



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, September 23, 2024 at 6:00 PM



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:

Meeting ID (access code): Meeting Password:
Closed Caption – provided through the link.

To participate by Telephone:
Meeting ID (access code): Meeting Password:

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 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.
- 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 affiliate of BRIDGE Housing, for up to Twenty (20) years for up to 30 Project-based Vouchers at Mandela Gateway Apartments.

Attachment(s)

[Resolution - Mandela Gateway HAP Renewal](#)

- 7.3 [24-1402](#) Adoption of a resolution authorizing the selection of John Stewart Company as the Harrison Tower Affordable Housing Developer, Property Manager, and Resident Services Provider, and authorizing

the Executive Director to negotiate and enter into an Exclusive Negotiating Agreement with John Stewart Company for the substantial rehabilitation of Harrison Tower and seismic retrofit of the Oakland Housing Authority's administrative headquarters.

Attachment(s)

[Presentation - Harrison Tower - RFQ 23-030](#)

[Resolution - Harrison Tower - RFQ 23-030](#)

7.4 24-1382

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

Attachment(s)

[ePlus Juniper Resolution Final V4](#)

7.5 24-1390

Adopt a resolution authorizing the Executive Director to execute a contract with ePlus for the purchase of networking hardware and software through a cooperative agreement for Palo Alto Networks – NASPO ValuePoint AR3229 in an amount not to exceed \$85,000 for a contract term not to exceed September 30, 2026.

Attachment(s)

[ePlus Palo Alto Resolution Final Version 3](#)

7.6 24-1391

Adopt a resolution authorizing the Executive Director to execute a contract with ePlus for the purchase of professional services through a cooperative agreement from ePlus – General Services Administration (GSA) 47QTCA23D00CZ in an amount not to exceed \$200,000, for a contract term not to exceed August 20, 2028.

Attachment(s)

[ePlus Professional Services Resolution Final Version 3](#)

7.7 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 million from \$2,375,000 to an amount not to exceed \$3,375,000.

Attachment(s)

[Resolution #5270 Foothill Family Predevlop](#)

[Resolution #5271 Foothill Family 15 Million](#)

[Resolution #5200 Foothill Predevelopment Loan to OHI](#)

[Resolution #5163 Foothill Family Apartments Rehabilitation](#)

[RE Foothill Apartments - Plan Review Fees Due \(Parcel B and C\)](#)

[Increase to Predevelopment Loan Estimate](#)
[Board of Commissioners Resolution](#)

- 7.8 24-1457 Adopt a resolution authorizing the Executive Director to execute a Memorandum of Understanding and the License Agreement with the Beat The Street Bay Area (BTSBA) to establish partnership to provide youth residents with an afterschool wrestling program for a three (3) year term, with an option to renew annually thereafter, upon mutual written agreement, in exchange for use of community room space by BTSBA at 800 Willow Street, Oakland.

Attachment(s)
[BTSBA DRAFT MOU](#)
[BTSBA MOU - Resolution](#)

- 7.9 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 to October 16, 2026, and to increase the Acquisition Bridge Loan principal amount by \$370,000, to an amount not to exceed \$7,635,880

Attachment(s)
[Resolution No. 4881](#)
[Resolution No. 4992](#)
[Resolution No. 5089](#)
[Resolution](#)
[285 12th Street Board Presentation](#)

- 7.10 24-1471 Adopt a resolution authorizing the Executive Director to amend the authorization for the Oakland Housing Authority's (Authority) inclusion in the City of Oakland's Franchise Agreement for Garbage, Compost, and Recycling Collection at six properties and five administrative buildings, increasing the maximum amount for each fiscal year of the remaining term 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.

Attachment(s)
[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](#)

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 for the Shelter Plus Care (S+C) Home for Wellness program (H4W) in an amount not to exceed \$500,000.

Attachment(s)

[SPC Wells Program Grant Resolution 2024](#)

9. Written Communications Departments' Monthly Report

9.1 24-1351 Written Communications Departments' Monthly Reports

Attachment(s)

[02- Leased Housing](#)

[03 - Office of Property Operations](#)

[04 - Capital Improvements](#)

[05 - Office of Real Estate Development](#)

[06 - Asset Management](#)

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](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment to Closed Session

14. Closed Session