



Oakland Housing  
Authority

**MINUTES OF THE REGULAR MEETING  
BOARD OF COMMISSIONERS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA**

Meetings are recorded and accessible through our website [www.oakha.org](http://www.oakha.org)

Monday, February 24, 2025  
6:00 PM

**1. Pledge of Allegiance**

**2. Roll Call**

Commissioner Jung-Lee was excused from the meeting. All other Commissioners were present.

**Present** - Chair Anne Griffith, Vice Chair Gregory Hartwig, Commissioner Barbara Montgomery, Commissioner William Mayes, Commissioner Janny Castillo.

**Excused**- Commissioner Lynette Jung-Lee.

**3. Approval of Minutes**

Commissioner Mayes moved to Approve item 3.1 which was seconded by Commissioner Montgomery. The motion Passed by the following vote:

**Ayes - 5:** Anne Griffith, Gregory Hartwig, Barbara Montgomery, William Mayes, Janny Castillo

**Nayes - 0:** None

**Excused - 1:** Lynette Jung-Lee

3.1 Approval of the draft minutes of the Regular Board of Commissioners Meeting of January 27, 2025

**Attachments:**

[Draft Minutes of the January 27, 2025 Regular Meeting of the Board of Commissioners](#)

**4. Recognition of people wishing to address the Commission**

There were no persons wishing to recognize the Commission.

**5. Old or Unfinished Business**

There was no old or unfinished business.

**6. Modifications to the Agenda**

There were no modifications to the agenda.

**7. New Business**

**7.1 Public Hearing on the draft Fiscal Year 2026 Making Transitions Work Annual Plan**

**Attachments:**

[Staff Report - FY 2026 Annual MTW Plan](#)

[Draft FY 2026 Annual MTW Plan](#)

[FY 2026 MTW Plan Presentation](#)

Chief Officer of Social Impact, Dominica Henderson, provided an overview of the draft Fiscal Year 2026 Making Transitions Work Annual Plan. Public Comment period opened at 6:25pm PST and closed at 6:26pm PST. There were no members of the public wishing to comment on the Fiscal Year 2026 Making Transitions Work Annual Plan.

Staff answered questions from the Commissioners.

**7.2 Public hearing on proposed changes to the Administrative Plan for the Housing Choice Voucher program.**

**Attachments:**

[Administrative Plan for the Housing Choice Voucher Program Staff Report](#)

[Asset Limitation Modification](#)

[OHA Preferences](#)

Chief Officer of Social Impact, Dominica Henderson, provided an overview on proposed changes to the Administrative Plan for the Housing Choice Voucher Program. Public Comment period opened at 6:27pm PST and closed at 6:28pm PST. There were no members of the public wishing to comment on the Fiscal Year 2026 Making Transitions Work Annual Plan.

Staff answered questions from the Commissioners.

**7.3 Adopt a resolution authorizing the Executive Director to execute a renewal of a Housing Assistance Payment contract with New Altenheim Partners, LP, a California Limited Partnership and an affiliate of Eden Housing, for up to 20 years, for up to 40 Project-based Vouchers (PBV) units, in an estimated annual amount of \$852,000, and a total contract amount of \$17,040,000 at Altenheim.**

Senior Housing phase II.

**Attachments:**

[New Altenheim Partners, LP Housing Assistance Payment Renewal Staff Report](#)  
[Resolution - Altenheim Senior Housing Phase II - Housing Assistance Payment](#)  
[Renewal](#)  
[Resolution #5336](#)

Chief Officer of Social Impact, Dominica Henderson, and Assistant Director of Leased Housing Teela Carpenter, presented this item to authorize the Executive Director to execute a renewal of a Housing Assistance Payment (HAP) Contract with New Altenheim Partners, LP.

Ms. Henderson explained that on Eden Housing requested a renewal of the PBV HAP contract for a term of up to 20 years to 40 units so that the property can continue to provide stable and affordable housing. This action supports the multi-year strategic goal to “Position the Authority as a Sustained Leader in the Preservation of Units and Expansion of Affordable Housing.” With this renewal, the Oakland Housing Authority will require any surplus cash to be reinvested into the property and/or resident services to the extent allowable by the other lenders and investors, without the possibility of surplus cash being siphoned to support other properties.

Staff answered questions from the Commissioners.

