



# Oakland Affordable Housing Preservation Initiatives

## **Board of Directors**

PATRICIA WELLS  
WILLIAM MAYES  
LYNETTE JUNG-LEE

## **Executive Director**

Patricia Wells

In accordance with Article IV, Section 4.11, of the Oakland Affordable Housing Preservation Initiatives, Inc., NOTICE IS HEREBY GIVEN that the **Regular Meeting (Affiliate Meeting)** of the Board of Directors will be held as follows:

**Oakland Affordable Housing Preservation  
Initiatives, Inc.**

**Regular Meeting (Affiliate Meeting)**

**Wednesday, September 10, 2025 at 8:00 AM  
1619 Harrison Street; Oakland, CA 94612**

**AGENDA**  
**Regular Meeting (Affiliate Meeting)**  
**September 10, 2025, 8:00 AM**

**Zoom Information**

To participate via teleconference, please use the zoom link below.

**Join      Zoom      Meeting      Online:** <https://oakha-org.zoom.us/j/85845076947?pwd=qHWLWJFaWhQyDZ1oj4pOVJeWKKf3MU.1>

**Meeting ID (access code):** 858 4507 6947      **Meeting Password:** 176972

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 4507 6947      **Meeting Password:** 176972

**1. Roll Call**

(AB 2449 Compliance) The Chair/Clerk of the Board will confirm that there are three (3) Directors in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, accessible to the public. Each Director 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 Directors for the emergency circumstance to be used as a justification to participate remotely. All Directors meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Director must a/so publicly disclose at the meeting prior to any action whether any 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.

**2. Approval of the Minutes**

- 2.1      25-2057      Approval of minutes of the June 18, 2025 Oakland Affordable Housing Preservation Initiatives, Inc. Regular Meeting.

**Attachment(s)**

[Draft Minutes For The June 18, 2025, Regular OAHPI Meeting](#)

**3. Recognition of people wishing to address the Board**

If you need special assistance to participate in the meeting please contact (510) 874-1510 (TDD: 800-618-4781). Notification 48 hours prior to the meeting will enable the Board of Directors 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.

#### **4. Old or Unfinished Business**

#### **5. 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.*

#### **6. New Business**

- 6.1      25-1938      Adopt a resolution authorizing the Executive Director to pay Housing Enterprise Insurance, INC (HEIC) in an amount not to exceed \$710,000 to bind the annual commercial property and general liability insurance for Oakland Affordable Housing Preservation Initiatives (OAHPI) for the term of November 11, 2025, to November 10, 2026.

**Attachment(s)**

[Staff Report- Property and GL Insurance](#)

[OAHPI Resolution - Property and GL Insurance](#)

- 6.2      25-2059      A Resolution authorizing the Executive Director to release \$10,500,000 of restricted funds previously provided to RAMP in connection with the financing of Oak Groves Senior, approve the use of Capitalization Funds unrestricted cash for Foothill’s lender evaluation of RAMP’s financial holdings, and authorize the use of the unrestricted funds to support other development activities of RAMP.

**Attachment(s)**

[Staff Report- Release of Restricted Funds](#)

[OAHPI To RAMP Contribution Memo](#)

[Resolution - Release of Restricted RAMP Funds](#)

- 6.3      25-2063      Adopt a resolution authorizing the Executive Director to amend Board of Directors Resolution 24-021 to, (i) execute a contract or issue a purchase order with terms with Home Depot U.S.A., Inc., utilizing OMNIA cooperative agreement contract # 16154-RFP for the purchase of Maintenance, Repair, Operating Supplies, Industrial Supplies, and Related Products and Services; and (ii) authorize a one-year extension of Resolution 24-021 for a term not to exceed December 31, 2026; and (iii) increase the total contract amount by an additional \$900,000, from \$900,000; and (iv) ratify payments made to Home Depot of \$17,400 for a total amended contract amount, or

purchase order with terms not to exceed \$1,782,600 for a term not to exceed December 31, 2026.

**Attachment(s)**

[Staff Report - Home Depot Amendment](#)

[Home Depot CCGS Review Memo](#)

[Home Depot OMNIA extension](#)

[Resolution 24-021](#)

[Resolution - Home Depot Amendment](#)

- 6.4      25-2064      Adopt a resolution authorizing the Executive Director to amend Board of Directors Resolution 24-020 to, (i) execute a contract or issue a purchase order with terms with HD Supply Facilities Maintenance, Ltd., utilizing OMNIA cooperative agreement contract # 16154-RFP for the purchase of Maintenance, Repair, Operating Supplies, Industrial Supplies, and Related Products and Services; and (ii) authorize a one-year extension of Resolution 24-020 for a term not to exceed December 31, 2026; and (iii) increase the total contract amount by an additional \$1,000,000, from \$900,000; and (iv) ratify payments made to HD Supply of \$202,480 for a total amended contract amount, or purchase order with terms not to exceed \$1,697,520 for a term not to exceed December 31, 2026.

**Attachment(s)**

[Staff Report - HD Supply Amendment](#)

[HD Supply Omnia Extension](#)

[Resolution 24-020](#)

[CCGS Review Memo HD Supply](#)

[Resolution - HD Supply Amendment](#)

- 6.5      25-2065      Adopt a resolution authorizing the Executive Director to execute an amendment to the Services Contract between Oakland Affordable Housing Preservation Initiatives (OAHPI) and Castillo Plumbing, Inc. (Castillo) to provide as needed plumbing services, increasing the maximum contract amount for the current first (1st) option term by \$200,000, from \$500,000 to \$700,000, and each of the remaining two (2) option terms each by \$200,000 per year, from \$500,000, to \$700,000 per year, if the option for the two (2) remaining terms is exercised, for an amended total contract amount not to exceed from \$2,500,000 to \$3,100,000 for a term not to exceed January 19, 2028.

**Attachment(s)**

[Staff Report - Castillo Plumbing Amendment](#)

[Resolution 24-004 Castillo Plumbing](#)

[Resolution - Castillo Plumbing Amendment](#)

**7. Consent Agenda**

*Items on the Consent Agenda are considered routine and do not require separate discussion. If a Board Member 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*

*Board of Directors without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.*

- 7.1      25-2069      Adopt a resolution (i) authorizing the Executive Director to open a purchase order with Waste Management for Waste and recycling removal services as statutorily required by the City of Oakland's Franchise Agreement for Garbage, Compost, and Recycling Collection at OAHPI properties as approved in the FY26 approved budget in an amount not to exceed \$2,454,112.67, (ii) Ratifying and approving \$405,887.33 in payments for Garbage, Compost, and Recycling Collection services for the period of July 1, 2025 through August 30, 2025.

**Attachment(s)**

[Staff Report - OAHPI Waste Management](#)  
[Resolution 25-007 OAHPI](#)  
[Oakland, CA Code of Ordinances](#)  
[OAHPI Procurement Policy](#)  
[Resolution - OAHPI Waste Management](#)

- 8. Written Communications Departments' Monthly Report**
- 9. Executive Director's report regarding matters of special interest to the Board of Directors occurring since the last meeting of the Board**
- 10. Reports of Board Committees**
- 11. Announcements by Board of Directors**
- 12. Adjournment**