



# Oakland Housing Authority

## **Board of Commissioners**

ANNE GRIFFITH  
GREGORY HARTWIG  
LYNETTE JUNG-LEE  
BARBARA MONTGOMERY  
WILLIAM MAYES  
JANNY CASTILLO

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, January 27, 2025 at 6:00 PM  
1619 Harrison Street  
Oakland, CA 94612**



**AGENDA**  
**Regular Meeting**  
**January 27, 2025, 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/83864572495?pwd=EcmrRmDYNClhVO5qjcGEJWyc7S9Vd.1>

**Meeting ID (access code):** [838 6457 2495](#)     **Meeting Password:** [967673](#)  
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 6457 2495](#)     **Meeting Password:** [967673](#)

**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     24-1662     Approval of the draft minutes of the Special Board of Commissioners Meeting of December 9, 2024

**Attachment(s)**

[Draft Minutes For December 9, 2024 Board of Commissioners Special Meeting](#)

3.2     24-1663     Approval of the draft minutes of the Special Board of Commissioners Meeting of December 16, 2024

## **Attachment(s)**

[Draft Minutes For The December 16, 2024 Board of Commissioners Special 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](mailto: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      24-1647      Informational presentation and acceptance of the Certificate of Achievement for Excellence in Financial Reporting to the Oakland Housing Authority by the Government Finance Officers Association for the Fiscal Year that ended on June 30, 2023.

## **Attachment(s)**

[Staff Report - Certificate of Achievement for Excellence in Financial Reporting](#)

[Award of Financial Reporting Achievement](#)

[Announcement of GFOA Certificate of Achievement For Excellence in Financial Reporting Award](#)

[Government Finance Officers Association News Release  
Certificate of Achievement for Excellence In Financial Reporting](#)

- 7.2 24-1667 Informational Presentation on the Publication of the Alameda County Regional Analysis of Impediments to Fair Housing and Announcement of public comment period from January 17, 2025 through February 17, 2025.

**Attachment(s)**

[Staff Report - Alameda County Regional Analysis of Impediments to Fair Housing](#)  
[Regional Analysis of Impediments to Fair Housing Presentation](#)

- 7.3 24-1657 Adopt a resolution authorizing the Executive Director to execute a contract between the Oakland Housing Authority and HD Supply Facilities Maintenance, Ltd., utilizing OMNIA cooperative agreement contract # 16154-RFP for the purchase of maintenance, repair, operating supplies, industrial supplies, and related products and services in an amount not to exceed of \$2,000,000, for a term not to exceed December 31, 2026.

**Attachment(s)**

[Staff Report - HD Supply Facilities Maintenance, Ltd.](#)  
[Omnia Partners Executive Summary](#)  
[CCGS Review Memo HD Supply](#)  
[HD Supply Resolution](#)

- 7.4 24-1658 Adopt a resolution authorizing the Executive Director to execute a contract between the Oakland Housing Authority and Home Depot U.S.A., Inc., utilizing OMNIA cooperative agreement contract #16154-RFP for the purchase of maintenance, repair, operating supplies, industrial supplies, and related products and services in an amount not to exceed of \$2,000,000 for a term not to exceed December 31, 2026.

**Attachment(s)**

[Staff Report - Home Depot U.S.A., Inc.](#)  
[Executive Summary MRO](#)  
[CCGS Review Memo Home Depot USA INC](#)  
[Resolution Home Depot](#)

- 7.5 24-1668 Adopt a resolution authorizing the Executive Director to amend the contract between the Oakland Housing Authority and Belfor USA Group, Inc. for Disaster and Non-Disaster Restoration of Operational Services for Authority managed Public Housing properties, and seven (7) administrative properties, increasing the maximum contract amount for the remaining term by a total of \$500,000, from \$140,000 to \$640,000, for an amended contract amount from \$560,000 to a total contract amount not to exceed \$1,060,000, for a contract term not to exceed April 30, 2025.

