



Oakland Housing
Authority

**MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA**

Meetings are recorded and accessible through our website www.oakha.org

Monday, April 28, 2025
6:00 PM

Zoom Information

- 1. Pledge of Allegiance**
- 2. Roll Call**

Pursuant to Assembly Bill (AB) 2449, Commissioner Montgomery called into the Board of Commissioners Meeting via Zoom. Commissioner Castillo was excused from the meeting.

Present - Chair Anne Griffith, Vice Chair Gregory Hartwig, Commissioner Lynette Jung-Lee, Commissioner Barbara Montgomery, Commissioner William Mayes.

Absent - Commissioner Janny Castillo.

- 3. Approval of Minutes**

3.1 Approval of the minutes of the Special Board of Commissioners Meeting of March 24, 2025

Attachments:

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

Commissioner Jung-Lee moved to Approve item 3.1, which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 0: None

Absent - 1: Janny Castillo

3.2 Approval of the minutes of the Regular Board of Commissioners Meeting of March 24, 2025

Attachments:

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

Commissioner Jung-Lee moved to Approve item 3.2, which was seconded by Commissioner Montgomery. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 0: None

Absent - 1: Janny Castillo

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

Attachments:

[Minutes For The April 10, 2025 Special Board of Commissioners Meeting](#)

Commissioner Mayes moved to Approve item 3.3, which was seconded by Commissioner Montgomery. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 0: None

Absent - 1: Janny Castillo

4. Recognition of people wishing to address the Commission

There were no people wishing to address the Commission.

5. Old or Unfinished Business

There was no old or unfinished business.

6. Modifications to the Agenda

There were no modifications to the agenda.

7. New Business

7.1 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.

Attachments:

[Staff Report - Harrison Tower Development Partner Selection](#)
[Presentation - Harrison Tower Development Partner](#)
[Selection Resolution - Harrison Tower Development Partner](#)
[Selection Resolution #5365](#)

Tom Deloye, Chief of Real Estate Development and Deni Adaniya, Senior Development Program Manager presented this item to 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.

Mr. Deloye presented a PowerPoint presentation summarizing the Harrison Tower Rehabilitation Project. The Joint Development Agreement (JDA) will establish the intention of the Oakland Housing Authority (Authority) and the John Stewart Company (JSCo) team to work together on this project, as well as establish the parameters and timeline for negotiating a binding development agreement. The JDA will also give JSCo the ability to initiate its due diligence on the project. Mr. Deloye explained that it is anticipated that the parties will next enter into a Lease Disposition and Development Agreement (LDDA). The LDDA will establish a commitment by the Authority to ground lease the residential portion of the property to a to-be-formed limited partnership.

Staff answered questions from the Commissioners.

Vice Chair Hartwig moved to Approve item 7.1 which was seconded by Commissioner Jung-Lee. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 0: None

Absent - 1: Janny Castillo

- 7.2 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.

Attachments:

[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](#)
[Resolution #5366](#)

Tom Deloye, Chief of Real Estate Development, and Deni Adaniya, Senior Development Program Manager, presented this item to 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.

Secretary Patricia Wells noted an amendment to the item and authorizing language in the resolution regarding the title of the property to include " St. Mary's Center, for the property known as 3135 San Pablo Avenue."

Mr. Deloye continued by explaining that 3135 San Pablo (Project), located in the Hoover-Foster neighborhood in West Oakland is a 73-unit new construction development for very low-income seniors that includes 25 units set aside for chronically unhoused seniors. Satellite Affordable Housing Associates (SAHA) and St. Mary's Center are co- developers. SAHA will provide all property management services, and St. Mary's Center will provide all resident support services. The developers are requesting a \$10,000,000 Development Loan to close the final financing gap, thus allowing the team to submit a viable and competitive tax-exempt bond and 4% Low-Income Housing Tax Credit application to the California Debt Limit Allocation Committee (CDLAC) and Tax Credit Allocation Committee (TCAC).

Staff answered questions from the Commissioners.

Commissioner Jung-Lee moved to Approve as Amended item 7.2 which was seconded by Vice Chair Hartwig. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 0: None

Absent - 1: Janny Castillo

- 7.3 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.

Attachments:

Staff Report - Liberation Park
Presentation - 2025 Liberation Park
Resolution 5327
Resolution 5363
Resolution - New Funding - Liberation Park
Resolution #5367

Tom Deloye, Chief of Real Estate Development and Deni Adaniya, Senior Development Program Manager, presented this item to 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 authorize 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.

