



Oakland Housing  
Authority

**MINUTES OF THE REGULAR MEETING (AFFILIATE MEETING)  
OAKLAND AFFORDABLE HOUSING PRESERVATION INITIATIVES, INC.  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA**

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

Thursday, March 19, 2026  
8:00 AM

**1. Roll Call**

Director Wells called in to the meeting remotely due to just cause.

**Present** - Director Patricia Wells, Director William Mayes, Director Lynette Jung-Lee.

Director Mayes moved to Approve Director Wells' remote presence which was seconded by Director Jung-Lee. The motion Passed by the following vote:

**Ayes - 3:** Patricia Wells, William Mayes, Lynette Jung-Lee

**Nays - 0:** None

**Excused - 0:** None

**Absent - 0:** None

**2. Approval of the Minutes**

2.1 Approval of the minutes of the December 17, 2025 Oakland Affordable Housing Preservation Initiatives regular meeting

**Attachments:**

[Draft Minutes For The December 17 2025 Regular Oakland Affordable Housing Initiatives Board Meeting](#)

Director Mayes moved to Approve item 2.1 which was seconded by Director Wells. The motion Passed by the following vote:

**Ayes - 3:** Patricia Wells, William Mayes, Lynette Jung-Lee

**Nays - 0:** None

**Excused - 0:** None

**Absent - 0:** None

**3. Recognition of people wishing to address the Board**

There were no people wishing to address the Board.

**4. Old or Unfinished Business**

There was no old or unfinished business.

**5. Modifications to the Agenda**

There were no modifications to the agenda.

**6. New Business**

- 6.1 Informational presentation related to an Oakland Affordable Housing Preservation Initiatives, Inc. (OAHPI) procurement for architectural and engineering services at OAHPI owned properties.

**Attachments:**

[Staff Report- Architectural and Engineering Services A&E presentation](#)

Director of Capital Improvements, Bruce Brackett, presented an informational presentation related to an Oakland Affordable Housing Preservation Initiatives, Inc. (OAHPI) procurement for architectural and engineering services at OAHPI owned properties.

Director Brackett stated that the market rate for architectural and engineering (A&E) services is approximately 20 percent, with average construction costs of \$500,000 per site. He stated that each selected firm will be guaranteed at least one project, with additional assignments based on performance, cost, and other evaluation criteria. OAHPI is requesting to piggyback on the Oakland Housing Authority's procurement for an initial two-year term, with options to renew for three additional one-year periods, through five separate indefinite delivery, indefinite quantity (IDIQ) contracts—one per firm—with a minimum of one project and a maximum contract value not to exceed \$2 million each. He explained that IDIQ contracts provide flexibility when project timing and quantities are uncertain, allowing issuance of task orders to pre-qualified firms without conducting separate procurements for each project. The recommended firms are MWA Architects, SGPA Architecture and Planning, Gelfand Partners Architects, CIDA, and Sullivan, with funding anticipated from multiple sources, including a \$25 million capital grant and a \$60 million loan from the Oakland Housing Authority, as well as budgeted operating funds. Director Brackett noted that the next five agenda items request Board of Directors authorization for the Chief Executive Officer to execute IDIQ contracts with the five listed firms.

Director Mayes moved to Approve item 6.1 which was seconded by Director Wells. The motion Passed by the following vote:

**Ayes - 3:** Patricia Wells, William Mayes, Lynette Jung-Lee

**Nayes - 0:** None

**Excused - 0:** None

**Absent - 0:** None

- 6.2 Adopt a resolution authorizing the Chief Executive Officer to execute an indefinite delivery, indefinite quantity (IDIQ) contract for an initial two-year term, with three (3) one-year option terms between Oakland Affordable Housing Preservation Initiatives (OAHPI) and SGPA Architecture and Planning for Architectural and Engineering Services at OAHPI properties, utilizing Oakland Housing Authority (Authority) contract C-25065-U24008GF-SER, with a guaranteed minimum of one project, and a maximum not-to-exceed contract value of \$2,000,000.

**Attachments:**

[Staff Report - SGPA Architecture and Planning](#)

[CCGS Review Memo](#)

[OAHPI SGPA Resolution](#)

[Resolution 25-022](#)

There were no questions from the Commissioners.

Director Mayes moved to Approve item 6.2 which was seconded by Director Wells. The motion Passed by the following vote:

**Ayes - 3:** Patricia Wells, William Mayes, Lynette Jung-Lee

**Nayes - 0:** None

**Excused - 0:** None

**Absent - 0:** None

- 6.3 Adopt a resolution authorizing the Chief Executive Officer to execute an indefinite delivery, indefinite quantity (IDIQ) contract for an initial two-year term, with three (3) one-year option terms between Oakland Affordable Housing Preservation Initiatives (OAHPI) and MWA Architects for Architectural and Engineering Services at OAHPI properties, utilizing Oakland Housing Authority (Authority) contract C-25064-U24007GF-SER with a guaranteed minimum of one project, and a maximum not-to-exceed contract value of \$2,000,000.

**Attachments:**

[Staff Report - MWA Architects](#)

[CCGS Review Memo](#)

[OAHPI MWA Resolution](#)

[Resolution 25-023](#)

There were no questions from the Commissioners.

Director Mayes moved to Approve item 6.3 which was seconded by

Director Wells. The motion Passed by the following vote:

**Ayes - 3:** Patricia Wells, William Mayes, Lynette Jung-Lee

**Nays - 0:** None

**Excused - 0:** None

**Absent - 0:** None

- 6.4 Adopt a resolution authorizing the Chief Executive Officer to execute an indefinite delivery, indefinite quantity (IDIQ) contract for an initial two-year term, with three (3) one-year option terms between Oakland Affordable Housing Preservation Initiatives (OAHPI) and Gelfand Partners Architects for Architectural and Engineering Services at OAHPI properties, utilizing Oakland Housing Authority (Authority) contract C-25068-U24010GF-SER with a guaranteed minimum of one project, and a maximum not-to-exceed contract value of \$2,000,000.

