



Oakland Housing Authority

Board of Commissioners

CHAIRPERSON ANNE GRIFFITH
VICE CHAIRPERSON GREGORY HARTWIG
LYNETTE JUNG-LEE
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, January 26, 2026 at 6:00 PM
1619 Harrison Street, Oakland, CA 94612**



Oakland Housing
Authority

AGENDA
Regular Meeting
January 26, 2026, 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/81648174388?pwd=8SDwOHZI6kGmafBMDa2nQuPObAL6Lu.1>

Meeting ID (access code): 816 4817 4388 Meeting Password: 899313
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): 816 4817 4388 Meeting Password: 899313

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 25-2273 Approval of the minutes for the December 8, 2025 Regular Board of Commissioners Meeting

Attachment(s)

[Draft Minutes For The December 8, 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 25-2281 A resolution approving a three-year Master Agreement between the Oakland Housing Authority and Local 1021, SEIU Maintenance Unit.

Attachment(s)

[Staff Report - Master Agreement Local 1021, SEIU Maintenance Unit](#)
[Resolution - 1021 Cost of Living Adjustment Maintenance](#)

7.2 25-2282 A Resolution Authorizing Cost-of-living Adjustments for employees of the Authority not subject to a Memorandum of Understanding.

Attachment(s)

[Staff Report - Unrepresented Positions Cost-of-living Adjustments](#)
[Resolution - Cost of Living Adjustment Unrepresented](#)

7.3 25-2308 A Resolution approving a three-year Master Agreement between the Oakland Housing Authority and Local 1021 SEIU Assistant Property

Administrator (APA), Housing Assistance Representative (HAR), and Housing Eligibility Specialist (HES) Unit.

Attachment(s)

[Staff Report - Master Agreement Local 1021 SEIU Assistant Property Administrator](#)
[Resolution - Cost of Living Adjustment 1021 APA HAR HES](#)

7.4 25-2272 Adopt a resolution authorizing and approving amendments to the Oakland Housing Authority Technology Usage and Security Policy.

Attachment(s)

[Staff Report - Technology Usage and Security Policy](#)
[Proposed Technology Usage and Security Policy Draft](#)
[Resolution - Technology Policy \(Amended January 26, 2026\)](#)

7.5 25-2283 Adopt a resolution authorizing the Executive Director to execute a two-year contract, with two (2) one-year option terms with Quisitive LLC, through a General Services Administration Multiple Award Schedule (MAS) in an amount not to exceed \$322,295.94 for the initial term, and \$161,147.97 for each one-year option term, for an amount not to exceed \$644,591.88, for a term not to exceed January 31, 2030.

Attachment(s)

[Staff Report - Quisitive LLC](#)
[Quisitive CCGS Memo](#)
[Quisitive LLC GSA Pricing](#)
[Resolution - Quisitive](#)

7.6 25-2280 Adopt a resolution authorizing the Executive Director to execute a contract amendment with SPARQ Holding Inc., utilizing unspent funds in an amount not to exceed \$480,000, from the current SPARQ Holding Inc. contract (Resolution #5326), and extending the contract for a term not to exceed December 31, 2026.

Attachment(s)

[Staff Report - Contract Amendment With SPARQ Holding Inc](#)
[Resolution #5326](#)
[Resolution - SPRAQ Amendment](#)

7.7 25-2270 Update on installation of high-speed wireless internet (Wi-Fi) at Adel Court, a 30-unit public housing development designated for seniors.

Attachment(s)

[Staff Report - Adel Court Wireless Internet Installation Update](#)

7.8 25-2292 Informational Presentation of the Year in Review: 2025

Attachment(s)

[Staff Report - 2025 Year In Review](#)
[2025 Year in Review](#)

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 25-2179 Adopt a resolution authorizing the Executive Director to execute a renewal of a Housing Assistance Payment (HAP) contract with 401 Fairmount, L.P., a California nonprofit public benefit corporation, for up to 15 years, for up to 16 Project-based Vouchers (PBV) units, in an estimated annual amount of \$350,976, and a total contract amount of \$5,264,640 at Fairmount Apartments, on the approved form and subject to the current conditions prescribed by the Department, and in accordance with the regulatory requirements of Housing Opportunity Through Modernization Act (HOTMA).

Attachment(s)

[Staff Report - Housing Assistance Payment Renewal For 401 Fairmount, L.P.](#)

[Resolution Fairmount Apartments - Housing Assistance Payment Contract Renewal](#)

8.2 25-2264 Adopt a resolution authorizing the Executive Director to write off \$80,666 in Tenant Account Receivables deemed uncollectable for public housing tenants who vacated third-party-managed properties during the period between July 1, 2025, and December 31, 2025.

Attachment(s)

[Staff Report - Third Party Tenant Account Receivables Write Off Tenant Account Receivables Details](#)

[Tenant Account Receivables Resolution](#)

8.3 25-2295 Adopt a resolution authorizing the Executive Director to write off \$184,284.73 in Tenant Account Receivables deemed uncollectable for public housing tenants who vacated Authority managed properties during the period between July 1, 2025, and December 31, 2025.

Attachment(s)

[Staff Report - Authority Managed Tenant Account Receivables Write Off](#)

[Resolution Delinquent Account Write off December 2025](#)

9. Written Communications Departments' Monthly Report

9.1 25-2269 Written Communications Departments' Monthly Reports For November 2025

Attachment(s)

[01- Family & Community Partnerships](#)

[02-Leased Housing](#)

[03 - Office of Property Operations](#)

[04 - Capital Improvements Department](#)
[05- Office of Real Estate Development](#)
[06 - Asset Management](#)

9.2 25-2271 Written Communications Departments' Monthly Reports For December 2025

Attachment(s)

[01- Family & 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 25-2276 2025 Winter Wonderland Extravaganza - December 17, 2025

Attachment(s)

[2025 Winter Wonderland Extravaganza](#)

10.2 25-2293 Oakland Housing Authority Employee Association's Holiday Gathering - December 11, 2025

Attachment(s)

[Oakland Housing Authority Employee Association's Holiday Gathering](#)

10.3 25-2290 Coro Fellows Program in Public Affairs Housing Week

Attachment(s)

[Coro FFPA Housing Week](#)

10.4 25-2300 Oakland Housing Authority Police Department's 17th Annual Three Wise Men Toy Giveaway - January 6, 2026

Attachment(s)

[17th Annual OHAPD Toy Giveaway](#)

10.5 25-2315 2026 Point-in-Time Count - January 22, 2026

Attachment(s)

[2026 Point-in-Time](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment to Closed Session

14. Closed Session

14.1 25-2296 **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:

- Building and Trades Council (BTC); and
- Local 29, Office and Professional Employees Union

14.2 25-2297 **Conference with Legal Counsel-Anticipated Litigation: Anticipated litigation pursuant to subdivision (d)(4) of Government Code Section 54956.9:**

One potential case

14.3 25-2301 **Conference with Real Property Negotiations (Government Code 54956.8)**

Property: 805 North 71st, Oakland, CA, 94621

APN: 041-4166-054

Agency Negotiation: Patricia Wells, Executive Director, Tom Deloye, Chief Officer of Real Estate Development, Jhaila Brown, General Counsel, Drew Felder, Senior Director of Human Resources and Employee Experience, Dominica Henderson, Chief of Social Impacts; Victor Madamba, Director of Finance.

Negotiating Parties: Coliseum Transit Village One, LP

Under Negotiation: Price and terms of payment.

15. Adjournment