



**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, March 24, 2025 at 6:00 PM  
1619 Harrison Street, Oakland, CA 94612**



**AGENDA**  
**Regular Meeting**  
**March 24, 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/81998211346?pwd=cR4TLQZysrl4lt5flswZXejbEaaDhn.1>

**Meeting ID (access code):** [819 9821 1346](#)      **Meeting Password:** [115264](#)

*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):** [819 9821 1346](#)      **Meeting Password:** [115264](#)

**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      25-1822      Approval of the Minutes of the February 24, 2025 Regular Board of Commissioners Meeting

**Attachment(s)**

[Draft Minutes For February 24 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](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      24-1754      Presentation of the Fiscal Year (FY) 2025, 2nd Quarter Unaudited Financial Status Report, ending December 31, 2024.

**Attachment(s)**

[Staff Report - Second Quarter Unaudited Financial Status Report, Ending December 31, 2024](#)  
[FY 2025 2nd Quarter Financial Status Report](#)

- 7.2      24-1653      Adopt a resolution authorizing the Executive Director to submit the Fiscal Year 2026 Making Transitions Work Annual Plan and Certifications of Compliance to the United States Department of Housing and Urban Development.

**Attachment(s)**

[Staff Report - Fiscal Year 2026 Making Transitions Work Annual Plan](#)

[FY 2026 Annual MTW](#)  
[FY 2026 MTW Plan BOC Approval](#)  
[FY 2026 Certification of Compliance](#)  
[Resolution to Adopt the FY 2026 MTW Plan](#)

- 7.3      25-1797      Adopt a resolution approving the 2025 Administrative Plan for the Housing Choice Voucher Program.

**Attachment(s)**

[Staff Report - 2025 Administrative Plan for the Housing Choice Voucher Program](#)  
[Asset Limitation Modification](#)  
[OHA Preferences](#)  
[Resolution to Adopt the 2025 Administrative Plan Changes](#)

- 7.4      24-1778      Adopt a resolution authorizing the Executive Director to approve and implement the new Oakland Housing Authority Disposition of Property Policy.

**Attachment(s)**

[Staff Report - Disposition of Property Policy](#)  
[Disposition of Property Policy](#)  
[Disposition of Property Policy Resolution](#)

- 7.5      25-1802      Adopt a resolution authorizing the Executive Director to submit Rental Assistance Demonstration/Section 18 blend applications to the U.S. Department of Housing & Urban Development for the conversion of the Public Housing units in Chestnut Court, Linden Court, and Mandela Gateway.

**Attachment(s)**

[Staff Report - Chestnut Court, Linden Court, and Mandela Gateway Section 18 Blend](#)  
[Chestnut Linden & Mandela Gateway RAD Section 18 Blend Application - Presentation](#)  
[Chestnut Linden Associates & Mandela Gateway Associates Org Charts](#)  
[Resolution - Chestnut Linden & Mandela Gateway RAD Section 18 Blend Application](#)

- 7.6      24-1624      Adopt a resolution authorizing the Executive Director to execute a renewal of a Housing Assistance Payment contract with Tassafaronga Partners, LP, a California Limited Partnership for up to 20 years, for up to 80 Project-based Vouchers (PBV) units, in an estimated annual amount of \$1,985,280, and a total contract amount of \$39,705,600 at Tassafaronga Village Phase I.

**Attachment(s)**

[Staff Report - Tassafaronga Village Phase I HAP Contract](#)  
[Resolution - Tassafaronga Phase I - Housing Assistance Payment Renewal](#)