**Attachments:**

[Staff Report - Gelfand Partners Architects](#)

[CCGS Review Memo](#)

[OAHPI Gelfand Partners Architects Resolution](#)

[Resolution 25-024](#)

There were no questions from the Commissioners.

Director Mayes moved to Approve item 6.4 which was seconded by Director Wells. The motion Passed by the following vote:

**Ayes - 3:** Patricia Wells, William Mayes, Lynette Jung-Lee

**Nays - 0:** None

**Excused - 0:** None

**Absent - 0:** None

- 6.5 Adopt a resolution authorizing the Chief Executive Officer to execute an indefinite delivery, indefinite quantity (IDIQ) contract for an initial two-year term, with three (3) one-year option terms between Oakland Affordable Housing Preservation Initiatives (OAHPI) and Saida + Sullivan for Architectural and Engineering Services at OAHPI properties, utilizing Oakland Housing Authority (Authority) contract C-25067-U24009GF-SER with a guaranteed minimum of one project, and a maximum not-to-exceed contract value of \$2,000,000.

**Attachments:**

[Staff Report - Saida Sullivan](#)

[CCGS Review Memo](#)

[OAHPI Saida Sullivan Resolution](#)

[Resolution 25-025](#)

There were no questions from the Commissioners.

Director Mayes moved to Approve item 6.5 which was seconded by Director Wells. The motion Passed by the following vote:

**Ayes - 3:** Patricia Wells, William Mayes, Lynette Jung-Lee

**Nays - 0:** None

**Excused - 0:** None

**Absent - 0:** None

- 6.6 Adopt a resolution authorizing the Chief Executive Officer to execute an indefinite delivery, indefinite quantity (IDIQ) contract for an initial two-year term, with three (3) one-year option terms between Oakland Affordable Housing Preservation Initiatives (OAHPI) and Dahlin Architects for Architectural and Engineering Services, utilizing Oakland Housing Authority (Authority) contract C-25065-U24011GF-SER with a guaranteed minimum of one project, and a maximum not-to-exceed contract value of \$2,000,000.

**Attachments:**

[Staff Report - Dahlin Architects](#)

[CCGS Review Memo](#)

[OAHPI Dahlin Resolution](#)

[Resolution 25-026](#)

There were no questions from the Commissioners.

Director Mayes moved to Approve item 6.6 which was seconded by Director Wells. The motion Passed by the following vote:

**Ayes - 3:** Patricia Wells, William Mayes, Lynette Jung-Lee

**Nays - 0:** None

**Excused - 0:** None

**Absent - 0:** None

- 6.7 Adopt a resolution authorizing the Chief Executive Officer to execute an amendment to the contract between OAHPI and PaveConnect Logistics, LLC, utilizing Omnia cooperative agreement contract #R220902, for Exterior Surfacing Products, Services, and Paving Solutions services at OAHPI properties, utilizing unspent funds authorized by the Board of Directors under Resolution 24-028, in an amount not to exceed \$2,000,000, and extending the contract term not to exceed April 30, 2027.

**Attachments:**

[Staff Report - PaveConnect Logistics](#)

[PaveConnect Overview](#)

[PaveConnect Renewal](#)

[PaveConnect CCGS Review Memo](#)

[Resolution 24-08](#)

[Resolution- Paveconnect Contract Amendment](#)

[Resolution 25-027](#)

Director of Property Operations, Mark Schiferl, presented this item to adopt a resolution authorizing the Chief Executive Officer to execute an amendment to the

contract between OAHPI and PaveConnect Logistics, LLC, utilizing Omnia cooperative agreement contract #R220902, for Exterior Surfacing Products, Services, and Paving Solutions services at OAHPI properties.

Mr. Schiferl explained that, for parking lots and signage, the Oakland Housing Authority currently has a contract with PaveConnect that was approved by the Board of Commissioners in January 2025, under which no funds have been expended to date. He noted that PaveConnect received a one -year extension of its Omnia contract in November, and that approval of this item would allow staff to proceed with parking lot improvements, including repaving, restriping, sealing, concrete work, and signage at select properties. An initial group of 52 properties has been identified for the program. Mr. Schiferl stated that staff is prepared to move forward with PaveConnect and, upon approval, will begin notifying residents and initiating project implementation.

There were no questions from the Directors.

Director Mayes moved to Approve item 6.7 which was seconded by Director Wells. The motion Passed by the following vote:

**Ayes - 3:** Patricia Wells, William Mayes, Lynette Jung-Lee

**Nays - 0:** None

**Excused - 0:** None

**Absent - 0:** None

## **7. Consent Agenda**

There were no items on the Consent Agenda.

## **8. Reports**

There were no reports.

## **9. Announcements by Board of Directors**

Director Wells announced that her, along with Chief of Social Impact Officer Dominica Henderson and General Counselor Jhaila Brown, attended the Council of Large Public Housing Authorities' annual meeting. Ms. Wells noted that discussions at the meeting have direct relevance to current work, particularly regarding anticipated changes in HUD requirements related to procurement and the use of federal funds at OAHPI properties and indicated that updates may be provided at the next meeting on potential adjustments to the nonprofit affiliate's efforts to refresh its 250-plus properties.

## **10. Adjournment**

Director Mayes moved to Approve adjournment which was seconded by Director Wells. The motion Passed by the following vote:

**Ayes - 3:** Patricia Wells, William Mayes, Lynette Jung-Lee

**Nayes - 0:** None

**Excused - 0:** None

**Absent - 0:** None