



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 **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 22, 2026 at 6:00 PM
1619 Harrison Street, Oakland, CA 94612**



Oakland Housing
Authority

AGENDA
Annual Meeting
June 22, 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/84216508904?pwd=7nyyMG7JzrsicspkhO9TfTDjVavGl.1>

Meeting ID (access code): [842 1650 8904](#) **Meeting Password:** [965149](#)

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): [842 1650 8904](#) **Meeting Password:** [965149](#)

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 26-2515 Approval of the minutes for the May 18, 2026 Special Board of Commissioners Meeting.

Attachment(s)

[Draft Minutes For The May 18, 2026 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 26-2468 Nomination and Election of Chairperson and Vice Chairperson of the Oakland Housing Authority Board of Commissioners.

Attachment(s)

[Staff Report - Nomination and Election of Board of Commissioner's Chairperson and Vice Chairperson](#)
[Oakland Housing Authority Bylaws and Commission Rules and Procedures](#)

7.2 26-2469 Nomination and Election of Directors for Oakland Affordable Housing Preservation Initiatives (OAHPI) Board.

Attachment(s)

[Staff Report - Nomination and Election of OAHPI Directors](#)
[Amended and Restated Bylaws of the Oakland Affordable Housing Preservation Initiatives](#)

7.3 25-2312 Nomination and Election of Directors of Tassafaronga Housing Corporation.

Attachment(s)

[Staff Report - Nomination and Election of Tassafaronga Housing Corporation Directors](#)
[THC Amended and Restated Bylaws](#)

7.4 26-2385 Presentation of Oakland Housing Authority insurance programs.

Attachment(s)

[Staff Report - Presentation of Oakland Housing Authority Insurance Programs](#)
[2026-2027 Oakland Housing Authority Insurance Programs Presentation](#)

7.5 26-2386 Adopt a resolution authorizing the Executive Director to purchase comprehensive insurance policies during the period of July 1, 2026 to June 30, 2027, in a total aggregate amount not to exceed \$2,800,000.

Attachment(s)

[Staff Report - Purchase of Comprehensive Insurance Policies](#)
[Resolution - Insurance Purchase July 2026 Through June 2027](#)

7.6 26-2568 Adopt a resolution authorizing the Executive Director to Negotiate and Execute Documents and Spend up to \$13,125,000 of Moving-To-Work Reserves subject to clearance under the National Environmental

Policy Act (NEPA) to acquire the First Mortgage Loan, and make other fundings related to the financial restructuring of the Coliseum Connections Project to stabilize and preserve the 110 units of affordable housing.

Attachment(s)

[Staff Report - First Mortgage Loan](#)

[Coliseum Connections OHA Board Memo Exhibits](#)

[RAMP Resolution 26-002 Formation Limited Liability Company](#)

[Resolution - Coliseum Connections First Mortgage Loan](#)

- 7.7 26-2567 Adopt a Resolution authorizing the Executive Director to execute an amendment to the contract between the Oakland Housing Authority (Authority) and ATI Restoration, LLC for Disaster Relief Services for Authority-owned and managed properties and administrative buildings, authorizing up to four (4) additional one-year option terms in an amount not to exceed \$600,000 per option term, increasing the total contract authority by \$2,400,000 from \$1,200,000 to an amount not to exceed \$3,600,000, for a term not to exceed May 7, 2030, subject to the underlying awarding agency exercising the corresponding option terms under the cooperative purchasing agreement.

Attachment(s)

[Staff Report - ATI Resolution](#)

[ATI Omnia FLyer](#)

[OMNIA Executive Summary ATI Restoration](#)

[ATI CCGS Review Memo](#)

[Resolution #5280](#)

[ATI_Restoration_LLC_Resolution.docx](#)

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 26-2375 Adopt a resolution authorizing the Executive Director to execute a renewal of a Housing Assistance Payment (HAP) contract with St. Joseph's Senior, L.P., a California nonprofit public benefit corporation, an affiliate of BRIDGE Housing, for up to seven (7) years, for up to 83 Project-based Vouchers (PBV) units, in an estimated annual amount of \$1,470,096, and a total contract amount of \$10,290,672 at St. Joseph Senior Apartments.

Attachment(s)

[Staff Report -St. Joseph Senior HAP Contract Renewal](#)

[Resolution - St. Joseph Senior Housing Assistance Payment Contract Renewal](#)

- 8.2 26-2550 Adopt a resolution ratifying the execution of an agreement with the County of Alameda Department of Housing and Community Development (AC-HCD) to administer the Shelter Plus Care (S+C) Sponsor-Based Rental Assistance (SRA) program for at least 51 rental units, in an estimated amount not to exceed \$1,800,000, for the term May 1, 2026 to April 30, 2027.

Attachment(s)

[Staff Report - Shelter Plus Care Sponsor-Based Rental Assistance Shelter Plus Care SRA Resolution](#)

- 8.3 26-2551 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 for at least 19 rental units, in an amount not to exceed \$600,000 for the term July 1, 2026, to June 30, 2027.

Attachment(s)

[Staff Report - Shelter Plus Care Home for Wellness Shelter Plus Care H4W Resolution 2026](#)

9. Written Communications Departments' Monthly Report

- 9.1 26-2516 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 26-2517 Flicker & Flicker Bird Homes Grand Opening - May 19, 2026

Attachment(s)

[Flicker & Flicker Bird Homes Grand Opening](#)

- 10.2 26-2518 PSWRC NAHRO Santa Barbara - May 28, 2026

Attachment(s)

[PSWRC NAHRO Santa Barbara](#)

- 10.3 26-2522 Groundbreaking of 34th and San Pablo - May 29, 2026

Attachment(s)

[Groundbreaking 34th and San Pablo](#)

- 10.4 26-2565 Peralta Summer Block Party - June 5, 2026

Attachment(s)
[Peralta Summer Block Party](#)

10.5 26-2566 Affordable Housing Month Wrap Up

Attachment(s)
[Affordable Housing Month Tour](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment to Closed Session

14. Closed Session

14.1 26-2523 **Conference with Legal Counsel-Anticipated Litigation: Anticipated litigation pursuant to subdivision (d)(4) of Government Code Section 54956.9:**

One potential case

14.2 26-2571 **Conference with Real Property Negotiations (Government Code 54956.8)**

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

APN: 041-4166-054

Agency Negotiation: Patricia Wells, Executive Director, Tom Deloye, Chief Officer of Real Estate Development, Isabel Brown, Counsel, Victor Madamba, Director of Finance, Jonathan Young, Senior Development Program Manager, Jhaila R. Brown, General Counsel, Joel Rubenzahl, Consultant.

Negotiating Parties: Coliseum Transit Village One, LP

Under Negotiation: Price and terms of payment.

15. Adjournment