- 7.7      24-1625      Adopt a resolution authorizing the Executive Director to execute a renewal of a Housing Assistance Payment (HAP) contract with Tassafaronga Village Phase II, LP, a California Limited Partnership for up to 20 years, for up to 19 Project-based Vouchers (PBV) units, in an estimated annual amount of \$336,528, and a total contract amount of \$6,730,560 at Tassafaronga Village Phase II.
- Attachment(s)**  
[Staff Report - Tassafaronga Village Phase II HAP Contract](#)  
[Resolution - Tassafaronga Phase II - Housing Assistance Payment Renewal](#)
- 7.8      25-1782      Adopt a resolution authorizing the Executive Director to conditionally award up to 54 Project-based Voucher units for up to a 20-year initial term, and an optional 20-year renewal term, to Eden Housing Inc. and the Black Cultural Zone Community Development Corporation, or a to-be-formed partnership for the 77th and Bancroft project to be located at 2500 76th Avenue, in an estimated annual amount of \$1,532,520, and a total contract amount of \$30,650,400.
- Attachment(s)**  
[Staff Report - Eden Housing Inc. Black Cultural Zone Community Development Corporation Contract](#)  
[Resolution 77th and Bancroft Conditional PBV Award](#)
- 7.9      25-1813      Adopt a resolution authorizing the Executive Director to execute a contract with U.S. Bank for banking services, utilizing a cooperative Agreement between the Housing Authority of the City of Los Angeles and U.S. Bank, in an amount not to exceed \$250,000, for a term not to exceed June 30, 2025, and if exercised by the Housing Authority of the City of Los Angeles, three (3) one-year option terms, in an amount not to exceed \$800,000 per term, for a total contract amount not to exceed \$2,650,000, and a term not to exceed June 28, 2028.
- Attachment(s)**  
[Staff Report - U.S. Bank Contract](#)  
[US Bank CCGS Memo](#)  
[U.S. Bank Resolution](#)
- 7.10      24-1745      Adopt a resolution authorizing the Executive Director to execute a contract with Youth UpRising (YU), for a Year-Round Youth Employment Program to serve Oakland Housing Authority (OHA) youth aged 16-24, for an amount not to exceed \$400,000, for a term not to exceed one year.
- Attachment(s)**  
[Staff Report - Youth UpRising](#)  
[Youth Uprising NCP Approved](#)  
[Youth UpRising Resolution](#)
- 7.11      25-1823      Adopt a resolution authorizing the Executive Director to execute a

three-year contract with OpenGov, Inc. for the continued use of the OpenGov software platform, and professional budget and planning services in an amount not to exceed \$450,000, and a term not to exceed three (3) years.

**Attachment(s)**

[Staff Report - OpenGov](#)

[OpenGov CCGS Review Memo](#)

[OpenGov Resolution](#)

- 7.12    24-1703    Adopt a resolution to rescind Resolution Number 5325, passed on December 16, 2024, authorizing the Executive Director to allocate \$500,000 to the Oakland Housing Authority Foundation to administer a scholarship and educational support initiative for low-income students assisted by the Oakland Housing Authority.

**Attachment(s)**

[Staff Report - Rescind Resolution #5325](#)

[Signed BOC Resolution #5325](#)

[Resolution To Rescind Resolution #5325](#)

- 7.13    24-1702    Authorization for the Executive Director to enter into a Memorandum of Understanding (MOU) with the Oakland Housing Authority (OHA) Foundation, to administer a scholarship and educational support initiative for low-income students assisted by the Oakland Housing Authority, and authorize an allocation of an amount not to exceed \$500,000 from Housing and Urban Development (HUD) held reserves to the OHA Foundation to administer the scholarships.

**Attachment(s)**

[Staff Report - Oakland Housing Authority Foundation Scholarship](#)

[OHA Foundation Scholarship Resolution](#)

- 7.14    24-1477    Adopt a resolution to rescind Resolution Number 5333, passed on January 27, 2025, to contract with ESA Management, LLC., to provide emergency and maintenance related temporary lodging services for residents in Oakland Housing Authority (Authority) owned and managed properties.

**Attachment(s)**

[Staff Report - Rescind Resolution 5333](#)

[Rescind Board Resolution 5333](#)

- 7.15    24-1672    Adopt a resolution authorizing the Executive Director to execute a purchase order with terms, and/or a contract through noncompetitive negotiations with ESA Management, LLC. to provide emergency and maintenance related temporary lodging services for residents in Oakland Housing Authority (Authority) owned and managed properties for a contract amount not to exceed \$440,000, and to ratify and approve pending payments in an amount not to exceed \$40,000, for a total amount not to exceed \$480,000, for a term not to exceed

December 31, 2025.

**Attachment(s)**

[Staff Report - ESA Mangement LLC](#)  
[ESA Management Resolution](#)

- 7.16 25-1783 Adopt a Resolution authorizing the Executive Director to amend the current contract with Goldfarb and Lipman LLP, for legal services, for the initial three-year term from \$4,050,000 to \$5,050,000, and each of the two option terms from \$1,350,000 to \$1,750,000, for a total contract amount not to exceed \$8,550,000, for a term not to exceed October 24, 2027.

