



Oakland Housing
Authority

**MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA**

Meetings are recorded and accessible through our website www.oakha.org

Monday, October 27, 2025
6:00 PM

Zoom Information

- 1. Pledge of Allegiance**
- 2. Roll Call**

All Commissioners were present and in person.

Present - Chair Anne Griffith, Vice Chair Gregory Hartwig, Commissioner Lynette Jung-Lee, Commissioner Barbara Montgomery, Commissioner William Mayes, Commissioner Janny Castillo, Commissioner Carla Dartis.

- 3. Approval of Minutes**

3.1 Approval of the minutes for the September 22, 2025 Regular Board of Commissioners Meeting

Attachments:

[DRAFT Minutes For The September 22 2025 Board of Commissioners Meeting](#)

Commissioner Castillo moved to Approve item 3.1 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Barbara Montgomery, Lynette Jung-Lee, William Mayes, Janny Castillo

Nays - 0: None

Excused - 2: Gregory Hartwig, Carla Dartis

Absent - 0: None

- 4. Recognition of people wishing to address the Commission**

Ditra Ellis, member of SEIU 1021 addressed the Board of Commissioners regarding concerns over the current labor negotiations.

Julio Corral, Labor Representative for SEIU 1021 addressed the Board of Commissioners regarding concerns over the current labor negotiations.

Rene Terrell, local Chapter President for SEIU 1021 addressed the Board of Commissioners, regarding concerns over the current labor negotiations.

Thomas Jones, member SEIU 1021, addressed the Board of Commissioners, regarding concerns over the current labor negotiations.

5. Old or Unfinished Business

There was no old or unfinished business.

6. Modifications to the Agenda

There were no modifications to the agenda.

7. New Business

7.1 Informational Presentation on the Fiscal Year 2025 Moving to Work/Making Transitions Work Annual Report

Attachments:

[Staff Report - Fiscal Year 2025 Moving to Work/Making Transitions Work Annual Report](#)

[FY 2025 MTW Annual Report Presentation](#)

[FY 2025 Annual MTW Report](#)

Chief Social Impact Officer, Dominica Henderson, presented the Fiscal Year 2025 Moving to Work/Making Transitions Work Annual Report.

Ms. Henderson explained that the Moving to Work (MTW) Annual Report covers the period of July 2024 through June 2025 and summarizes the Authority's performance against goals established in the Annual Plan. She reviewed key terms, baseline calculations, and compliance with statutory MTW requirements, noting that OHA assisted approximately 13,500 families—about 95% of its baseline—thereby maintaining substantial compliance with HUD requirements. Ms. Henderson further explained that OHA continues to meet its statutory objectives of reducing costs, promoting family self-sufficiency, and expanding housing choice through initiatives aligned with the 2021 strategic goals. These efforts include enhancing customer service and stakeholder engagement, expanding landlord participation through incentive programs totaling over \$2.2 million, and supporting affordable housing production and preservation.

Staff answered questions from the Commissioners. There was no public comment on this item.

7.2 Informational memorandum on the establishment of new payment standards for all voucher programs effective October 1, 2025.

Attachments:

[Staff Report - New Payment Standards For Voucher Programs](#)
[OHA 2026 VOUCHER PAYMENT STANDARDS](#)
[OHA 2026 VASH VOUCHER PAYMENT STANDARDS](#)

Chief Social Impact Officer, Dominica Henderson presented an informational memorandum on the establishment of new payment standards for all voucher programs effective October 1, 2025.

Ms. Henderson explained that the United States Department Of Housing and Urban Development (HUD) requires housing authorities to set voucher payment standards based on regional Fair Market Rents (FMRs), which define the maximum subsidy the Oakland Housing Authority (OHA) can pay. For 2026, due to across-the-board FMR increases effective October 1, staff propose setting OHA's payment standards at 100% of FMR to preserve housing choice for new move -ins (the largest current gap is about \$296 for studios; the smallest is about \$117 for three-bedrooms). Ms. Henderson noted that VASH vouchers will remain at 120% of FMR to improve lease-up, that existing tenants' rents are governed by state rent-cap rules, and that the 100% policy aligns regionally with San Francisco, Santa Clara, and Alameda Public Housing Associations.

Staff answered questions from the Commissioners. There was no public comment on this item.

7.3 Informational presentation on the Jobs Plus/East Oakland Works Year Two Annual Report.

Attachments:

[Staff Report - East Oakland Works Year Two Annual Report](#)
[East Oakland Works \(EOW\) Year Two Annual Report](#)

Chief Social Impact Officer, Dominica Henderson gave an informational presentation on the Jobs Plus/East Oakland Works Year Two Annual Report.

