



**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, July 28, 2025 at 6:00 PM  
1619 Harrison Street, Oakland, CA 94612**



**AGENDA**  
**Regular Meeting**  
**July 28, 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/86800764754?pwd=9k6kLDbX575CvE9zJtws8bdyElQ0u6.1>

**Meeting ID (access code): 868 0076 4754      Meeting Password: 038470**  
*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): 868 0076 4754      Meeting Password: 038470**

**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      25-1974      Approval of the minutes of the June 23, 2025 Regular Board of Commissioners Meeting

**Attachment(s)**

[Draft Minutes For The June 23, 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](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.

## 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 25-1975 Presentation to the HERS Breast Cancer Foundation

#### **Attachment(s)**

[Staff Report - HERS Breast Cancer Foundation](#)  
[Pink Patch Presentation](#)

### 7.2 25-1991 Informational presentation and acceptance of the Certificate of Achievement for Excellence in Financial Reporting to the Oakland Housing Authority by the Government Finance Officers Association for the Fiscal Year that ended on June 30, 2024.

#### **Attachment(s)**

[Staff Report - Government Finance Officers Association's](#)  
[Achievement for Excellence in Financial Reporting Award](#)  
[GFOA Certificate of Achievement Letter Fiscal Year ending June 30, 2024](#)

[Certificate of Achievement for Excellence in Financial Reporting  
Government Finance Officer Association Press Release](#)

- 7.3      25-1994      Adopt a resolution authorizing the Executive Director to amend Board of Commissioners Resolution 5240, which authorized \$30,000,000 for the purchase and closing costs of 401 Santa Clara Avenue (Property), to expand the use of funds to include post-purchase Property rehabilitation costs, including security, predevelopment, maintenance/operating, and development costs for 401 Santa Clara Avenue.

**Attachment(s)**

[Staff Report - Amend and Utilize Funds From Resolution Number 5240  
Signed Resolution 5240 Santa Clara Avenue  
OHA HumanGood Letter January 7, 2025  
Resolution to Amend and Utilize Funds from BOC Resolution 5240](#)

- 7.4      25-1992      Adopt the attached resolution authorizing the Executive Director to make a loan to RAMP Housing, Inc. (RAMP) in an amount not to exceed \$9,272,537 of Moving To Work (MTW) funds, obligated and committed for the purchase and post-purchase rehabilitation of 401 Santa Clara Avenue (Property), including predevelopment, security, maintenance, and development activities.

**Attachment(s)**

[Staff Report - Loan To RAMP For 401 Santa Clara Avenue  
Resolution - 401 Santa Clara Avenue Loan To RAMP](#)

- 7.5      25-1939      Adopt a resolution authorizing the Executive Director to amend the contract between the Oakland Housing Authority and East Bay Auto Repair and Towing for vehicle maintenance and minor repairs, increasing the maximum contract amount for the first option term by a total of \$100,000, from \$67,000 to \$167,000 and the second and final option term by a total of \$200,000, from \$67,000 to \$267,000 for an amended total contract amount not to exceed from \$335,000, to \$635,000 for a total contract term not to exceed December 27, 2026.

**Attachment(s)**

[Staff Report - East Bay Auto Repair  
Resolution - 5015 East Bay Auto Repair  
Resolution - East Bay Auto Repair](#)

**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      25-1940      Adopt a resolution authorizing the Executive Director to write off \$24,131.26 in Tenant Account Receivables deemed uncollectable for public housing tenants who vacated third-party-managed properties

during the period between January 1, 2025, and June 30, 2025.

**Attachment(s)**

[Staff Report - Write Off \\$24,131.26 Public Housing Tenant Account Receivables](#)

[TARS January 2025 - June 2025](#)

[Resolution - Tenant Account Receivables](#)

- 8.2      25-1982      Adopt a resolution authorizing the Executive Director to write off \$147,849.00 in Tenant Account Receivables deemed uncollectible for public housing tenants who vacated Oakland Housing Authority-managed public housing properties during the period between January 1, 2025, and June 30, 2025.

**Attachment(s)**

[Staff Report - Write Off \\$147,849.00 In Tenant Account Receivables](#)

[TARS January 2025- June 2025](#)

[Resolution - Delinquent Account Write Off](#)

- 8.3      25-1960      Adopt a resolution authorizing the Executive Director to continue the Oakland Housing Authority's participation in the Employment Risk Management Authority (ERMA) insurance pool and to issue payment of the annual premium invoice, in the amount of \$296,149, for Employment Practices Liability and Excess Liability insurance coverage for the term of July 1, 2025, to June 30, 2026.

**Attachment(s)**

[Staff Report - ERMA Insurance Pool](#)

[ERMA Resolution](#)

**9. Written Communications Departments' Monthly Report**

- 9.1      25-1973      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      25-1986      Oakland Housing Authority Police Department's Awards and Oath of Office Ceremony - June 25, 2025

**Attachment(s)**

[OHAPD Awards and Oath of Office - June 25, 2025](#)

- 10.2      25-1987      Oakland Housing Authority Resident And Partner Appreciation

Celebration - June 26, 2025

**Attachment(s)**

[Oakland Housing Authority Resident And Partner Appreciation Celebration - June 26, 2025 Photos](#)

10.3 25-1990 National Night Out - Tuesday August 5, 2025

**Attachment(s)**

[National Night Out - August 5, 2025](#)

10.4 25-1995 2025 Board of Commissioners Meeting Calendar

**Attachment(s)**

[2025 Board of Commissioners Meeting Calendar](#)

**11. Reports of Commission Committees**

**12. Announcements by Commissioners**

**13. Adjournment to Closed Session**

**14. Closed Session**

14.1 25-1989 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**