



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 **Annual Meeting** of the Board of Commissioners has been called. The meeting will be held as follows:

**HOUSING AUTHORITY
OF THE CITY OF OAKLAND, CALIFORNIA**

Annual Meeting

**Monday, June 23, 2025 at 6:00 PM
1619 Harrison Street, Oakland, CA 94612**



AGENDA
Annual Meeting
June 23, 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/81945105647?pwd=reil5FdXaUK78VUI6S1GoXOV3a8S7R.1>

Meeting ID (access code): [819 4510 5647](#) **Meeting Password:** [463011](#)

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): [819 4510 5647](#) **Meeting Password:** [463011](#)

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 25-1947 Approval of the minutes of the May 19, 2025 Special Board of Commissioners Meeting

Attachment(s)

[Draft Minutes For The May 19, 2025 Special 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 25-1937 Presentation of Oakland Housing Authority Insurance programs.

Attachment(s)

[Staff Report - Presentation of Oakland Housing Authority Insurance Programs](#)
[Insurance Presentation](#)

- 7.2 25-1928 Adopt a resolution authorizing the Executive Director to purchase comprehensive insurance policies during the period of July 1, 2025 to June 30, 2026, in a total aggregate amount not to exceed \$2,900,000

Attachment(s)

[Staff Report - Purchase Comprehensive Insurance Policies](#)
[Resolution For Purchase of Insurance From July 2025 Through June 2026](#)
[Resolution #5383](#)

- 7.3 24-1314 Adopt a resolution authorizing the Executive Director to purchase services from AT&T for Information Technology (IT) Telecommunication Services in an amount not to exceed \$380,000 for Fiscal Year (FY) 2026.

Attachment(s)

[Staff Report - AT&T Services](#)
[CCGS Memo-AT&T](#)
[Calnet Standard Agreement Amendment Number 7](#)
[Calnet Standard Agreement Amendment Number 8](#)
[Resolution - AT&T](#)
[Resolution #5384 As Amended](#)

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 25-1959 Adopt a resolution authorizing the Executive Director to execute an agreement with the County of Alameda Department of Housing and Community Development (AC-HCD) for the Shelter Plus Care (S+C) Home for Wellness (H4W) program in an amount not to exceed \$600,000 for the term July 1, 2025, to June 30, 2026.

Attachment(s)

[Staff Report - Shelter Plus Care Home For Wellness Program](#)
[Shelter Plus Care H4W Resolution 2025](#)
[Resolution #5385](#)

- 8.2 24-1632 Adopt a resolution authorizing the Executive Director to execute a renewal of a Housing Assistance Payment (HAP) contract with Ivy Hill Development Corporation, a California nonprofit public benefit corporation for up to 20 years, for up to 10 Project-based Vouchers (PBV) units, in an estimated annual amount of \$190,200, and a total contract amount of \$3,804,000 at Effie's House.

Attachment(s)

[Staff Report - Effie House HAP Contract](#)
[Resolution Effies House - Housing Assistance Payment Contract Renewal](#)
[Resolution #5386](#)

9. Written Communications Departments' Monthly Report

- 9.1 25-1936 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 25-1958 PSWRC NAHRO Annual Conference - May 28, 2025 - May 30, 2025

Attachment(s)

[PSWRC NAHRO Annual Conference Photos - May 28, 2025 - May 30, 2025](#)

10.2 25-1965 Lockwood Gardens End of School Year Block Party - June 6, 2025

Attachment(s)

[Lockwood Gardens End of School Year Block Party Photos](#)

10.3 25-1970 Adel Court Health and Wellness Fair - June 12, 2025

Attachment(s)

[Adel Court Health and Wellness Fair Photos](#)

10.4 25-1971 Family Self Sufficiency Training - June 9, 2025 - June 12, 2025

Attachment(s)

[Family Self Sufficiency Photos](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment to Closed Session

14. Closed Session

14.1 25-1969 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

15. Adjournment