



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 **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 [25-1925](#) DRAFT - Adopt a resolution authorizing the Executive Director to amend Board of Commissioners Resolution 5240, which authorized the purchase of 401 Santa Clara Avenue (Property), for a purchase price not to exceed \$28,000,000, with a purchase price, due diligence, and closing costs not to exceed \$30,000,000, by reallocating \$9,644,849 of Moving To Work (MTW) unspent funds to RAMP Housing, Inc. (RAMP), for maintenance and predevelopment activities for the rehabilitation of 401 Santa Clara Avenue.

Attachment(s)

[Resolution 5240 Santa Clara Avenue](#)

[Resolution to Reallocate Funds From BOC Resolution 5240](#)

- 7.2 25-1937 DRAFT - Presentation of Oakland Housing Authority Insurance programs.

Attachment(s)

[BOC Insurance Presentation](#)

- 7.3 25-1928 DRAFT - 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)

[Resolution For Purchase of Insurance From July 2025 Through June 2026](#)

- 7.4 25-1939 DRAFT - 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 remaining option term by a total of \$200,000 from \$67,000 to \$267,000 for an amended total contract amount not-to-exceed from \$201,000 to \$501,000 for a total contract term not to exceed December 27, 2026.

Attachment(s)

[Resolution 5015 East Bay Auto Repair](#)

- 7.5 24-1314 DRAFT- Adopt a resolution authorizing the Executive Director to enter into a contract with AT&T to purchase Data Network and Communication Services as well as Telecommunication Voice and Data Services, Internet Connectivity, Cellular Data Plans, Mobile Devices, and FirstNet public safety communications utilizing the cooperative agreement between the State of California Network and Telecommunications (CALNET) through June 30, 2026, in the amount not to exceed \$425,000.

Attachment(s)

[Calnet Standard Agreement Amendment Number 7](#)

[Calnet Standard Agreement Amendment Number 8](#)

[CALNET 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 25-1959 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)

[Shelter Plus Care H4W Resolution 2025](#)

- 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)

[Resolution Effies House - Housing Assistance Payment Contract Renewal](#)

9. Written Communications Departments' Monthly Report

- 9.1 [25-1936](#) Written Communications Departments' Monthly Reports

Attachment(s)

[01- Family & Community Partnerships.docx](#)

[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 - May 28, 2025 - May 30, 2025](#)

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

Attachment(s)

[End of School Year Block Party - June 6, 2025](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment