



**Board of Commissioners**

ANNE GRIFFITH  
GREGORY HARTWIG  
LYNETTE JUNG-LEE  
BARBARA MONTGOMERY  
WILLIAM 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, April 28, 2025 at 6:00 PM  
1619 Harrison Street, Oakland, CA 94612**



**AGENDA**  
**Regular Meeting**  
**April 28, 2025, 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/86539103515?pwd=05M6cwB9UmqXeGxX4xzE2cbIXGBUoM.1>

**Meeting ID (access code):** [865 3910 3515](#)      **Meeting Password:** [563847](#)

*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):** [865 3910 3515](#)      **Meeting Password:** [563847](#)

**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      25-1880      Approval of the minutes of the Special Board of Commissioners Meeting of March 24, 2025

**Attachment(s)**

[Minutes For The March 24, 2025 Special Board of Commissioners Meeting](#)

- 3.2      25-1852      Approval of the minutes of the Regular Board of Commissioners

Meeting of March 24, 2025

**Attachment(s)**

[Minutes For The March 24, 2025 Regular Board of Commissioners Meeting](#)

- 3.3      25-1881      Approval of the minutes of the Special Board of Commissioners Meeting of April 10, 2025

**Attachment(s)**

[Minutes For The April 10, 2025 Special 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](mailto: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      24-1402      Adopt a resolution authorizing the selection of John Stewart Company as the Harrison Tower Affordable Housing Developer, Property

Manager, and Resident Services Provider; and authorize the Executive Director to negotiate and enter into a Joint Development 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)**

[Staff Report - Harrison Tower Development Partner Selection](#)  
[Presentation - Harrison Tower Development Partner Selection](#)  
[Resolution - Harrison Tower Development Partner Selection](#)

- 7.2      25-1871      Adopt a resolution approving a conditional commitment of Moving to Work (MTW) Funds for a Development Loan in an amount not to exceed \$10,000,000 to Satellite Affordable Housing Associates and St. Mary's Center, subject to clearance under the National Environmental Policy Act (NEPA) and all conditions set forth in the resolution, and authorizing the Executive Director to negotiate and execute agreements related to the provision of the Development Loan, with the advice of counsel, and take all actions necessary to implement the resolution.

**Attachment(s)**

[Staff Report - St. Mary's Center 3135 San Pablo](#)  
[Resolution 5327](#)  
[Resolution 5363](#)  
[Presentation - 2025 - Evaluation Overview and 3135 San Pablo](#)  
[Resolution - New Funding Request - 3135 San Pablo](#)

- 7.3      25-1870      Adopt a resolution approving a conditional commitment of Moving To Work (MTW) Funds for a Rental Assistance Subsidy (RAS) in an amount not to exceed \$1,996,117 to Liberation Park Residences, L.P. for The Residences at Liberation Park, subject to clearance under the National Environmental Policy Act (NEPA) and all conditions set forth in the resolution, and authorizing the Executive Director to negotiate and execute the RAS Documents and any other necessary documents, with the advice of counsel, and take all actions necessary to implement the resolution.

**Attachment(s)**

[Staff Report - Liberation Park](#)  
[Presentation - 2025 Liberation Park](#)  
[Resolution 5327](#)  
[Resolution 5363](#)  
[Resolution - New Funding - Liberation Park](#)

- 7.4      24-1766      Adopt a resolution approving a conditional commitment of Moving To Work (MTW) Funds for a Rental Assistance Subsidy (RAS) in an amount not to exceed \$2,909,638 to Mandela Homes, L.P. for Mandela Homes, subject to clearance under the National Environmental Policy Act (NEPA) and all conditions set forth in the resolution, and authorizing the Executive Director to negotiate and

execute RAS documents and any other necessary documents, with the advice of counsel, and take all actions necessary to implement the resolution.

**Attachment(s)**

[Staff Report - Mandela Homes](#)

[Presentation - Mandela Homes](#)

[Resolution 5327](#)

[Resolution 5363](#)

[Resolution - New Funding - Mandela Homes](#)

- 7.5      24-1699      Authorize the Executive Director to execute a Memorandum of Understanding with Alameda County Health and Everyone Home to accept referrals from the Continuum of Care for Housing Choice Vouchers.

**Attachment(s)**

[Staff Report - Coordinated Housing Collaborative With Alameda County Continuum of Care](#)

[Resolution - MOU for Coordinated Housing Collaborative with Alameda Countys Continuum of Care \(CoC\)](#)

- 7.6      25-1861      Adopt a resolution authorizing the Executive Director to enter into Memoranda of Understanding with MDRC research consultants for a research and a pilot study on Direct Rental Assistance.

**Attachment(s)**

[Staff Report - Direct Rental Assistance Study](#)

[Presentation - Direct Rental Assistance](#)

[Resolution - Direct Rental Assistance](#)

- 7.7      25-1885      Adopt a resolution to ratify payments made to Blaisdell's Business Products (Blaisdell's) in the amount of \$264,137.06, and to authorize the Executive Director to execute a contract or a purchase order with terms for an additional amount not to exceed \$135,000, utilizing a cooperative agreement with Region (4), for a term not to exceed May 31, 2026, for a total spending authority not to exceed \$399,137.06.

**Attachment(s)**

[Staff Report - Welcome Home Kits](#)

[OHA KIT LIST OF ITEMS](#)

[CCGS Review Memo - Blaisdell's](#)

[welcome kit photo](#)

[Resolution Welcome Home Kits](#)

- 7.8      24-1654      Adopt a resolution authorizing the Executive Director to execute a contract between the Oakland Housing Authority and Lowe's Home Centers, LLC, utilizing OMNIA cooperative agreement Contract #R240805 for the purchase of maintenance related equipment, and supplies for Authority owned and managed properties, and administrative buildings, for an initial term of three (3) years, in an

amount not to exceed \$1,500,000, and two (2) additional one-year option terms in an amount not to exceed \$500,000 for each option term, for a total contract amount not to exceed \$2,500,000.

