



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 **Special Meeting** of the Board of Commissioners has been called. The meeting will be held as follows:

**HOUSING AUTHORITY
OF THE CITY OF OAKLAND, CALIFORNIA**

Special Meeting

**Monday, May 19, 2025 at 6:00 PM
1619 Harrison Street, Oakland, CA 94612**



AGENDA
Special Meeting
May 19, 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/82688016528?pwd=u3NwUI3ev6wf7SjemqqELZAvX9dCLJ.1>

Meeting ID (access code): 826 8801 6528 Meeting Password: 916925

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): 826 8801 6528 Meeting Password: 916925

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 25-1898 Approval of the minutes of the April 28, 2025 Regular Board of Commissioners Meeting.

Attachment(s)

[Draft Minutes For The April 28, 2025 Regular 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 25-1919 A resolution of the Board of Commissioners hereby adopting the Public Agencies Retirement Services, (PARS) Post-Employment Benefits Trust (the PARS 115 Trust Program), and appoint the Executive Director, or designee as the Oakland Housing Authority's (Authority) Plan Administrator for the Program, and authorize the Authority's Plan Administrator to execute the PARS legal and administrative documents on behalf of the Authority and to take whatever additional actions are necessary to maintain the Authority's participation in the Program, and to maintain compliance of any relevant regulation issued, or as may be issued.

Attachment(s)

[Staff Report - Public Agencies Post Employment Benefits Trust Resolution](#)

[PARS 115 Trust Presentation](#)

[Public Agencies Post Employment Benefits Trust Resolution](#)

- 7.2 25-1906 Adopt a resolution authorizing the Executive Director to amend Board of Commissioners Resolution 5227, which authorized the Executive Director to withdraw and utilize an amount not to exceed \$27,713,000 to fund the Oakland Housing Authority's (Authority) net pension liability to the California Public Employee Retirement System (CalPERS) from the United States Department of Housing and Urban Development (HUD), by reallocating \$11,445,000 of the \$27,713,000 to fund the Public Agencies Retirement Services (PARS) Post-Employment Benefits Trust, to support the Authority's pension unfunded liability.

Attachment(s)

[Staff Report - Amendment of Resolution 5227](#)

[Resolution 5227 Pension Liability December 4, 2023](#)

[Amendment to BOC Resolution 5227 and PARS Trust Funding Resolution](#)

- 7.3 25-1905 Adopt a resolution approving the Oakland Housing Authority's comprehensive consolidated budget, Public Housing Program, Asset Management Project (AMP) budgets, and staffing plan for fiscal year ending June 30, 2026.

Attachment(s)

[Staff Report - Oakland Housing Authority's Fiscal Year 2026 Operating Budget](#)

[Presentation: Oakland Housing Authority FY 2026 Annual Operating Budget](#)

[U.S. Department of Housing and Urban Development PHA Budget Approval Form](#)

[FY26 Capital Outlay](#)

[Resolution FY26 Operating Budget](#)

- 7.4 25-1866 Adopt a resolution authorizing and approving an amendment to the Oakland Housing Authority Procurement Policy.

Attachment(s)

[Staff Report - Amendment To Oakland Housing Authority's Procurement Policy](#)

[Presentation: Oakland Housing Authority Amendment To Procurement Policy](#)

[Resolution #5272 Procurement Policy](#)

[Procurement Policy Amendment Resolution Micro Purchase](#)

- 7.5 25-1863 Adopt a resolution authorizing the Executive Director to execute a contract with CDW Government (CDWG) LLC for Information Technology Solutions, products, and services, for an amount not to

exceed \$4,311,984, for a three-year term not to exceed July 1, 2028.

Attachment(s)

[Staff Report - CDW Government Contract](#)

[CDWG Purchase Item List](#)

[CDW Government LLC 2025 Resolution](#)

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 24-1631 Adopt a resolution authorizing the Executive Director to execute a renewal of a Housing Assistance Payment contract with Dignity Housing West II Associates, a California Limited Partnership, an affiliate of Community Housing Development Corporation, for up to 20 years, for up to 19 Project-based Vouchers (PBV) units, in an estimated annual amount of \$364,800, and a total contract amount of \$7,296,000 for Harp Plaza Apartments.

Attachment(s)

[Staff Report - Harp Plaza Housing Assistance Payment Contract Renewal](#)

[Resolution - Harp Plaza Housing Assistance Payment Contract Renewal](#)

9. Written Communications Departments' Monthly Report

- 9.1 25-1897 Written Communications Departments' Monthly Reports

Attachment(s)

[01 - Family & Community Partnerships](#)

[02 - Leased Housing](#)

[03 - Office of Property Operations](#)

[04 - Capital Improvements Department](#)

[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 25-1901 California State Assembly, District 20 Certificate of Recognition For Araceli Tellez - April 30, 2025

Attachment(s)

[California State Assembly District 20 Certificate of Recognition For Araceli Tellez](#)

- 10.2 25-1917 Board of Commissioners Tours of 401 Santa Clara Avenue - May 7, 2025 and May 9, 2025

Attachment(s)

[Board of Commissioners Tours of 401 Santa Clara Avenue](#)

10.3 25-1924 Grand Opening of Ancora Place - May 13, 2025

Attachment(s)

[Grand Opening of Ancora Place - May 13, 2025](#)

10.4 25-1922 Moving To Work Conference Washington D.C. - April 30, 2025 - May 2, 2025

Attachment(s)

[Photos Moving To Work Conference Washington D.C. - April 30 - May 2, 2025.](#)

10.5 25-1923 2025 Board of Commissioners Meeting Schedule

Attachment(s)

[2025 Board of Commissioners Meeting Schedule](#)

10.6 25-1926 SPUR Exploring New Frontiers in Public and Social Housing Meeting - May 6, 2025

Attachment(s)

[SPUR Exploring New Frontiers in Public and Social Housing Meeting - May 6, 2025](#)

10.7 25-1927 Affordable Housing Month Kickoff Celebration - Wednesday, May 7, 2025

Attachment(s)

[Affordable Housing Month Kickoff Celebration - May 7, 2025](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment to Closed Session

14. Closed Session

14.1 25-1910 Closed Session regarding labor negotiations pursuant to California Government Code Section 54957.6

Oakland Housing Authority Negotiators:

- Drew Felder, Senior Director of Human Resources and Employee Experience;
- Dominica Henderson, Chief of Social Impacts;
- Victor Madamba, Director of Finance;
- Patricia Wells, Executive Director; and
- Jhaila Brown, General Counsel

Employee Organizations:

- SEIU 1021, Service Employees;
- Building and Trades Council (BTC); and
- Local 29, Office and Professional Employees Union

15. Adjournment

Patricia Wells

Patricia Wells, Executive Director