



Board of Commissioners

CHAIRPERSON ANNE GRIFFITH
VICE CHAIRPERSON LYNETTE JUNG-LEE
GREGORY HARTWIG
JANNY CASTILLO
BARBARA MONTGOMERY
WILLIAM MAYES
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 **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, October 26, 2026 at 6:00 PM
1619 Harrison Street, Oakland, CA 94612**



Oakland Housing
Authority

AGENDA
Regular Meeting
October 26, 2026, 6:00 PM

Language Interpretation Services

To ensure full access and participation in the Oakland Housing Authority's (OHA) Board of Commissioners meetings, language interpretation services are available at no cost to attendees. If you need interpretation in Spanish, Chinese, Vietnamese, or any other language, please notify the OHA Assistant Board Clerk at least 48 hours before the meeting so arrangements can be made.

For assistance, contact:

*Mercedes Gaskin,
Assistant Board Clerk,
Oakland Housing Authority
Phone: (510) 874-1530
Email: mgaskin@oakha.org*

The Oakland Housing Authority complies with all federal, state, and local laws regarding language access and strives to make its meetings accessible to all members of the community.

Zoom Information

To participate via teleconference, please use the zoom link below.

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/83333770268?pwd=1w5ObU9W2eDAILQDza1TkEwkBUBB9d.1>

Meeting ID (access code): 833 3377 0268 Meeting Password: 108531

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): 833 3377 0268 Meeting Password: 108531

1. Pledge of Allegiance

2. Roll Call

The Chair will confirm that there are 4 Commissioners in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, unless a Commissioner is meeting under the "Reasonable Accommodation" teleconference circumstance which does count towards the quorum requirement. Each board member who is accessing the meeting remotely must disclose verbally whether they are able to be remote under: (1) just cause, or (2) reasonable accommodation/disability teleconferencing circumstances. Remote Commissioners must provide a general description of the circumstances relating to need to appear remotely at the given meeting. 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 26-2716 Approval of the minutes of the September 28, 2026 regular Board of Commissioner's meeting.

Attachment(s)

[Draft Minutes For September 28, 2026 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 in Zoom information. 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 26-2597 Informational Presentation on the Fiscal Year 2026 Moving to Work/Making Transitions Work Annual Report.

Attachment(s)

[Staff Report - Fiscal Year 2026 Moving to Work/Making Transitions Work Annual Report](#)

[FY 2026 MTW Report Presentation](#)

[FY 2026 MTW Report](#)

- 7.2 26-2692 Adopt a resolution authorizing the Executive Director to execute an Employee Sharing Agreement with California Affordable Housing Initiatives, Inc. (CAHI) to provide it use of personnel resources for operational and administrative support for a five-year term to expire December 31, 2031, in an amount not to exceed \$830,000 annually.

Attachment(s)

[Staff Report - Employee Sharing Agreement with California Affordable Housing Initiatives, Inc.](#)

[Resolution - OHA-CAHI Employee Sharing Agreement](#)

- 7.3 26-2713 Adopt a resolution to rescind Resolution No. 5368, adopted on April 28, 2025, which authorized a conditional award of Moving to Work (MTW) Funds for a Rental Assistance Subsidy (RAS) in an amount not to exceed \$2,909,638 to Mandela Homes, L.P., for Mandela Homes, and authorizing the Executive Director to negotiate and execute RAS documents and any other necessary documents, with the advice of counsel; and to authorize the reallocation of the \$2,909,638 to fund future RAS and/or development loan awards, in any combination thereof, for to-be-selected affordable housing development projects, including projects selected through the City of Oakland's (City) upcoming Notice of Funding Availability (NOFA) for New Construction of Multifamily Affordable Rental Housing that is anticipated to be published in late 2026 or early 2027.

Attachment(s)

[Staff Report - Mandela Homes Rescind Resolution No. 5368](#)

[Resolution 5368 - Mandela Homes RAS Conditional Commitment](#)

[Resolution - Rescission of \\$2,909,638 RAS to Mandela Homes](#)

- 7.4 26-2715 Adopt a resolution authorizing the commitment of up to \$5,000,000 of Moving to Work (MTW) reserve funds, as well as up to \$2,909,638 of reallocated Rental Assistance Subsidy (RAS) funding earlier awarded but declined by Mandela Homes, L.P., if such funding is approved by the Board of Commissioners, for a total of up to \$7,909,638, to fund one or more Oakland Housing Authority (Authority) approved

affordable housing development projects through the Authority's competitive selection process, and which have been first selected by the City of Oakland (City) through its anticipated late 2026 or early 2027 Notice of Funding Availability for the new construction of multifamily affordable rental housing; and authorizing the Executive Director or designee, on behalf of the Authority, to execute all documents memorializing the Authority's commitment to fund up to \$7,909,638 in MTW Funds.