**Attachment(s)**

[Staff Report - Belfor USA Group, Inc.](#)  
[Resolution 4990 Belfor USA Group Inc Contract Approval August 23, 2021](#)  
[Omnia Executive Summary Belfor OHA - BELFOR Partnership](#)  
[Belfor CCGS Review Memo](#)  
[Belfor Board of Commissioners Resolution](#)

- 7.6 24-1672 Adopt a resolution authorizing the Executive Director to execute a contract through noncompetitive negotiations with ESA Management, LLC. to provide emergency and maintenance related temporary lodging services for residents in Oakland Housing Authority (Authority) owned and managed properties for a contract amount not to exceed \$483,054.64, and to ratify and approve pending payments in an amount not to exceed \$16,945.36, for a total contract amount not to exceed \$500,000 for a term not to exceed December 31, 2025.

**Attachment(s)**

[Staff Report - ESA Management, LLC](#)  
[ESA Management Resolution](#)

- 7.7 24-1674 Adopt a resolution authorizing the Executive Director to execute documents for OHA Development LLC to acquire the limited partner interest in Tassafaronga Partners, L.P., by December 31, 2025, for an amount not to exceed \$100,000 for the purchase price and other costs related to the transaction.

**Attachment(s)**

[Staff Report -Tassafaronga Partners, L.P. Buyout Authorization](#)  
[Resolution Tassa LP Buyout Authorization Extension](#)

- 7.8 24-1698 Informational Presentation of the Year in Review: 2024

**Attachment(s)**

[Staff Report - 2024 Year In Review](#)

**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 24-1630 Adopt a resolution authorizing the Executive Director to write off \$16,495.38 in Tenant Account Receivables deemed uncollectable for public housing tenants who vacated third party-managed properties during the period between July 1, 2024, and December 31, 2024.

**Attachment(s)**

[Staff Report- Tenant Account Receivables Write-Off](#)  
[TARS July 2024-December 2024](#)  
[Resolution Write-Offs](#)

## 9. Written Communications Departments' Monthly Report

- 9.1 24-1627 Written Communications Departments' Monthly Report For November 2024

**Attachment(s)**

[01 - Family and Community Partnerships November 2024](#)

[02 - Leased Housing November 2024](#)

[03 - Office of Property Operations November 2024](#)

[04 - Capital Improvements Department November 2024](#)

[05 - Office of Real Estate Development November 2024](#)

[06- Assest Management November 2024](#)

- 9.2 24-1664 Written Communications Departments' Monthly Report for December 2024

**Attachment(s)**

[01 - Family and Community Partnerships December 2024](#)

[02 - Leased Housing December 2024](#)

[03 - Office of Property Operations December 2024](#)

[04 - Capital Improvements Department December 2024](#)

[05 - Office of Real Estate Development December 2024](#)

[06 - Asset Management December 2024](#)

## 10. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission

- 10.1 24-1651 Winter Wonderland Celebration - December 18, 2024

**Attachment(s)**

[Winter Wonderland Photos](#)

- 10.2 24-1652 NAHRO Washington D.C. Conference - March 10, 2025 - March 12, 2025

**Attachment(s)**

[2025 NAHRO Washington DC Conference Flyer](#)

- 10.3 24-1700 Meeting With Oakland Interim Mayor Kevin Jenkins

**Attachment(s)**

[Meeting With Mayor Jenkins Photo](#)

- 10.4 24-1704 Peralta Village Computer Lab Now Open

**Attachment(s)**

[Peralta Village Computer Lab Opening Flyer](#)

- 10.5 24-1707 2025 Board of Commissioners Meeting Schedule

**Attachment(s)**

[2025 Board of Commissioners Meeting Schedule](#)

10.6 24-1708 Oakland Housing Authority Housing Choice Voucher Waitlist - January 6, 2025 - January 26, 2025

**Attachment(s)**

[Housing Choice Voucher Waitlist Closing](#)

**11. Reports of Commission Committees**

**12. Announcements by Commissioners**

**13. Adjournment to Closed Session**

**14. Closed Session**

14.1 24-1701 **Conference with Real Property Negotiations** (Government Code § 54956.8)

**Property:** 401 Santa Clara Avenue, Oakland, CA 94610

**APNs:** 0100823-015-05 and 010-0823-039-02

**Agency Negotiation:** Patricia Wells, Executive Director; Tom Deloye, Chief Officer of Real Estate Development; Jhaila Brown, General Counsel; Isabel Brown, General Counsel

**Negotiating Parties:** Humangood Norcal, a California nonprofit public benefit corporation

**Under Negotiation:** Price and terms of payment.

**15. Adjournment**



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Executive Director