Oakland Housing Authority

**Board of Commissioners**

CHAIRPERSON ANNE GRIFFITH
VICE CHAIRPERSON LYNETTE JUNG-LEE
GREGORY HARTWIG
JANNY CASTILLO
BARBARA MONTGOMERY
WILLIAM MAYES
CARLA DARTIS

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, September 23, 2024 at 6:00 PM**
**1619 Harrison Street**
**Oakland, CA 94612**

Oakland Housing Authority

**AGENDA**
**Regular Meeting**
**September 23, 2024, 6:00 PM**

Zoom Information

*To participate via teleconference, please use the zoom link below.*

*Join Zoom Meeting Online:* ***https://oakha-org.zoom.us/j/89676044786?pwd=ATV0ZdFuUHhlgG6ddgcX88aan1bKhd.1***

***Meeting ID (access code): 896 7604 4786*** ***Meeting Password: 246787***
*Closed Caption – provided through the link.*

***To participate by Telephone: 1- 669 -219- 2599 ; 1 -213 -338 -8477; 1- 206 -337 -9723***
***Meeting ID (access code): 896 7604 4786*** ***Meeting Password: 246787***

**1. Pledge of Allegiance**

**2. Roll Call**
*(AB 2449 Compliance) The Chair/Clerk of the Board will confirm that there are 4 Commissioners in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, accessible to the public. Each Commissioner 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 Commissioners for the emergency circumstance to be used as a justification to participate remotely. All Commissioners meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Commissioner must also publicly disclose at the meeting, prior to any action, whether any other 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.*

**3. Approval of Minutes**

3.1 24-1472 Approval of the draft minutes of the Regular Board of Commissioners Meeting of August 26, 2024.

**Attachment(s)**
Draft Minutes For The August 26 2024 Board of Commissioners Regular Meeting
Signed Minutes For The August 26 2024 Board of Commissioners Regular Meeting

**4. Recognition of people wishing to address the Commission**

**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 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.*

## 5. Old or Unfinished Business

## 6. 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.*

## 7. New Business

7.1 24-1456 Recognition of Captain Luther DuPree III for successful completion of the FBI National Academy, Session 291.

**Attachment(s)**
Staff Report - Captain DuPree FBI National Academy Graduation
FBI National Academy Ceremony - Captain DuPree

7.2 24-1403 Adoption of a resolution authorizing the Executive Director to execute a renewal of a Housing Assistance Payment contract with Mandela Gateway Associates, a California Limited Partnership and an affiliate of BRIDGE Housing, for up to twenty (20) years, for up to thirty (30) Project-based Vouchers (PBV) units, in an estimated annual amount of $912,000, at Mandela Gateway Apartments.

**Attachment(s)**
Staff Report - Mandela Gateway Housing Assistance Payment

Renewal
Resolution - Mandela Gateway Housing Assistance Payment Renewal
Resolution #5284

7.3 24-1452 Adopt a resolution authorizing the Executive Director to increase the Predevelopment Loan to Oakland Housing Initiatives, Inc. for Foothill Family Apartments by $1,000,000, from $2,375,000 to an amount not to exceed $3,375,000 to finance the predevelopment expenses of the rehabilitation of Foothill Family Apartments.

**Attachment(s)**
Staff Report - Foothill Family Apartments Predevelopment Loan
Resolution #5270 Foothill Family Predevlop
Resolution #5271 Foothill Family 15 Million
Resolution #5163 Foothill Family Apartments Rehabilitation
Increase to Predevelopment Loan Estimate
Predevelopment Loan Increase - Foothill Family Apartments Resolution
Resolution #5200 Foothill Predevelopment Loan to OHI
Resolution #5285

7.4 24-1458 Adopt a resolution authorizing the Executive Director to execute documents to extend the term of the Acquisition Conditions Agreement, Predevelopment Loan, and Acquisition Bridge Loan for 285 12th Street to October 16, 2026, and to increase the 285 12th Street Acquisition Bridge Loan principal amount from $7,265,880, by $370,000 to an amount not to exceed $7,635,880.

**Attachment(s)**
Staff Report - 285 12th Street LP Loan Increase
285 12th Street Board Presentation
Resolution Number 4881
Resolution Number 4992
Resolution Number 5089
Resolution - 285 12th Street Loan Increase
Resolution #5286

7.5 24-1382 Adopt a resolution authorizing the Executive Director to execute a contract with ePlus - through the State of Utah - Juniper Networks NASPO ValuePoint AR3232 cooperative agreement for the purchase of Juniper Networks hardware and software in an amount not to exceed $650,000 for a contract term not to exceed September 30, 2026.

**Attachment(s)**
Staff Report - ePlus Juniper Networks Hardware and Software Purchase
Juniper Networks CCGS Review Memo
ePlus Technology Juniper Resolution
Resolution #5288

7.6 24-1391 Adopt a resolution authorizing the Executive Director to execute a contract with ePlus Technology to obtain professional Information Technology (IT) services for the installation and implementation of hardware and software, in an amount not to exceed $200,000 for a contract term not to exceed August 20, 2028.

**Attachment(s)**
Staff Report - ePlus Technology Professional Services Agreement
ePlus Technology Professional Services CCGS Review Memo
ePlus Technology Professional Services Resolution
Resolution #5289

7.7 24-1390 Adopt a resolution authorizing the Executive Director to execute a contract with ePlus - through the State of Utah - Palo Alto Networks NASPO ValuePoint AR3229 cooperative agreement for the purchase of Palo Alto Networks data communication products and services, in an amount not to exceed $85,000, for a contract term not to exceed September 30, 2026.