**Attachment(s)**

[Staff Report - Lowe's Home Center LLC](#)

[Lowes-OMNIA Partners Flyer](#)

[CCGS Review Memo Lowes Cooperative Agreement Contract](#)

[Resolution Lowe's Home Centers, LLC](#)

- 7.9      25-1846      Adopt a resolution authorizing the Executive Director to execute a contract between the Oakland Housing Authority and Orkin, LLC for pest control products and services, utilizing OMNIA cooperative agreement Contract # 3280-20-7210-02 in an amount not-to-exceed \$150,000 for an initial term, not to exceed April 8, 2026, with the option to renew for up to three (3) additional one-year option terms, subject to the exercise of such one year option terms by the underlying awarding body, for an amount not to exceed \$150,000 for each option term, for a total contract not to exceed \$600,000 for a term not to exceed April 8, 2029.

**Attachment(s)**

[Staff Report - Orkin LLC](#)

[Orkin CCGS Review Memo Approved](#)

[OMNIA Orkin Flyer](#)

[Orkin LLC Resolution](#)

- 7.10      25-1842      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 properties and five administrative buildings, increasing the amount for the current fiscal year by \$400,000, from \$1,770,081 per year to \$2,170,081, for a term not to exceed June 30, 2025, and two (2) remaining fiscal year funding authorizations by a total of \$400,000 per year, from \$1,770,081 per year to \$2,170,081, for an amended total not to exceed amount from \$7,410,550 to \$8,610,550, for a term not to exceed June 30, 2027.

**Attachment(s)**

[Staff Report - City of Oakland's Franchise Agreement for Garbage, Compost, and Recycling Collection](#)

[Resolution 5291 Garbage Franchise Agreement](#)

[Resolution Waste Management Amendment](#)

- 7.11      25-1781      Adopt a resolution authorizing the Executive Director to execute a contract with Macias Gini & O'Connell, LLP (MGO), for financial auditing services, utilizing a contract agreement between the Housing Authority of the City of San Francisco and MGO in an amount not to exceed \$360,000, for a term not to exceed April 1, 2026.

**Attachment(s)**

[Staff Report - Macias Gini & O'Connell, LLP](#)  
[Macias Gini and O Connell \(MGO\) CCGS Review Memo](#)  
[Resolution Macias Gini and O Connell \(MGO\) 2025](#)

- 7.12 25-1809 California Assembly Bill (AB) 2561 Employment Vacancy and Retention Presentation

**Attachment(s)**

[Staff Report - California Assembly Bill 2561 Employment Vacancy and Retention](#)  
[Presentation - Assembly Bill 2561](#)

**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 25-1862 Adopt a resolution authorizing the Executive Director to enter into a five-year Memorandum of Understanding with the City of Alameda Housing Authority, the Housing Authority of the County of Alameda, the Housing Authority of the County of Contra Costa, and the Livermore Housing Authority for the implementation of a Fair Market Rent (FMR) reevaluation study for the Oakland-Fremont, CA HUD Metro FMR Area on an as-needed basis in an amount not to exceed \$350,000.

**Attachment(s)**

[Staff Report - MOU For Fair Market Rent Study](#)  
[Resolution - MOU for PHA Fair Market Rent Study](#)

**9. Written Communications Departments' Monthly Report**

- 9.1 25-1851 Written Communications Departments' Monthly Report

**Attachment(s)**

[01 - Family and Community Partnerships](#)  
[02 - Leased Housing](#)  
[03 - Office of Property Operations](#)  
[04 - Capital Improvements Department](#)  
[05 - Office of Real Estate Development](#)  
[06 - Assest Managment](#)

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

- 10.1 25-1858 U.S. Department of Housing and Urban Development Fiscal Year 2024 Resident Opportunity and Self-Sufficiency grant awarded to the Oakland Housing Authority.

**Attachment(s)**

[Fiscal Year 2024 Resident Opportunity and Self-Sufficiency Grant](#)



- 10.2 25-1873 Executive Director Wells featured in Rental Housing Magazine for East Bay Rental Housing Association's Annual Housing Collaborative - February 8, 2025.

**Attachment(s)**

[Rental Housing Magazine Photo From East Bay Rental Housing Association's Annual Housing Collaborative](#)

- 10.3 25-1883 National Public Safety Telecommunicators Week - Oakland Housing Authority Police Department Dispatchers Proclamation From Oakland City Council.

**Attachment(s)**

[National Public Safety Telecommunicators Week - OHAPD Dispatchers Proclamation Ceremony](#)

- 10.4 25-1890 EBALDC East 12th Street Topping Off Event - March 26, 2025

**Attachment(s)**

[EBALDC East 12th Street Topping Off Event - March 26, 2025](#)

**11. Reports of Commission Committees**

- 11.1 25-1884 Standing Committee for Finance Meeting Report, April 10, 2025

**Attachment(s)**

[Staff Report - Standing Committee For Finance Meeting](#)

**12. Announcements by Commissioners**

**13. Adjournment to Closed Session**

**14. Closed Session**

- 14.1 25-1886

**Conference with Legal Counsel-Anticipated Litigation:  
Anticipated litigation pursuant to subdivision (d)(4) of  
Government Code Section 54956.9:**

One potential case

**15. Adjournment**

*Patricia Wells*

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Patricia Wells, Executive Director