



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 **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, December 8, 2025 at 6:00 PM
1619 Harrison Street, Oakland, CA 94612**



AGENDA
Special Meeting
December 8, 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/83039064599?pwd=LowLW1NLfnx0hmYk3DcSS2hvdFkUn.1>

Meeting ID (access code): 830 3906 4599 Meeting Password: 180312
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): 830 3906 4599 Meeting Password: 180312

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 25-2220 Approval of the minutes for the October 27, 2025 Regular Board of Commissioners Meeting

Attachment(s)

[Draft Minutes For The October 27, 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 25-2202 Adopt a resolution authorizing the amendment of Board Resolution 5189 which authorized a commitment of \$10,000,000 of Moving to Work (MTW) funds for the rehabilitation of Harrison Tower located at 1619 and 1621 Harrison Street (Property), and commit those funds solely to the residential portion of the Property; authorizing a conditional commitment of additional MTW funds in an amount not to exceed \$7,000,000 to finance the residential portion of the Property costs; for a total Development Loan to Harrison Tower Development Partners, LP (Partnership) in an amount not to exceed \$17,000,000, subject to the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) approval, as applicable; authorizing

the subdivision of the Property into residential and commercial parcels to facilitate the rehabilitation of the Property; and authorizing the Executive Director to negotiate and enter into such documents as are necessary to loan the funds to the Partnership, to provide site control to the Partnership, and as are necessary to subdivide the Property.

Attachment(s)

[Staff Report - Residential Gap Funding](#)

[Presentation - HT - Residential Update and Funding Request](#)

[Resolution - Residential Gap Funding](#)

- 7.2 25-2204 Adopt a resolution approving a conditional commitment of Moving to Work (MTW) funds in an amount not to exceed \$9,000,000 to fund the costs to design, engineer, rehabilitate, and otherwise execute the seismic retrofit of the Oakland Housing Authority's administrative offices located at 1619 Harrison Street, Oakland as part of the Harrison Tower Section 18 disposition project, subject to the National Environmental Policy Act (NEPA) and California Environmental Quality Act (CEQA) approval, as applicable, authorizing the subdivision of the Property to facilitate the rehabilitation, and authorizing the Executive Director to negotiate and enter into such documents as are necessary to execute the work and subdivide the Property.

Attachment(s)

[Staff Report - Harrison Tower Commercial Funding](#)

[Presentation - HT - Commercial - Funding Request](#)

[Resolution - Harrison Tower - COMMERCIAL Funding](#)

- 7.3 25-2246 Adopt a resolution authorizing a loan of up to \$60,000,000 in Moving to Work (MTW) funds to Oakland Affordable Housing Preservation Initiatives (OAHPI) for predevelopment and construction financing for the rehabilitation of the OAHPI portfolio in the City of Oakland and authorizing the Executive Director to execute all documents necessary to provide the loan.

Attachment(s)

[Staff Report - Loan Of Moving To Work \(MTW\) Funds To Oakland Affordable Housing Preservation Initiatives \(OAHPI\)](#)

[Resolution - Loan Of Moving To Work \(MTW\) Funds To Oakland Affordable Housing Preservation Initiatives \(OAHPI\)](#)

- 7.4 25-2238 Authorization of the formation of a California nonprofit public benefit corporation, to be named "Oak Leading Edge Affordability Fund" (Oak Leaf), as a tax-exempt supporting organization of the Oakland Housing Authority, to support the affordable housing preservation and expansion of affordable housing activities of the Oakland Housing Authority by creating and administering an affordable housing fund, and authorization of the Executive Director to execute all documents necessary to effectuate the formation of Oak Leaf.

Attachment(s)

[Staff Report - Formation of Oak Leaf](#)
[Resolution - Formation of Oak Leaf](#)

- 7.5 25-2239 Adopt a resolution authorizing the Executive Director to capitalize the “Oak Leading Edge Affordability Fund” (Oak Leaf), up to \$60,000,000 in Moving to Work (MTW) Funds in order for Oak Leaf to administer an affordable housing fund, and authorizing the Executive Director to execute all documents necessary to effectuate the funding of Oak Leaf, upon its formation.

Attachment(s)

[Staff Report - Oak Leaf Capitalization](#)
[Resolution - Oak Leaf Capitalization](#)

- 7.6 25-2180 Adopt a resolution authorizing the Executive Director to execute a contract with Lao Family Community Development, Inc. (LFCD) to provide adult employment and training services to Oakland Housing Authority (OHA) participants, for an initial two-year term, and three (3) additional one-year option terms, for a total contract amount not to exceed \$500,000.

Attachment(s)

[Staff Report - Adult Employment and Training](#)
[CCGS Review Memo - Adult Employment](#)
[Adult Employment and Training 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 25-2175 Adopt a resolution authorizing the Executive Director to amend Board Resolution 5371 to continue to utilize the Omnia Partners Cooperative Agreement through Region 4 Education Center (ESC) to purchase "Welcome Home" Kits for new Oakland Housing Authority residents, through Epic Business Essentials / Blaisdell's Business Products (Blaisdell's), by increasing the authorized purchase limit by an amount not to exceed \$202,500, from \$264,173.06 for a total spending authority not to exceed \$466,637.06, and for a term not to exceed May 31, 2026.

Attachment(s)

[Staff Report - Welcome Kits](#)
[Oakland Housing Authority Kit List Of Items](#)
[CCGS Review Memo - Blaisdell's](#)
[Welcome Kit Photo](#)
[Resolution #5371](#)
[Welcome Home Kits Resolution](#)

9. Written Communications Departments' Monthly Report

- 9.1 25-2171 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 25-2181 Foster Youth Halloween Bash - October 30, 2025

Attachment(s)

[Foster Youth Halloween Bash](#)

- 10.2 25-2209 OAHPI Site Tour with Staff and Consultant Team, November 5, 2025

Attachment(s)

[Tour of OAHPI Sites With Staff and Consultant Team](#)

- 10.3 25-2231 NorCal/Nevada NAHRO 2026 Annual Conference - January 25-January 27, 2026. Napa, CA.

Attachment(s)

[NorCal NAHRO 2026 Annual Conference](#)

- 10.4 25-2234 11th Annual Winter Wonderland Extravaganza - December 17th, 2025

Attachment(s)

[2025 Winter Wonderland Extravaganza Flyer](#)

- 10.5 25-2235 Lions Creek Crossing Phase I and II Tour - December 2, 2025

Attachment(s)

[Lions Creek Crossing Phase I and II Tour](#)

- 10.6 25-2240 District 6 Turkey Give Away - November 22, 2025

Attachment(s)

[District 6 Turkey Give Away](#)

- 10.7 25-2198 2026 Board of Commissioners Meeting Schedule

Attachment(s)

[2026 Board of Commissioners Meeting Schedule](#)

- 10.8 25-2199 2027 Board of Commissioners Meeting Schedule

Attachment(s)

[2027 Board of Commissioners Meeting Schedule](#)

10.9 25-2247 Resident Advisory Board Meeting - November 12, 2025

Attachment(s)

[Resident Advisory Board Meeting](#)

11. Reports of Commission Committees

11.1 25-2227 Standing Committee For Real Estate Development Report

Attachment(s)

[Staff Report - Standing Committee For Real Estate Development](#)

12. Announcements by Commissioners

13. Adjournment to Closed Session

14. Closed Session

14.1 25-2172 **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

14.2 25-2173 **Conference with Legal Counsel-Anticipated Litigation: Anticipated litigation pursuant to subdivision (d)(4) of Government Code Section 54956.9:**

One potential case

15. Adjournment