



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, September 10, 2026 at 8:00 AM
1619 Harrison Street; Oakland, CA 94612**

AGENDA
Regular Meeting (Affiliate Meeting)
September 10, 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 Secretary at least 48 hours before the meeting so arrangements can be made.

For assistance, contact:

*Mercedes Gaskin,
Assistant Board Secretary,
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/83073121736?pwd=y4Yb8Ca8Z1XT9SUIdqbm7C5b0TuLX.1>

Meeting ID (access code): [830 7312 1736](#) **Meeting Password:** [602512](#)

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): [830 7312 1736](#) **Meeting Password:** [602512](#)

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 Directors must provide a general description of the circumstances relating to need to appear remotely at the given meeting. The Director 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 26-2652- Approval of the minutes from the June 4, 2026, Regular Oakland Housing Affordable Preservation Initiatives Meeting.

Attachment(s)

[Draft Minutes for the June 4 , 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 26-2471 Nomination and Election of President and Vice President for the Oakland Affordable Housing Preservation Initiatives Board for a Two-Year Term ending June 26, 2028.

Attachment(s)

[Staff Report - Election of President and Vice President
OAHPI Amended and Restated Bylaws](#)

- 6.2 26-2472 Appointment of RAMP Housing Inc., Directors

Attachment(s)

[Staff Report - Appointment of RAMP Housing Inc., Directors
RAMP Bylaws](#)

- 6.3 26-2656- Adopt a resolution authorizing the Executive Director to correct the numbering of resolutions numbered 25-022 through 25-027 adopted at the March 19, 2026 Oakland Affordable Housing Preservation Initiatives Board Meeting and resolutions numbered 25-028 through 25-035 adopted at the June 4, 2026 Oakland Affordable Housing Preservation Initiatives Board Meeting, which were assigned a “25” prefix instead of the correct “26” prefix, in the official resolution log, to amend any documents necessary to reflect the corrected resolution numbers, and ratify expenditures made pursuant to these resolutions.

Attachment(s)

[Staff Report - Renumbering OAHPI Resolution Numbers
Exhibit A OAHPI Resolution Numbers Correction Table
Resolution - Renumbering of Misnumbered OAHPI Resolutions](#)

- 6.4 26-2477 Adopt a resolution authorizing the Executive Director to write off \$3,883 of Tenant Accounts Receivable for vacated tenants deemed uncollectable at Project Homekey.

Attachment(s)

[Staff Report - Project HomeKey Write Off
Project HomeKey Write off Table
Resolution - Project Homekey Tenant Balance Write Off](#)

- 6.5 26-2644- Adopt a resolution authorizing the Executive Director to execute a two year contract with up to three one year option terms subject to OMNIA's exercise of option terms by the underlying awarding body or issue a Purchase Order With Terms between Oakland Affordable Housing Preservation Initiatives (OAHPI) and HD Supply Facilities Maintenance, Ltd., utilizing OMNIA cooperative agreement Contract #260006-RFP (02) for the purchase of maintenance, repair, operating supplies, industrial supplies, and related products and services for OAHPI properties in an amount not to exceed \$3,600,000 for the initial two- year term and \$1,800,000 for each option term for a total contract amount not to exceed \$9,000,000 for a term not to exceed January 31, 2031.

Attachment(s)

[Staff Report - HD Supply
HD Supply Flyer
OMNIA Cooperative HD Supply Executive Summary
CCGS Review Memo HD Supply](#)

Resolution - HD Supply

- 6.6 26-2646- Adopt a resolution authorizing the Executive Director to execute a two year contract with up to three one year option terms subject to OMNIA's exercise of option terms by the underlying awarding body or issue a Purchase Order With Terms between Oakland Affordable Housing Preservation Initiatives (OAHPI) and Home Depot U.S.A., Inc., utilizing OMNIA cooperative agreement Contract #260006-RFP (03) for the purchase of maintenance, repair, operating supplies, industrial supplies, and related products and services for OAHPI properties in an amount not to exceed \$3,600,000 for the initial two-year term and \$1,800,000 for each option term for a total contract amount not to exceed \$9,000,000 for a term not to exceed January 31, 2031.

Attachment(s)

[Staff Report - Home Depot](#)
[OMNIA Home Depot Flyer](#)
[Omnia Home Depot Executive Summary](#)
[CCGS Review Memo Home Depot](#)
[Resolution - Home Depot](#)

- 6.7 26-2662 Adopt a resolution authorizing the Executive Director to execute a two-year contract with up to three one- year option terms with ATCO Pest Control, Inc. for As-Needed Pest Control Services at Oakland Affordable Housing Preservation Initiatives (OAHPI) properties in an amount not to exceed \$900,000 for the initial two-year term and up to \$450,000 for each additional option term for a total contract amount not to exceed \$2,250,000 for a term not to exceed 5 years.

Attachment(s)

[Staff Report - ATCO Pest Control](#)
[CCGS Review Memo Pest Control](#)
[Resolution - ATCO Pest Control](#)

- 6.8 26-2662 Adopt a resolution authorizing the Executive Director to execute a two-year contract with up to three one- year option terms with Ban Services Company, Inc. DBA Banner Pest Services for As-Needed Pest Control Services at Oakland Affordable Housing Preservation Initiatives (OAHPI) properties in an amount not to exceed \$900,000 for the initial two-year term and up to \$450,000 for each additional option term for a total contract amount not to exceed \$2,250,000 for a term not to exceed 5 years.

Attachment(s)

[Staff Report - Banner Pest Services](#)
[CCGS Review Memo OAHPI Pest Control](#)
[Resolution - Ban Services Company, Inc. DBA Banner Pest Services](#)

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

8.1 [26-2678](#) Leased Housing Report

Attachment(s)
[Leased Housing OAHPI Waitlist](#)

9. Announcements by Board of Directors

10. Adjournment to Closed Session

11. Closed Session

11.1 26-2659- **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