Ms. Henderson explained that year two of the East Oakland Works (Jobs Plus) initiative at Lockwood Gardens showed strong progress, with 355 occupied units and 350 work- able adults achieving a 46% employment rate, exceeding the goal but still below living-wage levels. Total enrollment reached 157 residents (143 active, 14 exits), with 136 families participating in the Jobs Plus Earned Income Disregard (JPEID) and 6 in FSS escrow, totaling \$462,000 in disregarded income. The team met four of six United States Department Of Housing and Urban Development (HUD) goals, surpassing assessment and earnings targets (\$17,000 average vs. \$14,500 goal) but falling short on 180-day job retention. The program hosted frequent job fairs, digital literacy and homeownership workshops, and

provided transportation and employment supports. In Year three, efforts will focus on career pathways and sustained employment while continuing resident outreach.

Staff answered questions from the Commissioners. There was no public comment on this item.

7.4 Unaudited Financial Report for 4th Quarter Fiscal Year 2025 (Q4'25) Ended June 2025

Attachments:

[Staff Report - Unaudited Financial Report for 4th Quarter Fiscal Year 2025 \(Q4'25\) Ended June 2025](#)
[Oakland Housing Authority Quarterly Financial Reports Q4' FY25](#)

Director of finance, Victor Madamba, presented the Unaudited Financial Report for 4th Quarter Fiscal Year 2025 (Q4'25) ending June 2025.

Mr. Madamba explained that for FY 2025, total operating revenues were 7% below budget, due to lower voucher utilization, delayed affiliate reimbursements, and reduced investment income following a federal rate cut. Operating expenses were 10% below budget, reflecting staffing vacancies, lower administrative, tenant service, and maintenance costs, and reduced insurance and protective service expenses. Depreciation increased 18% due to new capital additions, while capital outlay was 50% under budget because of project delays and procurement challenges across multiple departments. Leadership is reviewing spending patterns and aligning them with key performance indicators, focusing on improved project delivery, recruitment, and resource utilization to reduce underspending in the current fiscal year.

Staff answered questions from the Commissioners. There was no public comment on this item.

7.5 Adopt a resolution authorizing the Executive Director to execute a contract with ARDE Kids to provide after-school services to Oakland Housing Authority (OHA) school-aged youth, for an initial one-year term, and four (4) additional one-year option terms, for a total contract amount not to exceed \$319,680.

Attachments:

[Staff Report - ARDE Kids Afterschool Services](#)
[ARDE Class Offerings](#)
[ARDE Afterschool Services Resolution](#)
[Resolution #5412](#)

Chief Social Impact Officer, Dominica Henderson, presented this item to adopt a resolution authorizing the Executive Director to execute a contract with ARDE Kids to provide after-school services to Oakland Housing Authority (OHA) school-aged youth.

Ms. Henderson explained that the proposed contract with ARDE Kids will help address underspending in the tenant services line by expanding after-school and enrichment programs for youth. The vendor will provide customized physical and recreational activities at the Oakland Housing Authority's (OHA) East and West District Offices, offering on-site programs for children at Peralta and Lockwood Gardens. The initiative supports youth development and complements OHA's youth employment pathway, allowing participants to transition into the employment program at age 14. The partnership also introduces a new community organization to OHA, bringing fresh programming and using Moving To Work (MTW) flexibility to invest directly in resident services.

Staff answered questions from the Commissioners. There was no public comment on this item.

Commissioner Castillo moved to Approve item 7.5 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 7: Anne Griffith, Gregory Hartwig, Barbara Montgomery, Lynette Jung-Lee, William Mayes, Janny Castillo, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 0: None

- 7.6 Adopt a resolution approving fiscal year 2026 operating budgets for Lion Creek Crossings Phase I and Lion Creek Crossings Phase II pursuant to Rental Assistance Demonstration Program requirements and confirming the replacement reserve funding in the amount of \$57,504 in total deposits per year for Lion Creek Crossings Phase I and \$72,996 per year for Lion Creek Crossings Phase II.

Attachments:

[Staff Report - Fiscal Year 2026 Operating Budgets For Lion Creek Crossings Phase I and Lion Creek Crossings Phase II](#)

[LLC II - DRAFT 2026 Budget](#)

[LLC I- DRAFT 2026 Budget](#)

[Lion Creek Crossings 2026 Budget](#)

[Resolution Resolution #5413](#)

Director of Asset Management, Anna Kaydanovskaya, presented this item to adopt a resolution approving fiscal year 2026 operating budgets for Lion Creek Crossings Phase I and Lion Creek Crossings Phase II.

Ms. Kaydanovskaya explained that the United States Department of Housing and Urban Services (HUD) requires annual Board of Commissioners approval of budgets for properties converted under the Rental Assistance Demonstration (RAD) program. She noted that Lion Creek Crossings Phases 1 and 2, Oakland Housing Authorities first RAD projects, converted 99 public housing units to project -based Section 8 in June 2024. The proposed budgets cover all 115 and 146 units in the two phases, respectively, and include provisions for establishing interest-bearing replacement

reserves for major capital projects upon substantial completion, expected in December 2025. The reserve commitments total \$ 57,504 for Phase 1 and \$72,996 for Phase 2. Ms. Kaydanovskaya added that the budgets, prepared by the ownership partnerships, will also be submitted to lenders, investors, and other regulatory agencies for approval, and any substantial future changes will be brought back to the Board for review.

Staff answered questions from the Commissioners. There was no public comment on this item.