Ms. Adaniya explained that The Residences at Liberation Park (Project or Liberation Park), located at 7101 Foothill Boulevard in the Eastmont neighborhood of East Oakland, is a 119-unit new construction development for very low-income families that includes 30 units set aside for households exiting homelessness.

Liberation Park Residences, L.P. is the developer, a joint venture of Eden Housing (Eden) and Black Cultural Zone (BCZ). Eden Housing Management, Inc. (EHMI) will provide property management services, and Eden Housing Resident Services, Inc.(EHRSI) will provide resident support services. The Project will serve families whose household incomes range between 10% Area Median Income (AMI) to 60% AMI and will include 30 units set aside for households exiting homelessness. The developers are requesting a RAS in the amount of \$1,996,117.

Staff answered questions from the Commissioners.

Vice Chair Hartwig moved to Approve item 7.3 which was seconded by Commissioner Jung-Lee. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 0: None

Absent - 1: Janny Castillo

- 7.4 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.

Attachments:

[Staff Report - Mandela Homes](#)
[Presentation - Mandela Homes](#)
[Resolution 5327](#)
[Resolution 5363](#)
[Resolution - New Funding - Mandela Homes](#)
[Resolution #5368](#)

Tom Deloye, Chief of Real Estate Development and Deni Adaniya, Senior Development Program Manager, presented this item to 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, and authorizing the Executive Director to negotiate and execute RAS documents and any other necessary documents.

Ms. Adaniya explained that Mandela Homes (Project) is located at 3650 Mandela Parkway on the Oakland–Emeryville border within the East Bay Bridge Shopping Center complex. The Project entails the rehabilitation and conversion of the former Extended Stay America hotel to create 126 units of permanent supportive housing for individuals experiencing chronic homelessness. The developer is Mandela Homes, LP, a joint venture of Memar Properties, Inc. (MPI) and Housing Consortium of the East Bay (HCEB), with HCEB providing all property management and resident support services for the Project. The sponsors anticipate beginning rehabilitation work in April 2026 and completing the work in approximately July 2026, and then transitioning the project to permanent housing upon completion. Ms. Adaniya further explained that the developers requested a \$10,000,000 RAS, but staff were only able to recommend a \$2,909,638 RAS.

Staff answered questions from the Commissioners.

Commissioner Jung-Lee moved to Approve item 7.4 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 0: None

Absent - 1: Janny Castillo

- 7.5 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.

Attachments:

[Staff Report - Coordinated Housing Collaborative With Alameda County Continuum of Care](#)
[Resolution - MOU for Coordinated Housing Collaborative with Alameda Countys Continuum of Care \(CoC\)](#)
[Resolution #5369](#)

Chief Social Impact Officer, Dominica Henderson, presented this item to authorize the Executive Director to execute a Memorandum of Understanding (MOU) with Alameda County Health and Everyone Home to accept referrals from the Continuum of Care for Housing Choice Vouchers (HCVs).

Ms. Henderson explained that the Oakland Housing Authority (Authority) plans to work in conjunction with the Continuum of Care to prioritize and identify chronically homeless and at-risk homeless populations. Staff plans to work with the Alameda County Continuum of Care and Coordinated Entry partner organizations to establish a dedicated pipeline to prioritize, identify, and serve prioritized individuals and families experiencing homelessness. For every five newly issued HCVs, the Authority will issue one voucher to a household referred from the Coordinated Entry prioritization list. Under this MOU, the Authority will provide HCVs, while Everyone Home and AC Health will coordinate referrals and deliver the supportive services necessary to help participants secure and maintain stable housing.

Staff answered questions from the Commissioners.

Commissioner Jung-Lee moved to Approve item 7.5 which was seconded by Vice Chair Hartwig. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 0: None

Absent - 1: Janny Castillo

- 7.6 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.

Attachments:

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

[Presentation - Direct Rental Assistance](#)

[Resolution - Direct Rental Assistance](#)

[Resolution #5370](#)

Chief Social Impact Officer, Dominica Henderson, and Research Associate, Dr. Ellen Robertson, presented this item authorizing the Executive Director to enter into Memoranda of Understanding with MDRC research consultants for research and a pilot study on Direct Rental Assistance (DRA). Chair of the Board of Commissioners, Anne Griffith, recused herself from participating in the discussion and voting on this item.

