Patricia Wells, Secretary