



# Oakland Housing Authority

## **Board of Commissioners**

ANNE GRIFFITH  
GREGORY HARTWIG  
LYNETTE JUNG-LEE  
BARBARA MONTGOMERY  
WILLIAM MAYES  
JANNY CASTILLO  
CARLA DARTIS

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, August 25, 2025 at 6:00 PM  
1619 Harrison Street, Oakland, CA 94612**



Oakland Housing  
Authority

**AGENDA**  
**Regular Meeting**  
**August 25, 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/89085815911?pwd=bmaYNeHGgPDI0LLpabmKY4C6XTG2vV.1>

**Meeting ID (access code): 890 8581 5911      Meeting Password: 065518**  
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): 890 8581 5911      Meeting Password: 065518**

**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      25-2002      Approval of the minutes for the July 28, 2025 Regular Board of Commissioners Meeting

**Attachment(s)**

[Draft Minutes For The July 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](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     25-2007     Honoring a distinguished, long-serving, and accomplished Oakland Housing Authority Employee

### **Attachment(s)**

[Staff Report - Honoring of Oakland Housing Authority Employee](#)

- 7.2     25-2006     Presentation of Oakland Housing Authority's Police Department's Police Explorer Graduation

### **Attachment(s)**

[Staff Report - Police Explorer Graduation](#)

[Police Explorer Graduation Presentation](#)

- 7.3     25-2005     Adopt a resolution authorizing the Executive Director to approve and implement the new Oakland Housing Authority Generative Artificial Intelligence (AI) Policy.

**Attachment(s)**

[Staff Report - Generative AI Policy](#)

[DRAFT - Generative AI Policy](#)

[Resolution - Generative Artificial Intelligence Policy](#)

[Resolution #5393](#)

- 7.4 25-2008 Adopt a resolution authorizing the Executive Director to execute documents to allow for the resyndication, rehabilitation, and RAD conversion of Foothill Family Apartments, including a ground lease and loans to Foothill Family Preservation LP.

**Attachment(s)**

[Staff Report - Foothill Family Apartments RAD Conversion](#)

[Resolution 5163 Foothill Family Apartments Rehab](#)

[Resolution 5236 - Foothill Section 18 Approval](#)

[Resolution 5271 Foothill Family 15 Million](#)

[Resolution 5224 RAD HUD Application](#)

[Resolution Foothill RAD](#)

[Resolution #5394](#)

- 7.5 25-2014 Adopt the attached resolution authorizing the Executive Director to negotiate and execute an agreement with RAMP Housing, Inc. (RAMP), for RAMP to conduct the post-purchase rehabilitation of 401 Santa Clara Avenue (Property), including predevelopment, security, maintenance, and development activities, on behalf of the Property owner, the Oakland Housing Authority.

**Attachment(s)**

[Staff Report - RAMP Post-Purchase Rehabilitation of 401 Santa Clara](#)

[Santa Clara Resolution 5388](#)

[Resolution RAMP Agreement TD](#)

[Resolution #5395](#)

- 7.6 25-2004 Authorizing the Executive Director to execute a three-year contract with OpenGov, Inc. for the renewal of budget and performance software licenses, including expert management services, for a total contract amount not to exceed \$518,000.

**Attachment(s)**

[Staff Report - OpenGov, Inc. Renewal](#)

[Resolution 5086 - OpenGov Inc Purchase](#)

[Resolution for OpenGov, Inc. Software and Licenses](#)

[Resolution #5396](#)

- 7.7 25-1996 Informational presentation related to an Oakland Housing Authority (OHA) procurement for architectural and engineering services at OHA properties.

**Attachment(s)**

[Staff Report - Architectural and Engineering Services For Oakland Housing Authority](#)

[AE Presentation for Procurement of Architectural and Engineering Services](#)

- 7.8 25-1997 Adopt a resolution authorizing the Executive Director to execute an indefinite delivery, indefinite quantity (IDIQ) contract with an initial two-year term, with three (3) one-year option terms between the Oakland Housing Authority and MWA Architects for Architectural and Engineering Services with a minimum of one project, and a maximum not-to-exceed contract value of \$240,000, at Authority owned and managed residential properties and administrative buildings.

**Attachment(s)**

[Staff Report - MWA Architects](#)

[Approved CCGS Review Memo For RFQ 24-007](#)

[Resolution MWA Architects](#)

[Resolution #5397](#)

- 7.9 25-2023 Adopt a resolution authorizing the Executive Director to execute an indefinite delivery, indefinite quantity (IDIQ) contract with an initial two-year term, with three (3) one-year option terms between the Oakland Housing Authority and SGPA Architecture and Planning for Architectural and Engineering Services with a minimum of one project, and a maximum not-to-exceed contract value of \$240,000, at Authority owned and managed residential properties and administrative buildings.

