



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, September 22, 2025 at 6:00 PM
1619 Harrison Street, Oakland, CA 94612**



AGENDA
Regular Meeting
September 22, 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/86271930488?pwd=DKTw8MS3xh5bsB1A7RMFS9eNyaYK9d.1>

Meeting ID (access code): [862 7193 0488](#) **Meeting Password:** [112762](#)
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): [862 7193 0488](#) **Meeting Password:** [112762](#)

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 25-2073 Approval of the minutes for the August 25, 2025 Regular Board of Commissioners Meeting.

Attachment(s)

[Minutes for the August 25, 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 25-2075 Police Department Promotional Swearing-In Ceremony.

Attachment(s)

[Staff Report - Police Department Promotional Swearing In Ceremony](#)
[Chief Luther Dupree Swearing In Ceremony](#)

- 7.2 25-2061 Informational Presentation on Emergency Housing Vouchers

Attachment(s)

[Staff Report - Informational Presentation On Emergency Housing Vouchers](#)
[Informational Presentation on Emergency Housing Vouchers](#)

- 7.3 25-2060 Adopt a resolution authorizing the Executive Director to execute a contract amendment between the Oakland Housing Authority (OHA)

and ADO Professional Solutions, INC., DBA LHH, for Temporary Employment Services increasing the contract amount of \$240,000, by \$300,000, to a total contract amount of \$540,000 for the initial three (3) year term, not to exceed June 2, 2027, and adding \$240,000 for both of the one (1) year option terms, for a total contract amount not to exceed \$1,020,000, for a term not to exceed June 2, 2029.

Attachment(s)

[Staff Report - ADO Professional Solutions](#)
[CCGS Review Memo Temporary Employment Services](#)
[ADO Professional Solutions Resolution](#)

- 7.4 25-2078 Adopt a resolution authorizing the Executive Director to execute a contract amendment between the Oakland Housing Authority (OHA) and Protiviti Government Services, for Temporary Employment Services, increasing the contract amount of \$350,000 by \$650,000, to a total contract amount of \$1,000,000 for a three (3) year term, not to exceed August 14, 2027.

Attachment(s)

[Staff Report - Protiviti Government Services](#)
[CCGS Review Memo Temporary Employment Services](#)
[Resolution - Protiviti Government Solutions](#)

- 7.5 25-2067 Adopt a resolution authorizing the Executive Director to execute a contract between the Oakland Housing Authority and ACCO Engineered Systems, Inc. for Heating, Ventilation, and Air Conditioning (HVAC) maintenance and repairs, utilizing the cooperative agreement ACCO Engineered Systems, Inc. in an amount not to exceed \$519,679, for an initial term not to exceed March 24, 2027, and two (2) one-year option terms not to exceed March 24, 2029, if the options are exercised.

Attachment(s)

[Staff - ACCO Engineered Systems](#)
[Signed CCGS Review Memo - ACCO](#)
[Resolution - ACCO Engineered Systems](#)

- 7.6 25-2066 Adopt a resolution authorizing the Executive Director to execute a contract between the Oakland Housing Authority and Otis Elevator Company for Elevator and Chairlift Services, Repair, Maintenance, Inspection/Testing, Parts, and Modernization for Authority-owned and managed properties and administrative buildings in an amount not to exceed \$1,175,600, for a term not to exceed September 30, 2029.

Attachment(s)

[Staff Report - Otis Elevator Amendment](#)
[Otis Contract Amendment](#)
[CCGS Memo Otis](#)
[Otis Elevator Resolution](#)

- 7.7 25-2070 Adopt a resolution authorizing the Executive Director to execute an amendment to the contract between the Oakland Housing Authority (Authority) and Sac ProFloors, to provide flooring supply and flooring installation services at Oakland Housing Authority owned and managed properties, increasing the maximum contract amount for the initial two- year term by \$700,000, from \$700,000 to \$1,400,000 and for each of the three (3) one-year option terms by a total of \$400,000, from \$500,000 to \$ 900,000, for an amended total contract from \$2,200,000 to a contract amount not to exceed \$4,100,000, for a contract term not to exceed June 5, 2029.

Attachment(s)

[Staff Report - Sac ProFloors](#)

[Resolution 5340](#)

[Sac Floors CCGS](#)

[Resolution - Sac Profloors](#)

- 7.8 25-2072 Adopt a resolution authorizing the Executive Director to amend Board of Commissioners Resolution 5330 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 for a term not to exceed December 31, 2026; and (ii) ratify payments made to HD Supply of \$65,358.18 for a total amended contract amount, or purchase order with terms not to exceed \$1,934,641.82 for a term not to exceed December 31, 2026.

Attachment(s)

[Staff Report - HD Supply Facilities Maintenance, Ltd](#)

[Resolution 5330](#)

[CCGS Review Memo HD Supply](#)

[Executive Summary MRO HD Supply](#)

[Resolution HD Supply](#)

- 7.9 25-2080 Adopt a resolution authorizing the Executive Director to amend Board of Commissioners Resolution No. 5331 to execute a contract, or issue a purchase order (PO) with terms in amounts not to exceed \$250,000 for each PO, 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, in an amount not to exceed \$2,000,000, for a term not to exceed December 31, 2026.

Attachment(s)

[Staff Report - Home Depot](#)

[Resolution 5331](#)

[CCGS Review Memo Home Depot USA NC](#)

[Executive Summary MRO](#)

[Home Depot 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 24-1633 Adopt a resolution authorizing the Executive Director to execute a renewal of a Housing Assistance Payment HAP contract with Drachma Housing, Inc., a California nonprofit public benefit corporation, for up to 15 years, for up to 12 Project-based Vouchers (PBV) units, in an estimated annual amount of \$337,824, and a total contract amount of \$5,067,360 at Drachma Apartments.

Attachment(s)

[Staff Report - Drachma Inc](#)

[Resolution - Drachma Inc - Housing Assistance Payment Contract Renewal](#)

9. Written Communications Departments' Monthly Report

- 9.1 25-2074 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 25-2085 California Association of Housing Authorities NorCal Annual Meeting - September 10 - September 12

Attachment(s)

[CAHA Photo With Secretary Tomiquia Moss](#)

- 10.2 25-2086 Leased Housing Luncheon - September 12, 2025

Attachment(s)

[Leased Housing Lunch Event](#)

- 10.3 25-2097 Oakland Mayor Barbara Lee 100 Days In Office Ceremony - August 28, 2025

Attachment(s)

[Mayor Barbara Lee 100 Days In Office Ceremony](#)

- 10.4 25-2098 Violence Against Women Act (VAWA) Training

Attachment(s)
[VAWA Training](#)

11. Announcements by Commissioners

12. Adjournment to Closed Session

13. Closed Session

13.1 25-2079 Conference with Real Property Negotiations (Government Code § 54956.8)

Property: 1619-1621 Harrison Street, Oakland, CA 94612

APNs: 008-0625-023 & 008-0625-024

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

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

13.2 25-2082 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. Adjournment