



Oakland Affordable Housing Preservation Initiatives

Board of Directors

ANNE GRIFFITH
MARK J TORTORICH
PATRICIA WELLS

Executive Director

Patricia Wells

In accordance with Article IV, Section 4.11, of the Oakland Affordable Housing Preservation Initiatives, Inc., NOTICE IS HEREBY GIVEN that the **Regular Meeting (Affiliate Meeting)** of the Board of Directors will be held as follows:

**Oakland Affordable Housing Preservation
Initiatives, Inc.**

Regular Meeting (Affiliate Meeting)

**Wednesday, March 27, 2024 at 5:30 PM
1619 Harrison Street; Oakland, CA 94612**

AGENDA
Regular Meeting (Affiliate Meeting)
March 27, 2024, 5:30 PM

Zoom Information

To participate via teleconference, please use the Zoom link below.

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/83568829959?pwd=bGH15pJNm8hd8BCMMGDKGH2DOYWtJs.1>

Meeting ID (access code): [835 6882 9959](#) Meeting Password: [2024](#)
Closed Caption – provided through the link.

To participate by Telephone: Toll-Free - [877 853 5257](#), [888 475 4499](#), [833 548 0276](#)
Meeting ID (access code): [835 6882 9959](#) Meeting Password: [2024](#)

1. Roll Call

(AB 2449 Compliance) The Chair/Clerk of the Board will confirm that there are three (3) Directors in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, accessible to the public. Each Director who is accessing the meeting remotely must disclose verbally whether they are requesting to meet remotely under AB2449 due to: (1) just cause (notice required), or (2) emergency circumstances. For "emergency circumstances" the request must be approved by a majority vote of the Board of Directors for the emergency circumstance to be used as a justification to participate remotely. All Directors meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Director must a/so publicly disclose at the meeting prior to any action whether any individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member's relationship with such individuals.

2. Approval of the Minutes for Special Board of Directors meeting held on January 22, 2024

2.1 [24-1159](#) January 22, 2024 Draft Minutes for Review and Approval

Attachment(s)
[OAHPI minutes_01 22 24.docx](#)

3. Recognition of people wishing to address the Board

If you need special assistance to participate in the meetings of the Keller Housing Initiatives Inc., Board of Directors, please contact [\(510\) 874-1510 \(TDD: 800-618-4781\)](#). Notification 48 hours prior to the meeting will enable the Keller Housing Initiatives, Inc., Board of Directors 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.

4. Old or Unfinished Business

5. 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.

6. New Business

- 6.1 24-1161 Adopt a resolution authorizing the Executive Director to ratify the purchase of commercial property and general liability insurance policies from Housing Enterprise Insurance Company, Inc. (HEIC) coverages and approve payment for the term of November 11, 2023, to November 10, 2024, of the annual premiums in an amount not to exceed \$691,067.

Attachment(s)

[OAHPI Insurance Staff Report](#)
[OAHPI General Liability Insurance](#)
[OAHPI Commercial Liability Declaration](#)
[OAHPI Resolution - Property and GL Insurance](#)

- 6.2 24-1156 Adopt a resolution ratifying and approving a payment to the Center for Employment Opportunities (CEO Works) in an amount not to exceed \$123,301 for illegal dumping removal and grounds cleaning services for OAHPI properties from February 2024 through April 2024.

Attachment(s)

[CEO Works Staff Report](#)
[CEO Works Illegal Dumping Removal Services Resolution #24-005](#)
[CEO Works Resolution Illegal Dumping Removal Services Resolution](#)

- 6.3 24-1160 Adopt a resolution authorizing and approving amendments to the Oakland Affordable Housing Preservation Initiatives (OAHPI) Procurement Policy.

Attachment(s)

[OAHPI Procurement Policy Staff Report](#)
[OAHPI Procurement Policy DRAFT](#)
[Redlined Changes to OAHPI Policy](#)
[OAHPI Procurement Policy Resolution](#)

7. Consent Agenda

Items on the Consent Agenda are considered routine and do not require separate discussion. If a Board Member 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 Board of Directors without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

8. Written Communications Departments' Monthly Report

8.1 24-1157 Portfolio Performance

Attachment(s)

[OAHPI Portfolio Performance](#)

9. Executive Director's report regarding matters of special interest to the Board of Directors occurring since the last meeting of the Board

10. Reports of Board Committees

11. Announcements by Board of Directors

12. Adjournment to Closed Session

13. Closed Session



Patricia Wells, Executive Director