



Board of Commissioners

ANNE GRIFFITH
GREGORY D HARTWIG
LYNETTE JUNG-LEE
BARBARA MONTGOMERY
WILLIAM J MAYES
JANNY CASTILLO

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, August 26, 2024 at 6:00 PM



Oakland Housing
Authority

AGENDA
Regular Meeting
August 26, 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/82402111065?pwd=HK2tbTvDHXGr3JdjWVgwwL31AmWHW5.1>

Meeting ID (access code): 824 0211 1065 Meeting Password: 304401
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): 824 0211 1065 Meeting Password: 304401

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 24-1435 Approval of the draft minutes of the Regular Board of Commissioners Meeting of July 22, 2024.

Attachment(s)

[Draft Minutes for the July 22, 2024 Board of Commissioners Meeting.pdf](#)

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 24-1394 A Proclamation by the Board of Commissioners Recognizing Oakland Housing Authority Police Department Service Awards.

Attachment(s)

[Staff Report - Lt. Paul Malech Proclamation](#)
[Lieutenant Paul Malech BOC Proclamation](#)

- 7.2 24-1399 Adopt a resolution authorizing the Executive Director to execute documents for the Authority or its affiliate to acquire the limited partner interest in each of Tassafaronga Partners, L.P., and Tassafaronga Partners II, L.P. by December 31, 2024, for an amount not to exceed \$100,000 for the purchase price and other costs related to the transactions.

Attachment(s)

[Staff Report - Tassafaronga Village](#)
[Tassafaronga Village LP Buyout Authorization Resolution](#)

- 7.3 24-1352 Adopt a resolution authorizing the Executive Director to execute a contract with ATI Restoration, LLC for Disaster Relief Services for Authority-owned and managed properties, and administrative buildings in an amount not to exceed \$1,200,000, for a term not to exceed August 5, 2026.

Attachment(s)

[Staff Report - ATI Restoration](#)
[Executive Summary ATI Restoration LLC](#)
[ATI Omnia FLYer](#)
[ATI CCGS Review Memo](#)
[ATI Restoration LLC Resolution](#)

- 7.4 24-1338 Adopt a resolution authorizing the Executive Director to execute a contract with PaveConnect Logistics, LLC for Exterior Surfacing Products, Services, and Paving Solutions in an amount not to exceed \$900,000, for a term not to exceed April 30, 2025, and approval for up to one (1) additional one (1) year option term, subject to the exercise of such one year option by the underlying awarding body for an amount not to exceed \$900,000, for a term not to exceed April 30, 2026.

Attachment(s)

[Staff Report - PaveConnect Logistics](#)
[PaveConnect Services Overview](#)
[PaveConnect CCGS Review Memo](#)
[Board Resolution PaveConnect Logistics](#)

- 7.5 24-1354 Adopt a resolution authorizing the Executive Director to execute a contract with White Cap, L.P. for facility maintenance, repair, operations (MRO), and industrial and building related supplies and equipment for Authority-owned and managed properties, and administrative buildings in an amount not to exceed \$400,000, for a term not to exceed November 8, 2026.

Attachment(s)

[Staff Report - White Cap](#)
[Sourcewell White Cap Flyer](#)
[White Cap CCGS Review Memo](#)
[White Cap L.P Resolution](#)

- 7.6 24-1436 Board of Commissioner Standing and Special Ad-Hoc Committee Assignments.

Attachment(s)

[Staff Report - Standing and Special Ad-Hoc Committee Assignments](#)
[OHA Board Approved Multi Year Strategic Goals](#)

- 7.7 24-1406 2024 National Night Out

Attachment(s)

[2024 National Night Out Staff Report](#)
[National Night Out Presentation](#)

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 24-1384 Adopt a resolution authorizing the Executive Director to write off \$3,617 in Tenant Account Receivables deemed uncollectable for public housing tenants who vacated third party-managed properties during the period between January 1, 2024, and June 30, 2024

Attachment(s)

[Staff Report- Tenant Account Receivables](#)
[TARS January 2024 - June 2024](#)
[Public Housing Tenant Write-off Resolution](#)

9. Written Communications Departments' Monthly Report

- 9.1 24-1405 Written Communication Departments' Monthly Reports

Attachment(s)

[01 - Family and Community Partnerships Monthly Report July 2024](#)
[02- Leased Housing Monthly Report July 2024](#)
[03 - Office of Property Operations Monthly Report July 2024](#)
[04- Capital Improvements Department Monthly Report July 2024](#)
[05 - Office of Real Estate Development Monthly Report July 2024](#)
[06 - Asset Management Monthly Report July 2024](#)

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

- 10.1 24-1389 NAHRO Award of Merit for “Transformative Holistic Resilience for Independent and Vibrant Elderhood (THRIVE)” to be presented at NAHRO's 2024 National Conference and Exhibition in Orlando, Florida, September 25 - 28, 2024.

Attachment(s)

[NAHRO Award For Merit](#)

- 10.2 24-1431 NAHRO August Advocacy Reminder

Attachment(s)

[August Advocacy Month Flyer](#)

- 10.3 24-1425 August Advocacy Month - Raffle Winners

Attachment(s)

[Raffle Winners for August Advocacy Week](#)

- 10.4 24-1427 Palo Vista Gardens End of Summer BBQ with Oakland Housing Authority Police Department - August 14, 2024

Attachment(s)

[Palo Vista Gardens End Of Summer BBQ](#)

- 10.5 24-1428 Adel Court Event - August 16, 2024

Attachment(s)

[Adel Court Event](#)

- 10.6 24-1429 FCP College Student Highlights

Attachment(s)

[FCP College Student Highlights](#)

- 10.7 24-1430 Analysis to Impediments to Fair Housing meeting on September 11

Attachment(s)

[Analysis to Impediments to Fair Housing Meeting September 11](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment to Closed Session

14. Closed Session

- 14.1 24-1434 Conference with Legal Counsel-Anticipated Litigation: Significant exposure to litigation pursuant to subdivision (d)(2) of Government Code Section 54956.9:

One potential case.

- 14.2 24-1450

Conference with Real Property Negotiations (Government Code § 54956.8)

Property: Foothill Family Apartments located at 6886, 6920, 6932, 6946, 6968, 6976, and 6982 Foothill Boulevard, 7011 and 7015 MacArthur Boulevard, and 2811 and 2812 69th Avenue in Oakland, California, Assessor's Parcel Numbers 039-3298-013, 039-3291-017, 039-3291-003

Agency Negotiation: Patricia Wells, Executive Director; Tom Deloye, Chief Officer of Real Estate Development; Jhaila Brown, General Counsel; Ben Funk, General Counsel

Negotiating Parties: Housing Authority of the City of Oakland

Under Negotiation: Price and terms of payment.

15. Adjournment of Closed Session/ Adjournment

Patricia Wells