**Attachment(s)**

[Staff Report - SPGA Architects](#)

[Approved CCGS Review Memo for RFQ 24-007](#)

[Resolution SPGA Architects](#)

[Resolution #5398](#)

- 7.10 25-2027 Adopt a resolution authorizing the Executive Director to execute an indefinite delivery, indefinite quantity (IDIQ) contract with an initial two-year term, with three (3) one-year option terms between the Oakland Housing Authority and Gelfand Partners Architects for Architectural and Engineering Services with a minimum of one project, and a maximum not-to-exceed contract value of \$240,000, at Authority owned and managed residential properties and administrative buildings.

**Attachment(s)**

[Staff Report - Gelfand Architects](#)

[Approved CCGS Review Memo For RFQ 24-007](#)

[Resolution Gelfand Architects](#)

[Resolution #5399](#)

- 7.11 25-2029 Adopt a resolution authorizing the Executive Director to execute an indefinite delivery, indefinite quantity (IDIQ) contract with an initial two-year term, with three (3) one-year option terms between the Oakland Housing Authority and Saida + Sullivan for Architectural and

Engineering Services with a minimum of one project, and a maximum not-to-exceed contract value of \$240,000, at Authority owned and managed residential properties and administrative buildings.

**Attachment(s)**

[Staff Report - Saida Sullivan](#)

[Approved CCGS Review Memo for RFQ 24-007](#)

[Resolution Saida Sullivan](#)

[Resolution #5400](#)

- 7.12 25-2030 Adopt a resolution authorizing the Executive Director to execute an indefinite delivery, indefinite quantity (IDIQ) contract with an initial two-year term, with three (3) one-year option terms between the Oakland Housing Authority and Dahlin Architects for Architectural and Engineering Services with a minimum of one project, and a maximum not-to-exceed contract value of \$240,000, at Authority owned and managed residential properties and administrative buildings.

**Attachment(s)**

[Staff Report - Dahlin Architects](#)

[Approved CCGS Review Memo for RFQ 24-007](#)

[Resolution Dahlin Architects](#)

[Resolution #5401](#)

- 7.13 25-1972 Adopt a resolution approving an amendment and restated bylaws of the Board of Commissioners for the Housing Authority of the City of Oakland, California.

**Attachment(s)**

[Staff Report - Amendment To Board Of Commissioners Bylaws](#)

[Draft - BYLAWS and Commission Rules and Procedures - Redlined Amended Changes](#)

[Draft BYLAWS and Commission Rules and Procedures - No Redlined Amended Changes](#)

[Resolution - Amendment to the BOC Bylaws](#)

[Resolution #5402](#)

**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 25-2012 Adopt a resolution authorizing the Executive Director to execute a renewal of a Housing Assistance Payment contract with Foothill Family Preservation, LP, a California limited partnership, for up to 20 years, for up to 11 PBV units, in an estimated annual amount of \$ 281,160, and a total contract amount not to exceed \$5,623,200 at Foothill Family Apartments, on the approved form and subject to the current conditions prescribed by the Department, and in accordance with the regulatory requirements of HOTMA.

**Attachment(s)**

[Staff Report - Foothill Family Apartments Housing Assistance Payment Renewal](#)

[Resolution - Foothill Family Apartments - Housing Assistance Payment Renewal](#)

[Resolution #5403](#)

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

9.1 25-2003 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 25-2010 National Night Out - August 5, 2025

**Attachment(s)**

[2025 National Night Out](#)

10.2 25-2013 NAHRO Advocacy Month 2025 Reminder

**Attachment(s)**

[NAHRO August Advocacy Month 2025 Flyer](#)

10.3 25-2016 Peralta Village Block Party - August 1, 2025

**Attachment(s)**

[2025 Peralta Village Block Party](#)

10.4 25-2026 Business, Consumer Services and Housing Agency Conference – Sacramento CA, July 30, 2025

**Attachment(s)**

[BCSH Conference Photos](#)

10.5 25-2046 Palo Vista Gardens End Of Summer BBQ - August 13, 2025

**Attachment(s)**

[Palo Vista Gardens End of Summer BBQ](#)

10.6 25-2062 Revised 2025 Board of Commissioners Meeting Calendar. \*Added to Revised Agenda\*

**Attachment(s)**

[Revised 2025 Board of Commissioners Calendar](#)

**11. Reports of Commission Committees**

**12. Announcements by Commissioners**

**13. Adjournment to Closed Session**

**14. Closed Session**

14.1 25-2044 **Conference with Real Property Negotiations (Government Code § 54956.8)**

**Properties:** 2001 MacArthur Boulevard, Oakland, CA 94602; 1670 8th Street, Oakland, CA 94607; 6401 Fenham Street, Oakland, CA 94608; 1237 65th Avenue, Oakland, CA 94608; 935 Union Street, Oakland, CA 94607

**APNs:** 23-498-14-1, 6-15-1, 41-4056-1, 41-4052-13, 41-4025-43, 41-4054-4, 41-4054-5, 41-4054-6, 41-4056-2, 4-53-1-2, 4-53-4

**Agency Negotiation:** Patricia Wells, Executive Director; Tom Deloye, Chief Officer of Real Estate Development; Jonathan Young, Senior Program Manager; Jhaila Brown, General Counsel; Isabel Brown, General Counsel

**Negotiating Parties:** Housing Authority of the City of Oakland, California

**15. Adjournment**