

Commission Members

CHAIR GREGORY D. HARTWIG
VICE-CHAIR ANNE GRIFFITH
COMMISSIONER JANNY CASTILLO
COMMISSIONER LYNETTE JUNG LEE
COMMISSIONER BETTYE LOU WRIGHT
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, January 24, 2022 at 6:00 p.m.

Tele-Conference

NOTE: Pursuant to Assembly Bill No.361 [(Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021]] a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when a legislative body of a local agency holds a meeting during proclaimed state emergencies, and make public meetings accessible “via a call-in option or an internet-based service option” to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.

Join Zoom Meeting Online:

<https://oakha-org.zoom.us/j/92703692254?pwd=NGMyeEViRitoaGo3U1I4ZFhMWGI4Zz09>

Meeting ID (access code): 927 0369 2254 Meeting Password: 526240

Closed Caption – provided through the link

To participate by Telephone: 877 853 5257

Meeting ID (access code): 927 0369 2254 Meeting Password: 526240

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1517 (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.



Oakland Housing
Authority

AGENDA

**Regular Meeting
January 24, 2022, 6:00 pm**

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
 - A. Minutes of the Meetings for December 6, 2021, December 27, 2021, and January 24, 2022 will be presented at the February 28, 2022 Board Meeting for review and approval.
- 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. Authorization for the Executive Director to Execute a Cost of Living Adjustment for All Alameda Building and Trades Council Positions, Effective July 1, 2021
 - B. Authorization for the Executive Director to Execute A Cost Of Living Adjustment for All OPEIU Local 29 Positions, Effective July 1, 2021
 - C. Authorization for the Executive Director to Execute A Cost Of Living Adjustment for All SEIU Local 1021 APA/HAR/HES Positions, Effective July 1, 2021
 - D. Authorization for the Executive Director to Execute A Cost Of Living Adjustment for All SEIU Local 1021 Maintenance positions retroactively effective July 1, 2021
 - E. Authorization for the Executive Director to Execute A Cost Of Living Adjustment for All Unrepresented Positions, Effective July 1, 2021
 - F. Staff Briefing on the Oakland Housing Authority Methodology to Support the State of California *Bringing California Home* Program
 - G. Approval of the Conditional Award of Housing Choice Voucher Reserves to Fund Capitalized Operating Reserves for State Homekey Round II applicant Oakland Coliseum Way LP for Homekey Project, Coliseum Way and Authorization of the Executive Director to Execute a Local MTW Capitalized Operating Reserve Agreement for a 15-year term
 - H. Approval of the Conditional Award of Housing Choice Voucher Reserves

to Fund Capitalized Operating Reserves for State Homekey Round II applicant Bay area Community Services Housing Corp. for Homekey project, Piedmont Place and Authorization of the Executive Director to Execute a Local MTW Capitalized Operating Reserve Agreement for a 15-year term Homekey

- I. Approval of the Conditional Award of Housing Choice Voucher Reserves to Fund Capitalized Operating Reserves for State Homekey Round II applicant Phoenix 801 Pine, LP for Homekey project, The Phoenix and Authorization of the Executive Director to Execute a Local MTW Capitalized Operating Reserve Agreement for a 15-year term Homekey
- J. Authorization to Extend the Initial Term of the Project-Based Voucher Housing Assistance Payment Contract for an Additional Five Years for a Maximum 20-Year Initial Term for Westlake Christian Terrace LP, Ratification and Approval the Housing Assistance Payment Contract, and Approval of Assignment of the HAP Contract Executed by Westlake Christian Terrace West LP to Citibank, N.A.
- K. Authorization of the Executive Director to Amend the Contract with Helen Dunlap Consulting for Real Estate Development Consulting Services to Add \$130,000 in Hourly Consulting Services, for a Total Contract Amount Not to Exceed \$480,000.

L. Informational Presentation of the Year in Review: 2021

M. 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

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