



# 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, February 24, 2025 at 6:00 PM  
1619 Harrison Street  
Oakland, CA 94612**



Oakland Housing  
Authority

**AGENDA**  
**Regular Meeting**  
**February 24, 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/82311876242?pwd=JzSsHIOvcn1USV7N7CaKxACq5U18ka.1>

**Meeting ID (access code):** [823 1187 6242](#)      **Meeting Password:** [232219](#)

*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):** [823 1187 6242](#)      **Meeting Password:** [232219](#)

**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      24-1720      Approval of the draft minutes of the Regular Board of Commissioners Meeting of January 27, 2025

**Attachment(s)**

[Draft Minutes of the January 27, 2025 Regular Meeting of the Board of Commissioners](#)

#### 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 24-1649 Public Hearing on the draft Fiscal Year 2026 Making Transitions Work Annual Plan

**Attachment(s)**

[Staff Report - FY 2026 Annual MTW Plan](#)

[Draft FY 2026 Annual MTW Plan](#)

[FY 2026 MTW Plan Presentation](#)

7.2 24-1710 Public hearing on proposed changes to the Administrative Plan for the Housing Choice Voucher program.

**Attachment(s)**

[Administrative Plan for the Housing Choice Voucher Program Staff Report](#)

[Asset Limitation Modification](#)

[OHA Preferences](#)

- 7.3 24-1623 Adopt a resolution authorizing the Executive Director to execute a renewal of a Housing Assistance Payment contract with New Altenheim Partners, LP, a California Limited Partnership and an affiliate of Eden Housing, for up to 20 years, for up to 40 Project-based Vouchers (PBV) units, in an estimated annual amount of \$852,000, and a total contract amount of \$17,040,000 at Altenheim Senior Housing phase II.

**Attachment(s)**

[New Altenheim Partners, LP Housing Assistance Payment Renewal Staff Report](#)  
[Resolution - Altenheim Senior Housing Phase II - Housing Assistance Payment Renewal](#)

- 7.4 24-1776 Adopt a resolution approving fiscal year 2025 operating budgets for Lion Creek Crossings Phase I and Lion Creek Crossings Phase II pursuant to Rental Assistance Demonstration Program requirements.

**Attachment(s)**

[Staff Report - FY 2025 Operating Budgets For Lion Creek Crossings Phase I and Lion Creek Crossings Phase II](#)  
[Lion Creek Crossings Phase I FY 2025 Operating Budget](#)  
[Lion Creek Crossings Phase II FY2025 Operating Budget](#)  
[Lion Creek Crossings 2025 Budget Resolution](#)

- 7.5 24-1705 Oakland Housing Authority Police Department (OHAPD) Annual update of Military Equipment in compliance with Government Code 7072(c) et. seq.

**Attachment(s)**

[Staff Report - OHAPD Annual Update of Military Equipment CY 2025 Military Equipment Presentation](#)  
[Revised Military Equipment Policy 2025](#)  
[Resolution 5093 Approve Military Equipment Policy July 25, 2022](#)

- 7.6 24-1748 Adopt a resolution authorizing the Executive Director to approve an amendment to the Oakland Housing Authority Police Department (OHAPD) Military Weapons Policy.

**Attachment(s)**

[Staff Report - Amendment to OHAPD Military Weapons Policy](#)  
[Revised Military Equipment Policy](#)  
[Military Equipment Policy \(Redlined\)](#)  
[Military Policy Resolution](#)

- 7.7 24-1740 Adopt a resolution authorizing the Executive Director to execute an amendment to the contract between the Oakland Housing Authority (Authority) and Castillo Plumbing, to provide as needed plumbing services at Authority-owned and managed properties, by increasing the maximum contract amount for the initial two-year term by

\$190,000, from \$410,000 to \$600,000, and increasing the maximum contract amount for each of the three- option terms by \$320,000, from \$280,000 to \$600,000 per year for an amended total contract not-to-exceed amount from \$1,250,000 to \$2,400,000, for a term not to exceed May 16, 2028.

**Attachment(s)**

[Staff Report - Castillo Plumbing Contract Amendment](#)  
[Resolution 5292 Castillo Plumbing](#)  
[Resolution 5133 Castillo Plumbing](#)  
[CCGS Review Memo Castillo Plumbing](#)  
[Castillo Plumbing Amendment Board Resolution](#)

- 7.8 24-1739 Adopt a resolution authorizing the Executive Director to execute an amendment to the contract between the Oakland Housing Authority (Authority) and Sac ProFloors, to provide flooring supply and flooring installation services at Oakland Housing Authority owned and managed properties, increasing the maximum contract amount for the initial two-year term by \$300,000, from \$400,000 to \$700,000, and for each of the three (3) one-year option terms by a total of \$300,000, from \$200,000 to \$500,000 for an amended total contract amount not-to-exceed from \$1,000,000 to \$2,200,000, for a contract term not to exceed June 5, 2029.

**Attachment(s)**

[Staff Report - Sac Profloors Contract Amendment](#)  
[Resolution 5174 Sac Profloors](#)  
[OHA 22-038 Flooring CCGS Memo](#)  
[Board Resolution Sac Profloors](#)

- 7.9 24-1769 Adopt a resolution authorizing the Executive Director to modify Board approved Resolution #5232 with CDW Government LLC., for software, software licenses, and equipment, in an amount not to exceed \$1,300,000, by extending the term from February 28, 2025, to a term not to exceed September 28, 2025.

**Attachment(s)**

[Staff Report - CDW Government LLC](#)  
[Resolution 5232 Contract with CDW Government LLC](#)  
[CDW Government LLC Resolution](#)

- 7.10 24-1749 Informational update on the high-speed wireless infrastructure internet project.

**Attachment(s)**

[Staff Report - Wireless Internet Project Update](#)  
[Wireless Internet Project Update](#)

**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 24-1734 Written Communications Departments' Monthly Report

**Attachment(s)**

[01 - Family and 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 24-1709 Oakland Housing and Community Development Department Award To Affordable Housing Developments

**Attachment(s)**

[Oakland Housing and Community Development Department Award To Affordable Housing Developments](#)

10.2 24-1741 The Kelsey Ayer Station Tour - January 31, 2025

**Attachment(s)**

[Kelsey Station Tour Photos](#)

10.3 24-1779 Oakland City Council's Recognition of Commissioner Barbara Montgomery for 2025 Black History and Futures Month - February 18, 2025

**Attachment(s)**

[Commissioner Barbara Montgomery Oakland City Council Recognition Photos](#)

10.4 25-1787 SF YIMBY Article On Oakland Housing Authority's 77th and Bancroft Development

**Attachment(s)**

[SF YIMBY Article On 77th & Bancroft Development](#)

**11. Reports of Commission Committees**

**12. Announcements by Commissioners**

**13. Adjournment to Closed Session**

**14. Closed Session**

- 14.1 24-1758 **Conference with Legal Counsel-Anticipated Litigation:** Anticipated litigation pursuant to subdivision (d)(4) of Government Code Section 54956.9:

One potential case

- 14.2 25-1788 **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

## 15. Adjournment



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Patricia Wells, Executive Director