



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, October 27, 2025 at 6:00 PM
1619 Harrison Street, Oakland, CA 94612**



AGENDA
Regular Meeting
October 27, 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/85840094893?pwd=tg36DKvb64KUbVEy5DduvplZdDUal4.1>

Meeting ID (access code): 858 4009 4893 Meeting Password: 969882
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): 858 4009 4893 Meeting Password: 969882

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 25-2149 Approval of the minutes for the September 22, 2025 Regular Board of Commissioners Meeting

Attachment(s)

[DRAFT Minutes For The September 22 2025 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 25-2081 Informational Presentation on the Fiscal Year 2025 Moving to Work/Making Transitions Work Annual Report

Attachment(s)

[Staff Report - Fiscal Year 2025 Moving to Work/Making Transitions Work Annual Report](#)
[FY 2025 MTW Annual Report Presentation](#)
[FY 2025 Annual MTW Report](#)

- 7.2 25-2147 Informational memorandum on the establishment of new payment standards for all voucher programs effective October 1, 2025.

Attachment(s)

[Staff Report - New Payment Standards For Voucher Programs](#)
[OHA 2026 VOUCHER PAYMENT STANDARDS](#)
[OHA 2026 VASH VOUCHER PAYMENT STANDARDS](#)

- 7.3 24-1661 Informational presentation on the Jobs Plus/East Oakland Works Year Two Annual Report.
- Attachment(s)**
[Staff Report - East Oakland Works Year Two Annual Report](#)
[East Oakland Works \(EOW\) Year Two Annual Report](#)
- 7.4 25-2071 Unaudited Financial Report for 4th Quarter Fiscal Year 2025 (Q4'25) Ended June 2025
- Attachment(s)**
[Staff Report - Unaudited Financial Report for 4th Quarter Fiscal Year 2025 \(Q4'25\) Ended June 2025](#)
[Oakland Housing Authority Quarterly Financial Reports Q4' FY25](#)
- 7.5 25-2095 Adopt a resolution authorizing the Executive Director to execute a contract with ARDE Kids to provide after-school services to Oakland Housing Authority (OHA) school-aged youth, for an initial one-year term, and four (4) additional one-year option terms, for a total contract amount not to exceed \$319,680.
- Attachment(s)**
[Staff Report - ARDE Kids Afterschool Services](#)
[ARDE Class Offerings](#)
[ARDE Afterschool Services Resolution](#)
- 7.6 25-2104 Adopt a resolution approving fiscal year 2026 operating budgets for Lion Creek Crossings Phase I and Lion Creek Crossings Phase II pursuant to Rental Assistance Demonstration Program requirements and confirming the replacement reserve funding in the amount of \$57,504 in total deposits per year for Lion Creek Crossings Phase I and \$72,996 per year for Lion Creek Crossings Phase II.
- Attachment(s)**
[Staff Report - Fiscal Year 2026 Operating Budgets For Lion Creek Crossings Phase I and Lion Creek Crossings Phase II](#)
[LLC II - DRAFT 2026 Budget](#)
[LLC I- DRAFT 2026 Budget](#)
[Lion Creek Crossings 2026 Budget Resolution](#)
- 7.7 25-2028 Adopt a resolution approving fiscal year 2026 operating budget for Foothill Family Apartments pursuant to Rental Assistance Demonstration (RAD) Program requirements and confirming the replacement reserve funding in the amount of \$39,000 in total deposits per year for Foothill Family Apartments.
- Attachment(s)**
[Staff Report - Fiscal Year 2026 Operating Budget For Foothill Family Apartments](#)
[Foothill Family Apartments 2026 Budget](#)
[Foothill Family Apartments 2026 Budget Resolution](#)

- 7.8 25-2159 Authorizing the Executive Director authority to allocate additional funds for services with Automatic Data Processing (ADP), Inc. for Human Capital Management and Managed Business Solutions, to ratify payments made to ADP for August and September 2025, in the amount of \$64,865.91, and to allocate an additional \$452,000 for the remainder of the existing contract term, for a total amount not to exceed \$516,865.91, for a term not to exceed April 30, 2026.

Attachment(s)

[Staff Report - Automatic Data Processing \(ADP\)](#)
[Resolution 5057 ADP Human Capital Management](#)
[ADP Resolution](#)

- 7.9 25-2160 Adopt a resolution (California Office of Emergency Service (CalOES) Form 130 designating the Executive Director, Senior Director of Human Resources and Employee Experience, or the Chief of Police to execute agreements, assurances, and reimbursement claims to obtain federal financial assistance under Public Law 93-288 and/or state financial assistance under the California Disaster Assistance Act.

