



Oakland Affordable Housing Preservation Initiatives

Board of Directors

PATRICIA WELLS
WILLIAM MAYES
LYNETTE JUNG-LEE

Executive Director

Patricia Wells

In accordance with Article IV, Section 4.11, of the Oakland Affordable Housing Preservation Initiatives, Inc., NOTICE IS HEREBY GIVEN that the **Regular Meeting (Affiliate Meeting)** of the Board of Directors will be held as follows:

Oakland Affordable Housing Preservation Initiatives, Inc.

Regular Meeting (Affiliate Meeting)

**Thursday, June 4, 2026 at 8:00 AM
1619 Harrison Street; Oakland, CA 94612**

AGENDA
Regular Meeting (Affiliate Meeting)
June 4, 2026, 8:00 AM

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/83895672551?pwd=KI0kKXHynNRr4V0qDmUByZAFEbfRS3.1>

Meeting ID (access code): [838 9567 2551](#) **Meeting Password:** [855482](#)

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): [838 9567 2551](#) **Meeting Password:** [855482](#)

1. Roll Call

The Chair will confirm that there are 2 Directors in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, unless a Director 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.

2. Approval of the Minutes

- 2.1 26-2498 Approval of the minutes for the March 19, 2026 Oakland Affordable Housing Preservation Initiatives regular meeting

Attachment(s)

[Draft Minutes For The March 19, 2026 OAHPI Meeting](#)

3. Recognition of people wishing to address the Board

If you need special assistance to participate in the meeting please contact (510) 874-1510 (TDD: 800-618-4781). Notification 48 hours prior to the meeting will enable the Board of Directors 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.*

4. Old or Unfinished Business

5. 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.

6. New Business

- 6.1 26-2503 Adopt a resolution to amend Resolution 25-019 adopted on December 17, 2025, appointing Director of Property Operations, Mark Schiferl, as Secretary Pro Tem of Oakland Affordable Housing Preservation Initiatives (OAHPI) Board of Directors until December 31, 2026, and appoint Mark Schiferl as Secretary of OAHPI for a two-year term ending June 3, 2028, in accordance with Article V of the Amended Bylaws of OAHPI, adopted July 1, 2011.

Attachment(s)

[Staff Report - Amend Resolution 25-019 Amended and Restated OAHPI Bylaws Resolution 25-019 December 17, 2025 Resolution - Amend Resolution 25-019](#)

- 6.2 26-2479 Appointment of Victor Madamba for Treasurer of the Oakland Affordable Housing Preservation Initiatives, for a two-year term ending June 3, 2028, in accordance with Article V of the Amended Bylaws of OAHPI, adopted July 1, 2011.

Attachment(s)

[Staff Report - OAHPI Treasurer Appointment OAHPI Bylaws](#)

- 6.3 26-2458 Adopt a resolution authorizing the Executive Director to approve the Oakland Affordable Housing Preservation Initiatives (OAHPI) Fiscal Year 2026-2027 Operating Budget.

Attachment(s)

[Staff Report - Fiscal Year 2026-2027 Operating Budget](#) [Presentation - Fiscal Year 2027 OAHPI Budget](#) [Resolution - Fiscal Year 2027 OAHPI Budget](#)

- 6.4 26-2504 Adopt a resolution authorizing and approving an amendment to the Oakland Affordable Housing Preservation Initiatives (OAHPI) Affiliate Procurement Policy to align with State and U.S. Department of Housing and Urban Development (HUD) requirements.

Attachment(s)

[Staff Report - Amendment To OAHPI's Procurement Policy](#) [Draft OAHPI Procurement Policy](#) [Relined Amended OAHPI Policy](#) [Resolution - OAHPI Procurement Policy](#)

- 6.5 26-2460 Adopt a resolution authorizing the Executive Director to execute a two-year contract with up to three one-year option terms with R&B Wholesale Distributors, LLC for the purchase, delivery, and installation of gas ranges and accessories at Oakland Affordable Housing Preservation Initiatives (OAHPI) properties in an amount not to exceed \$350,000 for the initial term and up to \$175,000 per year for each additional option term for a total contract amount not to exceed \$875,000 for a term not to exceed 5 years.

