



Oakland Affordable Housing Preservation Initiatives

Board of Directors

PATRICIA WELLS
WILLIAM MAYES
LYNETTE JUNG-LEE

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, June 18, 2025 at 8:00 AM
1619 Harrison Street; Oakland, CA 94612**

AGENDA
Regular Meeting (Affiliate Meeting)
June 18, 2025, 8:00 AM

Zoom Information

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

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/83243200330?pwd=egaSob2Xx2uKAcjxCbBbf5DfbRhCb.1>

Meeting ID (access code): [832 4320 0330](#) **Meeting Password:** [474063](#)

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): [832 4320 0330](#) **Meeting Password:** [474063](#)

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

2.1 25-1948 Approval of the minutes of the March 19, 2025 Regular Oakland Affordable Housing Preservation Initiatives meeting.

Attachment(s)

[Draft Minutes For The March 19, 2025 Regular Oakland Affordable Housing Preservation Initiatives Meeting](#)

3. Recognition of people wishing to address the Board

If you need special assistance to participate in the meeting please contact [\(510\) 874-1510 \(TDD: 800-618-4781\)](#). Notification 48 hours prior to the meeting will enable the 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 25-1964 Adopt a resolution designating Director of Property Management, Mark Schiferl, as Secretary Pro Tem for the June 18, 2025 meeting and all subsequent meetings through December 31, 2025, for the Oakland Affordable Housing Preservation Initiatives Inc. board and ratification of actions taken.

Attachment(s)

[Staff Report - Secretary Pro Tem](#)

[Resolution Designating Secretary Pro Tem For OAHPI Meetings Through December 31 2025](#)

- 6.2 25-1966 Staff briefing on the LeSar Strategic Planning and Feasibility Consulting Services contract.

Attachment(s)

[Staff Report - LeSar Strategic Planning and Feasibility Consulting Services Contract](#)

- 6.3 25-1839 Adopt a resolution authorizing the Executive Director to approve the Oakland Affordable Housing Preservation Initiatives FY2025-20026 Operating Budget.

Attachment(s)

[Staff Report - OAHPI FY26 Budget](#)

[OAHPI FY26 Budget Powerpoint](#)

[Resolution OAHPI FY2026 Budget](#)

- 6.4 24-1655 Adopt a resolution authorizing the Executive Director to execute a contract between Oakland Affordable Housing Preservation Initiatives

and Lowe's Home Centers, LLC for the purchase of Maintenance, Repair, and Operations (MRO) Supplies, Equipment, and Related Products and Services in an amount not-to-exceed \$1,500,000 for a term not to exceed October 31, 2027, and approval for up to two (2) additional one (1) year option terms, in an amount not to exceed \$500,000 per term, subject to OMNIA's exercise of option terms by the underlying awarding body.

Attachment(s)

[Staff Report - Lowes](#)

[Lowes-OMNIA Partners Flyer](#)

[OAHPI Lowes CCGS Cooperative Approval](#)

[Resolution Lowes Home Centers LLC](#)

- 6.5 25-1847 Adopt a resolution authorizing the Executive Director to execute a contract between Oakland Affordable Housing Preservation Initiatives and Orkin, LLC for Pest Control Products and Services in an amount not-to-exceed \$500,000 for a 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 \$500,000 for each option term, for a total contract not to exceed \$2,000,000 for a term not to exceed April 8, 2029.

Attachment(s)

[Staff Report - Orkin](#)

[Orkin OAHPI CCGS Review Memo](#)

[OMNIA Orkin Flyer](#)

[Resolution Orkin](#)

- 6.6 25-1941 Adopt a resolution authorizing the Executive Director to execute an amendment to the contract between Oakland Affordable Housing Preservation Initiatives (OAHPI) and Pinnacle General Construction, Inc. (Pinnacle) to provide general contractor on-call & minor construction services, increasing the maximum contract amount for the first option term by a total of \$1,000,000 from \$500,000 to \$1,500,000 and increasing each of the two remaining option terms by \$500,000 from \$500,000 to \$1,000,000, for an amended total amount not to exceed from \$3,100,000 to \$5,100,000 for a contract term not to exceed April 30, 2028.

Attachment(s)

[Staff Report - Pinnacle General Construction](#)

[OAHPI Resolution 24-003](#)

[Resolution Pinnacle General Contracting Amendment](#)

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**
- 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**