Commissioner Castillo moved to Approve item 7.3 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

**Ayes - 5:** Anne Griffith, Gregory Hartwig, Barbara Montgomery, William Mayes, Janny Castillo

**Nayes - 0:** None

**Excused - 1:** Lynette Jung-Lee

- 7.4 Adopt a resolution approving fiscal year 2025 operating budgets for Lion Creek Crossings Phase I and Lion Creek Crossings Phase II pursuant to Rental Assistance Demonstration Program requirements.

**Attachments:**

[Staff Report - FY 2025 Operating Budgets For Lion Creek Crossings Phase I and Lion Creek Crossings Phase II](#)  
[Lion Creek Crossings Phase I FY 2025 Operating Budget](#)  
[Lion Creek Crossings Phase II FY2025 Operating Budget](#)  
[Lion Creek Crossings 2025 Budget Resolution](#)  
[Resolution #5337](#)

Chief Officer of Real Estate Development, Tom Deloye, and Director of Asset Management, Anna Kaydanovskaya, presented this item to adopt a resolution approving fiscal year 2025 operating budgets for Lion Creek Crossings Phase I



and Lion Creek Crossings Phase II pursuant to the Rental Assistance Demonstration (RAD) Program requirements.

Ms. Kaydanovskaya explained that Lions Creek Crossing is a five phase development consisting of 567 units and that each of the phases have public housing units except phase one. The budgets presented for approval were prepared by and for the corresponding partnership owning each Covered Project. The budgets have been reviewed by the Oakland Housing Authority (Authority) staff and both budgets are aligned with similarly sized projects and their projections. The Authority's RAD properties are required by HUD to have replacement reserves amounting to \$57,504 in total deposits per year for Lion Creek Crossings Phase I and \$72,996 per year for Lion Creek Crossings Phase II.

Staff answered questions from the Commissioners.

Vice Chair Hartwig moved to Approve item 7.4 which was seconded by Commissioner Montgomery. The motion Passed by the following vote:

**Ayes - 5:** Anne Griffith, Gregory Hartwig, Barbara Montgomery, William Mayes, Janny Castillo

**Nayes - 0:** None

**Excused - 1:** Lynette Jung-Lee

- 7.5 Oakland Housing Authority Police Department (OHAPD) Annual update of Military Equipment in compliance with Government Code 7072(c) et. seq.

**Attachments:**

[Staff Report - OHAPD Annual Update of Military Equipment](#)  
[CY 2025 Military Equipment Presentation](#)  
[Revised Military Equipment Policy 2025](#)  
[Resolution 5093 Approve Military Equipment Policy July 25, 2022](#)

Interim Chief of the Oakland Housing Authority's Police Department (OHAPD), Luther Dupree, and Lieutenant Casey Mooningham, presented the Annual update of Military Equipment in compliance with Government Code 7072(c) et. seq.

Staff answered questions from the Commissioners.

- 7.6 Adopt a resolution authorizing the Executive Director to approve an amendment to the Oakland Housing Authority Police Department (OHAPD) Military Weapons Policy.

**Attachments:**

[Staff Report - Amendment to OHAPD Military Weapons Policy](#)  
[Revised Military Equipment Policy](#)  
[Military Equipment Policy \(Redlined\)](#)  
[Military Policy Resolution](#)  
[Resolution #5338](#)

Interim Chief of the Oakland Housing Authority's Police Department (OHAPD), Luther Dupree, and Lieutenant Casey Mooringham, presented this item to authorize the Executive Director to approve an amendment to the OHAPD's Military Weapons Policy.

Interim Chief Dupree explained that this amendment of the Military Weapons Policy contains only one revision, located in Section 705.5 of the policy, Military Equipment Inventory. Interim Chief Dupree further explained that the Command and Control Vehicle was a 42-foot Carlin Mobile Vehicle used primarily for Community Engagement, unusual occurrences, and high visibility patrol situations. The vehicle was purchased by the Oakland Housing Authority in the Calendar Year 1994, and reached the end of its useful life. As a result, the vehicle was decommissioned and removed from the Police Departments fleet. At this time the OHAPD has no plans on replacing the Command Center.

Staff answered questions from the Commissioners.