Attachment(s)

[Staff Report - Mandela Homes Rental Assistance Subsidy](#)
[2027 City NOFA Presentation](#)
[Resolution - 2027 City NOFA - \\$7,909,863 Allocation](#)

- 7.5 25-2072 Adopt a resolution authorizing the Executive Director to enter into a contract or issue a Purchase Order With Terms between the Oakland Housing Authority and HD Supply Facilities Maintenance, Ltd., utilizing OMNIA cooperative agreement Contract #260006-RFP (02) for the purchase of maintenance, repair, operating supplies, industrial supplies, and related products and services for Oakland Housing Authority owned and managed properties in an amount not to exceed \$9,000,000 for a two year initial term and three (3) one-year option terms not to exceed January 31, 2031.

Attachment(s)

[Staff Report - HD Supply](#)
[HD Supply Flyer](#)
[OMNIA Cooperative HD Supply Executive Summary](#)
[CCGS Review Memo HD Supply](#)
[Resolution - HD Supply](#)

- 7.6 26-2676 Adopt a resolution authorizing the Executive Director to purchase telecommunication services from AT&T, utilizing the State of California Network and Telecommunications (CALNET) cooperative purchasing agreement, for an amount not to exceed \$380,000 through June 30, 2027, and to execute any related agreements or documents as approved by the Housing Authority of the City of Oakland's (Authority) counsel.

Attachment(s)

[Staff Report - AT&T Telecommunication Services](#)
[CCGS Review Memo - ATT CALNET](#)
[Resolution - ATT CALNET](#)

- 7.7 26-2677 Adopt a resolution authorizing the Executive Director to utilize the cooperative agreement between the State of Utah Division of Purchasing and Cellco Partnership d/b/a Verizon Wireless, through

NASPO ValuePoint Master Agreement #MA152-1, for Wireless Data, Voice, and Accessories, in an amount not to exceed up to \$413,333.33 per year, for a total agreement amount not to exceed up to \$1,240,000.00, for a term through August 11, 2029.

Attachment(s)

[Staff Report - Verizon Wireless, Wireless Data, Voice, and Accessories](#)

[CCGS Review Memo Verizon Wireless](#)

[Resolution - Verizon Wireless NASPO ValuePoint](#)

- 7.8 26-2744 Informational presentation related to an Oakland Housing Authority (Authority) procurement for Cybersecurity Risk Assessment and Penetration Testing Services (RFP #26-014).

Attachment(s)

[Staff Report - Informational presentation Cybersecurity Risk Assessment and Penetration Testing Services](#)

[Cybersecurity Services Multi-Vendor Pool Presentation](#)

- 7.9 26-2731 Adopt a resolution authorizing the Executive Director to execute a three-year contract, with two (2) one-year option terms, with JANUS Software, Inc. d/b/a JANUS Associates for Cybersecurity Risk Assessment and Penetration Testing Services (RFP #26-014), in an amount not to exceed \$300,000 for the first year and \$200,000 per year thereafter, for a total amount not to exceed \$1,100,000, for a term through November 30, 2031.

Attachment(s)

[Staff Report - JANUS Software](#)

[CCGS Review Memo - JANUS Software](#)

[JANUS Resolution](#)

- 7.10 26-2741 Adopt a resolution authorizing the Executive Director to execute a three-year contract, with two (2) one-year option terms, with Global Solutions Group, Inc. for Cybersecurity Risk Assessment and Penetration Testing Services (RFP #26-014), in an amount not to exceed \$100,000 for the first year and \$200,000 per year thereafter, for a total amount not to exceed \$900,000, for a term through November 30, 2031.

Attachment(s)

[Staff Report - Global Solutions Group, Inc.](#)

[CCGS Review Memo - Global Solutions Group, Inc.,](#)

[Global Solutions Group, Inc 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 26-2602 Adopt a resolution authorizing the Executive Director to execute a renewal of a Housing Assistance Payment contract with Village-Side Housing Partners, L.P., a California limited partnership, for up to two years, for up to 10 Project-based Vouchers (PBV) units, in an estimated annual amount of \$292,800, and a total contract amount of \$585,600, at Lion Creek Crossings Phase IV on the approved form and subject to the current conditions and applicable regulatory requirements prescribed by the U.S. Department of Housing and Urban Development (Department).

Attachment(s)

[Staff Report - Housing Assistance Payment Village-Side Housing Partners](#)

[Resolution - Lion Creek Crossings Phase IV Housing Assistance Payment Contract Renewal](#)

- 8.2 26-2603 Adopt a resolution authorizing the Executive Director to execute a renewal of a Housing Assistance Payment (HAP) contract with Jefferson Oaks, L.P., a California limited partnership, for up to 20 years, for up to 100 Project-based Voucher (PBV) units, in an estimated annual amount of \$1,902,000, and a total contract amount of \$38,040,000, at The Savoy Apartments on the approved form and subject to the current conditions and applicable regulatory requirements prescribed by the U.S. Department of Housing and Urban Development (Department).