**Attachment(s)**
Staff Report - ePlus Technology Palo Alto Network Agreement
Palo Alto CCGS Review Memo
ePlus Technology - Palo Alto Resolution
Resolution #5290

7.8 24-1471 Adopt a resolution authorizing the Executive Director to increase funding for the Oakland Housing Authority's (Authority) inclusion in the City of Oakland's Franchise Agreement for Garbage, Compost, and Recycling Collection at six (6) properties and five (5) administrative buildings, increasing the amount for the current fiscal year (FY) 2025, and the remaining two (2) fiscal years, FY 2026 and FY 2027, funding authorizations by a total of $719,927.52 per year from $1,050,153.48 per year to $1,770,081 per year for an amended total not-to-exceed amount from $5,250,767.40 to $7,410,549.96, for a term not to exceed June 30, 2027.

**Attachment(s)**
Staff Report - Franchise Agreement For Garbage, Compost and Recycling Collection
Resolution 5014 Waste Hauling City Franchise Agreement December 6, 2021
Signed CCGS Review Memo Waste Hauling City Franchise Agreement
Letter to the CIty of Oakland OHA Join Franchise Trash service
Waste Management Amendment Resolution
Resolution #5291

7.9 24-1476 Adopt a resolution authorizing the Executive Director to execute an amendment to the contract between the Oakland Housing Authority (Authority) and Castillo Plumbing, to provide as-needed plumbing services at Authority-owned and managed properties, increasing the

contract amount for the initial term by $150,000 from $260,000 to $410,000, for a term not to exceed May 16, 2025, and increasing the contract amount for each of the three (3) option terms by $150,000, from $130,000 to $280,000 per year, for a total not to exceed amount from $650,000 to $1,250,000, for a term not to exceed May 16, 2028.

**Attachment(s)**
Staff Report - Castillo Plumbing
CCGS Review Memo Castillo Plumbing
Resolution 5133 Castillo Plumbing Amendment
Castillo Plumbing Amendment Board Resolution
Resolution #5292

7.10 24-1457 Adopt a resolution authorizing the Executive Director to execute a Memorandum of Understanding and License Agreement with the "Beat The Street Bay Area" (BTSBA) to establish a partnership to provide Oakland Housing Authority youth residents with an afterschool wrestling program for an initial three (3) year term, with two (2) one (1) year options to renew for a total term up to but not to exceed five (5) years which includes use of the community room space by BTSBA at 800 Willow Street, Oakland, California, 94607.

**Attachment(s)**
Staff Report - Beat The Streets Bay Area Wrestling Program
Resolution - Beat The Streets Bay Area Memorandum of Understanding
Resolution #5293

## 8. 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.*

8.1 24-1462 Adopt a resolution authorizing the Executive Director to execute an agreement with the County of Alameda Department of Housing and Community Development (HCD) for the Shelter Plus Care (S+C) Home for Wellness program (H4W) in an amount not to exceed $500,000 for the term July 1, 2024, to June 30, 2025.

**Attachment(s)**
Staff Report - Shelter Plus Care Wellness Program Agreement
Resolution - Shelter Plus Care Wellness Program Grant 2024
Resolution #5294

## 9. Written Communications Departments' Monthly Report

9.1 24-1351 Written Communications Departments' Monthly Reports

**Attachment(s)**
01 - Family and Community Partnerships Monthly Report August 2024

02- Leased Housing Monthly Report August 2024
03 - Office of Property Operations Monthly Report August 2024
04- Capital Improvements Department Monthly Report August 2024
05 - Office of Real Estate Development Monthly Report August 2024
06 - Asset Management Monthly Report August 2024

**10. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission**

10.1 24-1469 NAHRO Advocacy Month Review

**Attachment(s)**
NAHRO August Advocacy Month Statistics

10.2 24-1475 45th Annual NPH Affordable Housing Conference - October 4, 2024

**Attachment(s)**
NPH Conference Flyer

10.3 24-1478 National Police Women's Day - September 12, 2024

**Attachment(s)**
National Police Women's Day Photos

10.4 24-1481 UCSF Benioff Homelessness and Housing Initiative

**Attachment(s)**
UCSF Benioff Homelessness & Housing Initiative

10.5 24-1483 Regional Analysis of Impediments To Fair Housing

**Attachment(s)**
Regional Analysis of Impediments to Fair Housing Meeting Photos

**11. Reports of Commission Committees**

**12. Announcements by Commissioners**

**13. Adjournment to Closed Session**

**14. Closed Session**

14.1 24-1479 **Conference with Real Property Negotiation**s (Government Code § 54956.8)
**Property:** 401 Santa Clara Avenue, Oakland, CA 94610, APNs: 010-0823-015-05 and 010-0823-039-02
**Agency Negotiation:** Patricia Wells, Executive Director; Tom Deloye, Chief Officer of Real Estate Development; Jhaila Brown, General Counsel; Isabel Brown, General Counsel
**Negotiating Parties:** Humangood Norcal, a California nonprofit public benefit corporation
**Under Negotiation:** Price and terms of payment.

14.2 24-1480 **Conference with Real Property Negotiations** (Government Code § 54956.8)
**Property:** 805 71st Avenue, Oakland, CA 94621, APN: 041-4166-054
**Agency Negotiation:** Patricia Wells, Executive Director; Tom Deloye, Chief Officer of Real Estate Development; Jhaila Brown, **General Counsel;** Isabel Brown, General Counsel
**Negotiating Parties:** Coliseum Transit Village One,LP, A California limited partnership
**Under Negotiation:** Price and terms of payment

**15. Adjournment of Closed Session/Adjournment**