Vice Chair Hartwig moved to Approve item 7.6 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

**Ayes - 5:** Anne Griffith, Gregory Hartwig, Barbara Montgomery, William Mayes, Janny Castillo

**Nayes - 0:** None

**Excused - 1:** Lynette Jung-Lee

- 7.7 Adopt a resolution authorizing the Executive Director to execute an amendment to the contract between the Oakland Housing Authority (Authority) and Castillo Plumbing, to provide as needed plumbing services at Authority-owned and managed properties, by increasing the maximum contract amount for the initial two-year term by \$ 190,000, from \$410,000 to \$600,000, and increasing the maximum contract amount for each of the three - option terms by \$320,000, from \$280,000 to \$600,000 per year for an amended total contract not to-exceed amount from \$1,250,000 to \$2,400,000, for a term not to exceed May 16, 2028.

**Attachments:**

[Staff Report - Castillo Plumbing Contract Amendment](#)

[Resolution 5292 Castillo Plumbing](#)

[Resolution 5133 Castillo Plumbing](#)

[CCGS Review Memo Castillo Plumbing](#)

[Castillo Plumbing Amendment Board Resolution](#)

[Resolution #5339](#)

Directory of Property Management, Mark Schiferl, and Director of Capital Improvements, Bruce Brackett, presented this item to adopt a resolution authorizing the Executive Director to execute an amendment to the contract between the Oakland Housing Authority (Authority) and Castillo Plumbing, to provide as needed plumbing services at Authority-owned and managed properties.



Mr. Schiferl explained that the Authority is currently in the initial term of the contract with Castillo Plumbing through May 16, 2025, and has expended \$315,939.67 of authorized funding. The approval of additional funding will ensure the Authority has the capability to respond effectively and efficiently when addressing urgent, routine, and emergency work orders for plumbing related work orders.

Staff answered questions from the Commissioners.

Commissioner Castillo moved to Approve item 7.7 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

**Ayes - 5:** Anne Griffith, Gregory Hartwig, Barbara Montgomery, William Mayes, Janny Castillo

**Nayes - 0:** None

**Excused - 1:** Lynette Jung-Lee

- 7.8 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 \$ 300,000, from \$400,000 to \$700,000, and for each of the three (3) one-year option terms by a total of \$300,000, from \$200,000 to \$ 500,000 for an amended total contract amount not-to-exceed from \$1,000,000 to \$2,200,000, for a contract term not to exceed June 5, 2029.

**Attachments:**

[Staff Report - Sac Profloors Contract](#)  
[Amendment Resolution 5174 Sac Profloors OHA](#)  
[22-038 Flooring CCGS Memo Board Resolution](#)  
[Sac Profloors Resolution #5340](#)

Directory of Property Managment, Mark Schiferl, and Director of Capital Improvements, Bruce Brackett, presented this item to 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.

Mr. Schiferl explained that Sac ProFloors is currently in the initial term of its contract with the Authority and has expended \$326,199.89 of authorized funding. The approval of additional funding will ensure the Authority has the capability to respond effectively and efficiently when addressing urgent, routine, and emergency work orders for vacancy turnover and the interior rehabilitation of vacant and occupied units.

Staff answered questions from the Commissioners.

Vice Chair Hartwig moved to Approve item 7.8 which was seconded by Commissioner Montgomery. The motion Passed by the following vote:

**Ayes - 5:** Anne Griffith, Gregory Hartwig, Barbara Montgomery, William Mayes, Janny Castillo

**Nayes - 0:** None

**Excused - 1:** Lynette Jung-Lee

- 7.9 Adopt a resolution authorizing the Executive Director to modify Board approved Resolution #5232 with CDW Government LLC., for software, software licenses, and equipment, in an amount not to exceed \$1,300,000, by extending the term from February 28, 2025, to a term not to exceed September 28, 2025.

**Attachments:**

[Staff Report - CDW Government LLC](#)  
[Resolution 5232 Contract with CDW Government LLC](#)  
[CDW Government LLC Resolution](#)  
[Resolution #5341](#)

Director of Information Technology, Brandon White, presented this item to adopt a resolution authorizing the Executive Director to modify Board approved Resolution #5232 with CDW Government LLC., for software licenses, and equipment.