Attachment(s)

[Staff Report - Housing Assistance Payment Jefferson Oaks](#)

[Resolution - The Savoy Housing Assistance Payment Contract Renewal](#)

- 8.3 26-2671 Adopt a resolution authorizing the Executive Director to execute an agreement with the County of Alameda Department of Housing and Community Development (HCD) for the Shelter Plus Care (S+C) Single-Room Occupancy (SRO) program, in an amount not to exceed \$950,000, for the term November 1, 2026 to October 31, 2027.

Attachment(s)

[Staff Report - Shelter Plus Care Single-Room Occupancy \(SRO\) Program](#)

[Resolution - Shelter Plus Care Single-Room Occupancy Program](#)

- 8.4 26-2721 Approval of a California Public Employees System (CalPERS) Resolution for the 001 Unrepresented Group, fixing the Oakland Housing Authority's (Authority) Contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - 001 Unrepresented Group](#)

[Resolution For Unrepresented Group, PEMHCA](#)

- 8.5 26-2722 Approval of a California Public Employees System (CalPERS) Resolution for the 002 Alameda County Building and Construction Trades Council Unit, fixing the Oakland Housing Authority's (the Authority) contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - 002 Alameda County Building and Construction Trades Council Unit](#)

[Resolution For Alameda County Building and Construction Trades Council Unit, PEMHCA](#)

- 8.6 26-2723 Approval of a California Public Employees System (CalPERS) Resolution for the 004 Local 1021, SEIU Maintenance Unit, fixing the Oakland Housing Authority's (the Authority) contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - 004 Local 1021, SEIU Maintenance Unit](#)

[Resolution For 004 Local 1021, SEIU Maintenance Unit, PEMHCA](#)

- 8.7 26-2724 Approval of a California Public Employees System (CalPERS) Resolution for the 005 Local 1021 SEIU APA/HAR Unit, fixing the Oakland Housing Authority's (the Authority) Contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - 005 Local 1021 SEIU APA/HAR Unit](#)

[Resolution For 005 Local 1021 SEIU APA/HAR Unit, PEMHCA](#)

- 8.8 26-2725 Approval of a California Public Employees System (CalPERS) Resolution for the 006 Local 29 OPEIU Unit, fixing the Oakland Housing Authority's (Authority) Contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - 006 Local 29 OPEIU Unit](#)

[Resolution For 006 Local 29 OPEIU Unit, PEMHCA](#)

- 8.9 26-2726 Approval of California Public Employees System (CalPERS) Resolution 701 for the Unrepresented (Retiree) Group, fixing the Oakland Housing Authority's (Authority) Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - 701 for the Unrepresented \(Retiree\) Group](#)

[Resolution For 701 For The Unrepresented \(Retiree\) Group, PEMHCA](#)

- 8.10 26-2727 Approval of a California Public Employees System (CalPERS) Resolution for the 702 Alameda County Building and Construction Trades Council in the ICMA Retirement Plan, fixing the Oakland Housing Authority's (Authority) Contribution under the Public

Employees' Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - 702 Alameda County Building and Construction Trades Council in the ICMA Retirement Plan](#)
[Resolution For 702 Alameda County Building and Construction Trades Council ICMA Retirement Plan, PEMHCA](#)

- 8.11 26-2728 Approval of a California Public Employees System (CalPERS) Resolution for the 704 Local 1021 SEIU ICMA Retiree Unit, fixing the Oakland Housing Authority's (Authority) contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - 704 Local 1021 SEIU ICMA Retiree Unit](#)
[Resolution For 704 Local 1021 SEIU ICMA Retiree Unit, PEMHCA](#)

- 8.12 26-2729 Approval of a California Public Employees System (CalPERS) Resolution for the 706 Local 29 OPEIU ICMA Retiree Unit, fixing the Oakling Housing Authority's (the Authority) contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachment(s)

[Staff Report - 706 Local 29 OPEIU ICMA Retiree Unit](#)
[Resolution For 706 Local 29 OPEIU ICMA Retiree Unit, PEMHCA](#)

9. Written Communications Departments' Monthly Report

- 9.1 26-2712 Written Communications Departments' Monthly Report

Attachment(s)

[01- Family & Community Partnerships](#)
[02 - Leased Housing](#)
[03 - Office of Property Operations](#)
[04 - Capital Improvement 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 26-2718 43rd Annual Senior Splendor - October 1, 2026

Attachment(s)

[43rd Annual Senior Splendor](#)

- 10.2 26-2737 2026 National NAHRO Conventions - October 13 - October 17, 2026

Attachment(s)

[2026 National NAHRO Conference](#)

- 10.3 26-2745 HUD Job Plus New Grantee Convening - September 22 - September 24, 2026

Attachment(s)
[HUD Job Plus New Grantee Convening](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment to Closed Session

14. Closed Session

14.1 26-2730 **Conference with Legal Counsel-Anticipated Litigation:
Anticipated litigation pursuant to subdivision (d)(4) of
Government Code Section 54956.9:**

One potential case

15. Adjournment