Ms. Robertson explained that the Oakland Housing Authority (Authority) plans to work with MDRC research consultants and ten other Housing Associations to examine how DRA could improve lease-up times, reduce administrative burden, empower participants with housing choice, and improve residents' overall housing experience. DRA is an alternative approach to housing assistance that strives to

treat residents as closely as possible to unassisted renters while still adhering to required federal regulations. In contrast to the Housing Choice Voucher (HCV) program, which pays subsidies to owners, DRA provides subsidies directly to residents. The study aims to include approximately 1000 participants, across all 11 housing authorities. The Authority will determine how many participants to enroll in the study based on voucher issuance rates and the level of interest among residents.

Staff answered questions from the Commissioners.

Commissioner Jung-Lee moved to Approve item 7.6 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 4: Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 1: Anne Griffith

Absent - 1: Janny Castillo

- 7.7 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.

Attachments:

[Staff Report - Welcome Home Kits](#)

[OHA KIT LIST OF ITEMS](#)

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

[welcome kit photo](#)

[Resolution Welcome Home Kits](#)

[Resolution #5371](#)

Chief Social Impact Officer, Dominica Henderson, presented this item 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. Secretary, Patricia Wells noted an amendment in the title and resolution for this item to read "utilizing the Omnia Partners cooperative agreement through Region 4 Education Center (ESC)"

Ms. Henderson continued by explaining the Oakland Housing Authority (Authority) is expanding its Welcome Home kits initiative to offer welcome kits to support new Authority residents and program participants as they settle into their homes. The contract with Blaisdell's through OMNIA covers the products required for these kits. Since August 2021, the Authority has spent \$264,137.06 utilizing the current

cooperative agreement with Blaisdell's and requires additional funding to continue providing "Welcome Home" kits for new residents.

Staff answered questions from the Commissioners.

Commissioner Jung-Lee moved to Approve as Amended item 7.7 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 0: None

Absent - 1: Janny Castillo

- 7.8 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.

Attachments:

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

[Lowes-OMNIA Partners Flyer](#)

[CCGS Lowes Review Memo](#)

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

[Resolution #5372](#)

Director of Property Management, Mark Schiferl, presented this item to execute a contract between the Oakland Housing Authority (Authority) and Lowe's Home Centers, LLC (Lowe's) for the purchase of maintenance-related equipment and supplies for Authority-owned and managed properties and administrative buildings.

Mr. Schiferl explained that the Authority has a need for maintenance, repair, and operations (MRO) supplies and related services to address preventative, planned, urgent, routine, and emergency work orders and capital-funded projects at Authority-owned and managed properties and administrative buildings. Lowe's Home Centers, LLC offers a robust selection of products and purchasing options for maintenance, repair, and operations supplies and related services.

Staff answered questions from the Commissioners.

Vice Chair Hartwig moved to Approve item 7.8 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 0: None

Absent - 1: Janny Castillo

- 7.9 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 # 3280-20-7210-2 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.

Attachments:

[Staff Report - Orkin LLC](#)

[OMNIA Orkin Flyer](#)

[Orkin CCGS Review Memo Approved](#)

[Orkin LLC Resolution](#)

[Resolution #5373](#)

Director of Property Management, Mark Schiferl, presented this item to authorize the Executive Director to execute a contract between the Oakland Housing Authority and Orkin, LLC for pest control products and services.

Mr. Schiferl explained that the Oakland Housing Authority (Authority) has a need for pest control products and services at Authority-owned and managed public housing properties and administrative buildings throughout the City of Oakland. This contract would allow the Authority to utilize Orkin, LLC for services such as wildlife control/removal, infection control, disinfection, cleaning, preventing, removing, and/or suppressing pests, indoor population of rodents and insects, as well as pests.

Staff answered questions from the Commissioners.

Commissioner Mayes moved to Approve item 7.9 which was seconded by Commissioner Montgomery. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 0: None

Absent - 1: Janny Castillo

- 7.10 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.

Attachments:

[Staff Report - City of Oakland's Franchise Agreement for Garbage, Compost, and Recycling Collection](#)
[Resolution 5291 Garbage Franchise Agreement](#)
[Resolution Waste Management Amendment](#)
[Resolution #5374](#)

Director of Property Management, Mark Schiferl, presented this item to authorize 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.

Mr. Schiferl explained that the Authority is currently in the third fiscal year of the Board of Commissioners' authorization to receive services provided under the City of Oakland Franchise Agreement for Garbage, Compost, and Recycling Collection. This request for a funding increase is due to the expenses for trash service increasing year over year for the Authority's six properties and five administrative buildings.

