



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, February 23, 2026 at 6:00 PM
1619 Harrison Street, Oakland, CA 94612



Oakland Housing
Authority

AGENDA
Regular Meeting
February 23, 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/88310115921?pwd=ZhG410pBxD46bud7GZSqYNctcGI7S.1>

Meeting ID (access code): 883 1011 5921 Meeting Password: 585320

Closed Caption – provided through the link.

To participate by Telephone: [1-669-219-2599](tel:1-669-219-2599) ; [1-213-338-8477](tel:1-213-338-8477); [1-206-337-9723](tel:1-206-337-9723)

Meeting ID (access code): 883 1011 5921 Meeting Password: 585320

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 25-2325 Approval of the minutes for the January 26, 2025 Regular Board of Commissioners Meeting

Attachment(s)

[Draft Minutes For The January 26, 2026 Board of Commissioners Regular 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 25-2333 Recognition of staff for their exceptional efforts to serve families and support the City of Oakland's Emergency Response.

Attachment(s)

[Staff Report - Recognition of Staff for Exceptional Efforts](#)

- 7.2 25-2260 A Public Hearing on the draft Fiscal Year 2027 Making Transitions Work Annual Plan

Attachment(s)

[Staff Report - Public Hearing On draft Fiscal Year 2027 Making Transitions Work Annual Plan](#)
[Draft FY 2027 MTW Plan Presentation](#)
[Draft Fiscal Year 2027 MTW Annual Plan](#)

- 7.3 25-2261 A Public Hearing on the proposed changes to the Administrative Plan

for the Housing Choice Voucher program and the Admission and Continued Occupancy Policy for the Public Housing program.

Attachment(s)

[Staff Report - Public Hearing Administrative Plan and Admission and Continued Occupancy Policy for the Public Housing Program](#)
[2026 Policy Modifications](#)
[2026 Draft Policy Updates - Redline](#)

- 7.4 24-1706 The Oakland Housing Authority Police Department (OHAPD) is providing an annual update of Military Equipment to the Board of Commissioners in compliance with Government Code 7072(c) et. seq.

Attachment(s)

[Staff Report - Military Equipment](#)
[2026 Military Equipment Presentation](#)
[Military Equipment Policy](#)
[Resolution 5093 Approve Military Equipment Policy July 2022](#)

- 7.5 25-2279 Adopt a Resolution authorizing the Executive Director to negotiate and execute documents necessary for the resyndication and rehabilitation of Chestnut Court and Linden Court and authorizing the Executive Director to make a Predevelopment Loan in an amount not to exceed \$480,000 to fund a portion of predevelopment costs for the project and negotiate and execute documents necessary to make the Predevelopment Loan

Attachment(s)

[Staff Report - Chestnut Linden Resyndication](#)
[Chestnut-Linden Resyndication Presentation](#)
[Figures 1-3 \(Organizational Charts\)](#)
[Resolution 5345 Chestnut Linden RAD & Section 18 Blend Application Authorization](#)
[Resolution - Chestnut-Linden Resyndication](#)

- 7.6 25-2299 Adopt a resolution authorizing the Executive Director to execute an amendment to the contract with Youth Uprising (YU), for a Year-Round Youth Employment program to serve Oakland Housing Authority (OHA) youth aged 16-24, and utilize unspent funds in an amount not to exceed \$270,850 from the current Youth Uprising contract (Resolution #5350), and extending the contract term to expire April 21, 2027.

Attachment(s)

[Staff Report - Youth Uprising Contract Amendment](#)
[Youth Uprising \(YU\) NCP](#)
[YU Resolution #5350](#)
[Resolution - Youth Uprising Extension](#)

- 7.7 25-2309 Adopt a resolution authorizing the Executive Director to execute an

amendment to the contract between the Oakland Housing Authority and PaveConnect Logistics, LLC for Exterior Surfacing Products, Services, and Paving Solutions services at Oakland Housing Authority owned and managed properties, utilizing unspent funds authorized by the Board of Commissioners under Resolution 5281, in an amount not to exceed \$1,800,000, and extending the contract term not to exceed April 30, 2027.

Attachment(s)

[Staff Report - Pave Connect Renewal](#)

[PaveConnect Overview](#)

[PaveConnect Renewal](#)

[PaveConnect Resolution 5281](#)

[Resolution - PaveConnect Contract Amendment](#)

- 7.8 25-2191 Adopt a resolution authorizing the Executive Director to execute contract between the Oakland Housing Authority (Authority) and West Coast Arborists, Inc. (WCA) utilizing OMNIA Cooperative contract # PM-25-13 for the purchase of tree trimming services, and/ or related products for Authority owned and managed Public Housing properties and administrative properties in an amount not to exceed of \$700,000, for an initial term not to exceed June 30, 2027, with the option to renew for up to three (3) additional one-year option terms, subject to the exercise of such one year option terms by the underlying awarding body, for an amount not to exceed \$350,000 for each option term, for a total contract not to exceed \$1,750,000, for a term not to exceed June 30, 2030.

Attachment(s)

[Staff Report - West Coast Arborist](#)

[West Coast Arborist \(WCA\) Summary](#)

[CCGS Memo West Coast Arborist](#)

[Resolution - West Coast Arborist](#)

- 7.9 26-2341 A resolution approving a three-year Master Agreement between the Oakland Housing Authority and Local 29, OPEIU

Attachment(s)

[Staff Report - Cost of Living Adjustment 29 OPEIU](#)

[Resolution -Cost of Living Adjustment 29 OPEIU](#)

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.

9. Written Communications Departments' Monthly Report

- 9.1 25-2321 Written Communications Departments' Monthly Reports

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 25-2329 NorCal/Nevada NAHRO Conference: January 25 - January 27, 2026

Attachment(s)

- [2026 NorCal/Nevada NAHRO Conference](#)

10.2 25-2331 Oakland Housing Authority Pancake Breakfast: February 7, 2026

Attachment(s)

- [OHA Pancake Breakfast](#)

10.3 25-2334 2026 CAHA Annual Meeting

Attachment(s)

- [2026 CAHA Annual Meeting](#)

10.4 25-2328 2026 Transportation-Housing and Urban Development (THUD) Bill

Attachment(s)

- [2026 THUD Bill](#)

11. Reports of Commission Committees

11.1 25-2332 Standing Committee For Real Estate Development Report

Attachment(s)

- [Staff Report - Standing Real Estate Development Committee Meeting](#)

12. Announcements by Commissioners

13. Adjournment to Closed Session

14. Closed Session

14.1 25-2326 **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 25-2327 **Conference with Legal Counsel-Anticipated Litigation:
Anticipated litigation pursuant to subdivision (d)(4) of
Government Code Section 54956.9:**

One potential case

15. Adjournment