Attachment(s)

[Staff Report - R&B Wholesale Distributors Gas Ranges Contract](#) [CCGS Review Memo- OAHPI Refrigerators and Gas Ranges](#) [Resolution - R&B Wholesale Distributors, LLC.docx](#)

- 6.6 26-2461 Adopt a resolution authorizing the Executive Director to open a purchase order with Waste Management for Waste and recycling removal services as statutorily required by the City of Oakland's

Franchise Agreement for Garbage, Compost, and Recycling Collection at Oakland Affordable Housing Preservation Initiatives (OAHPI) properties as approved in the FY27 approved budget in an amount not to exceed \$3,109,300.00 for the period of July 1, 2026 through June 30, 2027.

Attachment(s)

[Staff Report - Waste Management](#)

[Oakland CA Code of Ordinances](#)

[OAHPI Procurement Policy](#)

[Resolution - Waste Management](#)

- 6.7 26-2497 Adopt a resolution authorizing the Executive Director to execute an amendment to the contract between Oakland Affordable Housing Preservation Initiatives (OAHPI) and Pinnacle General Construction, Inc. (Pinnacle) to provide general contractor on-call & minor construction services, increasing the maximum contract amount for the current option term by \$1,000,000 from \$1,000,000 to \$2,000,000, and increasing the remaining option term by \$1,000,000 from \$1,000,000 to \$2,000,000 for an amended total amount not to exceed from \$5,100,000 to \$7,100,000 for a contract term not to exceed April 30, 2028.

Attachment(s)

[Staff Report - Pinnacle General Construction, Inc.](#)

[Resolution 25-0010](#)

[Resolution - Pinnacle General Contracting Contract Amendment](#)

- 6.8 26-2501 Adopt a resolution authorizing the Executive Director to execute an amendment to the contract between Oakland Affordable Housing Preservation Initiatives (OAHPI) and Castillo Plumbing, Inc. (Castillo) to provide general contractor on-call & minor construction services, increasing the contract amount for the current option term by \$1,000,000 from \$500,000 to an amount not to exceed \$1,500,000, and increasing the remaining option term by \$1,000,000 from \$500,000 to \$1,500,000 for an amended total contract amount not to exceed from \$4,300,000 to \$6,300,000 for a contract term not to exceed April 30, 2028.

Attachment(s)

[Staff Report - Castillo Plumbing](#)

[Resolution 24-002](#)

[Resolution - Castillo Plumbing General Contracting Contract Amendment](#)

- 6.9 26-2345 Adopt a resolution authorizing the Executive Director to (i) amend the contract between Oakland Affordable Housing Preservation Initiatives (OAHPI) and Santa Clara Appliances for the purchase, delivery, and installation of gas ranges and accessories by \$28,888.00 from \$139,280.19 to \$168,168.19 for a term not to exceed December 1, 2025 (ii) ratify and approve payments in the amount of \$28,888.00 for

the purchase, delivery, and installation of gas ranges and accessories for the period of June 30, 2025 through December 1, 2025.

Attachment(s)

[Staff Report - Santa Clara Appliances](#)

[Resolution 24- 30](#)

[Resolution - Santa Clara Appliances Gas Ranges](#)

7. Consent Agenda

Items on the Consent Agenda are considered routine and do not require separate discussion. If a Board Member 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 Board of Directors without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

8. Reports of Board Committees

9. Announcements by Board of Directors

10. Adjournment to Closed Session

11. Closed Session

11.1 26-2519 **Conference with Legal Counsel-Anticipated Litigation:**

Significant exposure to litigation pursuant to subdivision (d)(2) of Government Code Section 54956.9:

One potential case

12. Adjournment