**Attachment(s)**

[Staff Report - Goldfarb and Lipman LLC Contract Amendment](#)  
[Reso 5103 Goldfarb and Lipman Legal Services](#)  
[Goldfarb and Lipman Contract Amendment Resolution](#)

- 7.17 25-1832 Adopt a resolution authorizing the Executive Director to execute a contract with Convergent Technologies LLC, utilizing the NASPO ValuePoint Procurement Master Agreement #99SWC-NV23-16262 for the servicing of the Office of Property Operations camera systems at Authority-owned and managed properties, for an amount not to exceed \$700,000, for an initial three-year term, not to exceed July 31, 2028, and two (2) option terms, in the amount of \$200,000 for each term, not to exceed July 31, 2030, for a total contract amount not to exceed \$1,100,000.

**Attachment(s)**

[Staff Report - Convergent Technologies](#)  
[CCGS Memo - Convergent Technologies](#)  
[Convergent Resolution March 2025](#)

**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 24-1750 Adopt a resolution authorizing the Executive Director to write off Tenant Account Receivables for Authority-managed public housing properties for vacated tenants, deemed to be uncollectible for the period of January 1, 2024, to December 31, 2024, in an amount not to exceed \$121,738.67.

**Attachment(s)**

[Staff Report - Tenant Account Receivables Write Off](#)  
[Office of Property Operations Write Off Request Detail](#)  
[Office of Property Operations Delinquent Account Write off Resolution](#)

- 8.2 25-1789 Adopt a resolution authorizing the Executive Director to execute an



agreement with the County of Alameda Department of Housing and Community Development (AC-HCD) for the Shelter Plus Care (S+C) Tenant Rental Assistance (TRA) program, in an estimated amount not to exceed \$3,600,000, for a term not to exceed March 1, 2025, to February 28, 2026.

**Attachment(s)**

[Staff Report - Shelter Plus Care Tenant Rental Assistance  
Shelter Plus Care Resolution 2025](#)

- 8.3      25-1791      Adopt a resolution authorizing the Executive Director to execute an agreement with the County of Alameda Department of Housing and Community Development (AC-HCD) for the Shelter Plus Care (S+C) Sponsor-Based Rental Assistance (SRA) program, in an estimated amount not to exceed \$1,700,000, for a term not to exceed May 1, 2025, to April 30, 2026.

**Attachment(s)**

[Staff Report - Shelter Plus Care Sponsor-Based Rental Assistance  
Shelter Plus Care SRA Resolution 2025](#)

- 8.4      25-1826      Adopt a resolution authorizing the Executive Director to amend the standard services agreement with the County of Alameda Department of Housing and Community Development for the Shelter Plus Care (S+C) Tenant Rental Assistance (TRA), increasing the total not to exceed amount by \$109,720, from \$3,200,000 to \$3,309,720 for a term not to exceed February 29, 2025.

**Attachment(s)**

[Staff Report - Shelter Plus Care Tenant Rental Assistance  
Shelter Plus Care Resolution 2025 Contract Amendment](#)

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

- 9.1      25-1811      Written Communications Departments' Monthly Report

**Attachment(s)**

[01 - Family and Community Partnerships](#)  
[02 - Leased Housing](#)  
[03 - Office of Property Operations](#)  
[04 - Capital Improvement 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      25-1817      California Association of Housing Authorities (CAHA) Annual Conference February 26, 2025 - February 27, 2025

**Attachment(s)**

[California Association of Housing Authorities Annual Conference](#)



- 10.2 25-1828 Family and Community Partnerships Calendar - March 2025 through June 2025.

**Attachment(s)**

[Family and Community Partnerships Events Calendar](#)

- 10.3 25-1835 Oakland City Council's Ceremonial Recognition of Executive Director Patricia Wells - March 18, 2025

**Attachment(s)**

[Oakland City Council Recognition of Executive Director Wells](#)

**11. Reports of Commission Committees**

**12. Announcements by Commissioners**

**13. Adjournment To Closed Session**

**14. Closed Session**

- 14.1 25-1837

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

One potential case

**15. Adjournment**