Staff answered questions from the Commissioners.

Commissioner Jung-Lee moved to Approve item 7.10 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 0: None

Absent - 1: Janny Castillo

- 7.11 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.

Attachments:

[Staff Report - Macias Gini & O'Connell, LLP](#)
[Macias Gini and O'Connell \(MGO\) CCGS Review Memo](#)
[Resolution Macias Gini and O'Connell \(MGO\) 2025](#)
[Resolution #5375](#)

Duane Hopkins, Chief Officer of Program and Finance Administration, presented

this item to authorize 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.

Mr. Hopkins explained that the Oakland Housing Authority has used MGO as its auditor since 2014. Staff is asking for the contract to be extended utilizing a contract agreement between the Housing Authority of the City of San Francisco and MGO, allowing staff time to finish a new request for proposal. The Authority is requesting to begin using this cooperative agreement upon Board of Commissioners approval. As such, the Authority is requesting this action item to ensure completion of the 2025 audit. Staff is in the process of finalizing a Request for Proposal (RFP) for issuance to the public no later than September 2025, for Board of Commissioners approval no later than March 2026.

Staff answered questions from the Commissioners.

Vice Chair Hartwig moved to Approve item 7.11 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 0: None

Absent - 1: Janny Castillo

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

Attachments:

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

Senior Director of Human Resources and Employee Experience, Drew Felder, gave a presentation on California Assembly Bill (AB) 2561 Employment Vacancy and Retention.

Mr. Felder explained that on January 1, 2025, the California State Assembly Bill (AB) 2561 went into effect, mandating that an informational presentation regarding employment vacancies, recruitments, and retention efforts be made at a public meeting before the adoption of the budget for the new fiscal year. The presentation outlined the data required under the new law, as well as provided an understanding of the current state of staff vacancies, retention plans, and recruitment concerns.

Staff answered questions from the Commissioners.

8. Consent Agenda

8.1 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.

Attachments:

[Staff Report - MOU For Fair Market Rent Study](#)
[Resolution - MOU for PHA Fair Market Rent](#)
[Study Resolution # 5376](#)

Commissioner Mayes moved to Approve item 8.1 which was seconded by Vice Chair Hartwig. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 0: None

Absent - 1: Janny Castillo

9. Written Communications Departments' Monthly Report

Secretary Patricia Wells presented a summary of the Oakland Housing Authority's departments monthly reports.

9.1 Written Communications Departments' Monthly Report

Attachments:

[01 - Family and 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 U.S. Department of Housing and Urban Development Fiscal Year 2024 Resident Opportunity and Self-Sufficiency grant awarded to the Oakland Housing Authority.

Attachments:

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

Secretary Patricia Wells briefed the Commissioners on the U.S. Department of Housing and Urban Development Fiscal Year 2024 Resident Opportunity and Self-Sufficiency grant awarded to the Oakland Housing Authority.

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

Attachments:

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

Secretary Patricia Wells briefed the Commissioners on being featured in the March issue of Rental Housing Magazine for her speaking at the East Bay Rental Housing Association's Annual Housing Collaborative on February 8, 2025.

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

Attachments:

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

Secretary Patricia Wells briefed the Commissioners on Oakland Housing Authority Police Department Dispatchers receiving a proclamation from the Oakland City Council for National Public Safety Telecommunicators Week, April 13 through April 19, 2025.

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

Attachments:

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

Secretary Patricia Wells briefed the Commissioners on the East Bay Asian Local Development Corporation's (EBALDC) East topping off event, which took place March 26, 2025.

11. Reports of Commission Committees

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

Attachments:

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

Chair of the Board of Commissioners, Anne Griffith, briefed the Commissioners on the Standing Committee for Finance meeting that took place on April 10, 2025.

12. Announcements by Commissioners

There were no announcements by Commissioners.

13. Adjournment to Closed Session

The Closed Session issue was resolved prior to the meeting and did not take place during the meeting.

14. Closed Session

14.1

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

One potential case

The Closed Session issue was resolved prior to the meeting and did not take place during the meeting.

15. Adjournment

Commissioner Mayes moved to Approve adjournment which was seconded by Vice Chair Hartwig. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes

Nayes - 0: None

Excused - 0: None

Absent - 1: Janny Castillo



Anne Griffith, Chair of the Board

Patricia Wells, Secretary/Executive Director