Attachment(s)

[Staff Report - California Office of Emergency Service](#)
[Resolution California OES 130](#)
[California Office of Emergency Service 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 25-2137 Approval of a California Public Employees System (CalPERS) Resolution for the 001 Unrepresented Group, fixing the Oakland Housing Authority's (the Authority) Contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - 001 Unrepresented Employee Group](#)
[2024 Staff Report - 001 Unrepresented Employee Group](#)
[Resolution #5303](#)
[Resolution For The 001 Unrepresented Group](#)

- 8.2 25-2138 Approval of a California Public Employees System (CalPERS) Resolution for the 002 Alameda County Building and Construction Trades Council Unit, fixing the Oakland Housing Authority's (the Authority) contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - Alameda County Building and Construction Trades Council](#)

[2024 Staff Report - Alameda County Building and Construction Trades Council](#)
[Resolution #5304](#)
[Resolution For 002 Alameda County Building and Construction Trades Council](#)

- 8.3 25-2140 Approval of a California Public Employees System (CalPERS) Resolution for the 004 Local 1021, SEIU Maintenance Unit, fixing the Oakland Housing Authority's (the Authority) contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - Local 1021 SEIU Maintenance](#)
[2024 Staff Report - Local 1021 SEIU Maintenance](#)
[Resolution #5305](#)
[Resolution 004 Local 1021 SEIU Maintenance](#)

- 8.4 25-2136 Approval of a California Public Employees System (CalPERS) Resolution for the 005 Local 1021 SEIU APA/HAR Unit, fixing the Oakland Housing Authority's (the Authority) Contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - Local 1021 SEIU APA](#)
[2024 Staff Report - Local 1021 SEIU APA](#)
[Resolution #5306](#)
[Resolution 005 Local 1021 SEIU APA](#)

- 8.5 25-2141 Approval of a California Public Employees System (CalPERS) Resolution for the 006 Local 29 OPEIU Unit, fixing the Authority's Contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - 006 Local 29 OPEIU](#)
[2024 Staff Report - Local 29 OPEIU](#)
[Resolution #5307](#)
[Resolution 006 Local 29 OPEIU](#)

- 8.6 25-2142 Approval of California Public Employees System (CalPERS) Resolution 701 for the Unrepresented (Retiree) Group, fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - Unrepresented ICMA Retirement Plan](#)
[2024 Staff Report - Unrepresented ICMA Retirement Plan](#)
[Resolution For The 701 Unrepresented ICMA Retirement Plan](#)
[Resolution #5308](#)

- 8.7 25-2143 Approval of a California Public Employees System (CalPERS) Resolution for the 702 Alameda County Building and Construction

Trades Council in the ICMA Retirement Plan, fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - 702 Alameda County Building and Construction Trades Council, ICMA Retirement](#)

[2024 Staff Report - 702 Alameda County Building and Construction Trades Council, ICMA Retirement](#)

[Resolution #5309](#)

[Resolution 702 Alameda County Building and Construction Trades Council ICMA Retirement](#)

- 8.8 25-2144 Approval of a California Public Employees System (CalPERS) Resolution for the 704 Local 1021 SEIU ICMA Retiree Unit, fixing the Authority's contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - 704 Local 1021 SEIU ICMA Retiree Plan](#)

[2024 Staff Report - 704 Local 1021 SEIU ICMA Retiree Plan](#)

[Resolution #5310](#)

[Resolution 704 Local 1021 SEIU ICMA](#)

- 8.9 25-2145 Approval of a California Public Employees System (CalPERS) Resolution for the 706 Local 29 OPEIU ICMA Retiree Unit, fixing the Authority's contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - 706 Local 29 OPEIU ICMA Retiree Unit](#)

[2024 Staff Report - 706 Local 29 OPEIU ICMA Retiree Unit](#)

[Resolution #5311](#)

[Resolution 706 Local 29 OPEIU ICMA Retirement 2025](#)

- 8.10 25-2158 Adopt a resolution authorizing the Executive Director to execute an agreement with the County of Alameda Department of Housing and Community Development (HCD) for the Shelter Plus Care (S+C) Single-Room Occupancy (SRO) program, in an amount not to exceed \$800,000, for the term November 1, 2025 to October 31, 2026.

Attachment(s)

[Staff Report - Shelter Plus Care \(S+C\) Single-Room Occupancy](#)

[Resolution - SPC Single Room Occupancy Resolution](#)

9. Written Communications Departments' Monthly Report

- 9.1 25-2101 Written Communications Departments' Monthly Reports

Attachment(s)

[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 25-2102 Promotional Ceremony For Chief Luther Dupree - September 22, 2025

Attachment(s)

[Promotional Ceremony For Chief Luther Dupree](#)

10.2 25-2133 National NAHRO Conference: Phoenix, Arizona - September 26 - September 30

Attachment(s)

[NAHRO National Conference](#)

10.3 25-2148 Nonprofit Housing Association of Northern California's Affordable Housing Conference - October 3, 2025

Attachment(s)

[NPH Affordable Housing Conference](#)

10.4 25-2150 42nd Annual Senior Splendor - October 2, 2025

Attachment(s)

[42nd Annual Senior Splendor](#)

10.5 25-2154 Congresswoman Lateefah Simon's First Annual Constituent Breakfast - September 26, 2025

Attachment(s)

[Congresswoman Lateefah Simon's First Annual Constituent Breakfast](#)

10.6 25-2152 Appointment and Reappointments Of Oakland Housing Authority's Board of Commissioners - City Council Meeting, October 7, 2025

Attachment(s)

[Commissioners Appointments](#)

10.7 25-2161 Oakland African American Chamber of Commerce 22nd Annual Business Awards Luncheon - October 16, 2025

Attachment(s)

[Oakland African American Chamber of Commerce Awards Luncheon](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment to Closed Session

14. Closed Session

- 14.1 25-2107 **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 25-2162 **Conference with Legal Counsel-Anticipated Litigation: Anticipated litigation pursuant to subdivision (d)(4) of Government Code Section 54956.9:**

One potential case

15. Adjournment