Mr. White explained that the maturity date of the City of Mesa, AZ, Contract #2018011 -01 has been extended from February 28, 2025 to September 28, 2025. The total funding approved by Board Resolution #5232 (\$1,300,000) has not been fully expended. Therefore, staff is requesting to extend the terms of Board Resolution #5232 to allow additional time to execute a contract and utilize the approved funding.

Staff answered questions from the Commissioners.

Vice Chair Hartwig moved to Approve item 7.9 which was seconded by Commissioner Montgomery. The motion Passed by the following vote:

**Ayes - 5:** Anne Griffith, Gregory Hartwig, Barbara Montgomery, William Mayes, Janny Castillo

**Nayes - 0:** None

**Excused - 0:** Lynette Jung-Lee

- 7.10 Informational update on the high-speed wireless infrastructure internet project.

**Attachments:**

[Staff Report - Wireless Internet Project](#)  
[Update Wireless Internet Project Update](#)

Directory of Property Management, Mark Schiferl, provided an informational update on the high-speed wireless infrastructure internet project to the Commissioners.

Staff answered questions from the Commissioners.

## **8. Consent Agenda**

There were no items on the Consent Agenda.

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

Secretary Patricia Wells presented a summary of the Oakland Housing Authority's departments monthly reports.

### **9.1 Written Communications Departments' Monthly Report**

#### **Attachments:**

[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 Oakland Housing and Community Development Department Award To Affordable Housing Developments**

#### **Attachments:**

[Oakland Housing and Community Development Department Award To Affordable Housing Developments](#)

Secretary Patricia Wells briefed the Commissioners on the Oakland Housing and Community Development Department Award to affordable housing developments in the city of Oakland.

### **10.2 The Kelsey Ayer Station Tour - January 31, 2025**

#### **Attachments:**

[Kelsey Station Tour Photos](#)

Secretary Patricia Wells briefed the Commissioners on the Kelsey Ayer Station Tour that staff took on January 31, 2025.

### **10.3 Oakland City Council's Recognition of Commissioner Barbara Montgomery for 2025 Black History and Futures Month - February 18, 2025**



**Attachments:**

[Commissioner Barbara Montgomery Oakland City Council Recognition Photos](#)

Secretary Patricia Wells briefed the Commissioners on Commissioner Barbara Montgomery recognition by the Oakland City Council for 2025 Black History and Future Month on February 18, 2025.

10.4 SF YIMBY Article On Oakland Housing Authority's 77th and Bancroft Development

**Attachments:**

[SF YIMBY Article On 77th & Bancroft Development](#)

Secretary Patricia Wells briefed the Commissioners on the SF YIMBY article on the Oakland Housing Authority's 77th and Bancroft Development.

**11. Reports of Commission Committees**

There were no reports of Commission Committees.

**12. Announcements by Commissioners**

There were no announcements by Commissioners.

**13. Adjournment to Closed Session**

Commissioner Mayes moved to Approve adjournment to Closed Session which was seconded by Vice Chair Hartwig. The motion Passed by the following vote:

**Ayes - 5:** Anne Griffith, Gregory Hartwig, Barbara Montgomery, William Mayes, Janny Castillo

**Nayes - 0:** None

**Excused - 1:** Lynette Jung-Lee

**14. Closed Session**

**14.1 Conference with Legal Counsel-Anticipated Litigation:** Anticipated litigation pursuant to subdivision (d)(4) of Government Code Section 54956.9:

One potential case

**14.2 Conference with Real Property Negotiations** (Government Code § 54956.8) **Property:** 401 Santa Clara Avenue, Oakland, CA 94610

**APNs:** 0100823-015-05 and 010-0823-039-02

**Agency Negotiation:** Patricia Wells, Executive Director; Tom Deloye, Chief

Officer of Real Estate Development; Jhaila Brown, General Counsel; Isabel Brown, General Counsel

**Negotiating Parties:** Humangood Norcal, a California nonprofit public benefit corporation

**15. Adjournment**

Vice Chair Hartwig moved to Approve Adjournment of the meeting which was seconded by Commissioner Mayes. The motion Passed by the following vote:

**Ayes - 5:** Anne Griffith, Gregory Hartwig, Barbara Montgomery, William Mayes, Janny Castillo

**Nayes - 0:** None

**Excused - 1:** Lynette Jung-Lee



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Anne Griffith, Chair of the Board



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Patricia Wells, Secretary/Executive Director