Commissioner Jung-Lee moved to Approve item 7.6 which was seconded by Commissioner Montgomery. The motion Passed by the following vote:

Ayes - 7: Anne Griffith, Gregory Hartwig, Barbara Montgomery, Lynette Jung-Lee, William Mayes, Janny Castillo, Carla Dartis

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 7.7 Adopt a resolution approving fiscal year 2026 operating budget for Foothill Family Apartments pursuant to Rental Assistance Demonstration (RAD) Program requirements and confirming the replacement reserve funding in the amount of \$39,000 in total deposits per year for Foothill Family Apartments.

Attachments:

[Staff Report - Fiscal Year 2026 Operating Budget For Foothill Family Apartments Foothill Family Apartments 2026 Budget](#)
[Foothill Family Apartments 2026 Budget](#)
[Resolution Resolution #5414](#)

Director of Asset Management, Anna Kaydanovskaya, presented this item to adopt a resolution approving fiscal year 2026 operating budget for Foothill Family Apartments pursuant to Rental Assistance Demonstration (RAD) Program.

Ms. Kaydanovskaya explained that, pursuant to U.S. Department of Housing and Urban Development (HUD) Notice H-2019-09 PIH -2019-23 (HA), the Board of Commissioner must annually approve operating budgets for RAD-converted projects. She noted that Foothill Family Apartments converted to Project Based Vouchers under a RAD/Section 18 blend effective October 1, 2025, and that the proposed 2026 budget has been reviewed and found consistent with comparable projects. She added that HUD requires annual replacement reserve deposits of \$39,000, which will begin upon substantial completion of the ongoing rehabilitation, expected in December 2026.

There were no questions from the Commissioners. There was no public comment for this item.

Commissioner Dartis moved to Approve item 7.7 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 7: Anne Griffith, Gregory Hartwig, Barbara Montgomery, Lynette Jung-Lee, William Mayes, Janny Castillo, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 0: None

- 7.8 Authorizing the Executive Director authority to allocate additional funds for services with Automatic Data Processing (ADP), Inc. for Human Capital Management and Managed Business Solutions, to ratify payments made to ADP for August and September 2025, in the amount of \$64,865.91, and to allocate an additional \$ 452,000 for the remainder of the existing contract term, for a total amount not to exceed \$516,865.91, for a term not to exceed April 30, 2026.

Attachments:

[Staff Report - Automatic Data Processing \(ADP\)](#)
[Resolution 5057 ADP Human Capital Management](#)
[ADP Resolution](#)
[Resolution # 5415](#)

Senior Director of Human Resources and Employee Experience, Drew Felder, and Director of Finance, Victor Madamba, presented this item to authorize the Executive Director authority to allocate additional funds for services with Automatic Data Processing (ADP), Inc. for Human Capital Management and Managed Business Solutions. Secretary Patricia Wells noted a typographical error in the resolution of the item that would be corrected before signing.

Mr. Felder explained that the increase is due to an overlap between the Board of Commissioners prior authorization and the existing ADP contract, and the adjustment ensures sufficient funding through the remaining contract period. He noted that ADP serves as the Authority's Human Resources Information System (HRIS), managing payroll, leave, benefits, positions, and employee records—the backbone of HR and payroll operations. He added that staff plans to issue a new RFP later this year for a future HRIS solution, with the current system to remain in place through April 2026.

There were no questions from the Commissioners. There was no public comment on this item.

Commissioner Dartis moved to Approve as Amended item 7.9 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 7: Anne Griffith, Gregory Hartwig, Barbara Montgomery, Lynette Jung-Lee, William Mayes, Janny Castillo, Carla Dartis

Nays - 0: None

Excused - 0: None

Absent - 0: None

- 7.9 Adopt a resolution (California Office of Emergency Service (CalOES) Form 130 designating the Executive Director, Senior Director of Human Resources and Employee Experience, or the Chief of Police to execute agreements, assurances, and reimbursement claims to obtain federal financial assistance under Public Law 93-288 and/or state financial assistance under the California Disaster Assistance Act.

Attachments:

[Staff Report - California Office of Emergency Service Resolution California OES 130](#)
[California Office of Emergency Service Resolution Resolution #5416](#)

Senior Director of Human Resource and Employee Experience, Drew Felder presented this item to adopt a resolution (California Office of Emergency Service (CalOES) Form 130 designating the Executive Director, Senior Director of Human Resources and Employee Experience, or the Chief of Police to execute agreements, assurances, and reimbursement claims.

Mr. Felder explained that this item establishes a formal methodology designating which Oakland Housing Authority positions are authorized to lead and act on behalf of the agency during emergencies, particularly if key leadership is unavailable. The resolution identifies staff authorized to interact with Cal OES and FEMA to execute agreements, apply for grants, and receive disaster relief reimbursements. He noted that the authorization must be renewed every three years, or amended as staffing changes occur. This action ensures the Oakland Housing Authority remains eligible and prepared for emergency management and recovery operations.

Staff answered questions from the Commissioners.

Commissioner Dartis moved to Approve item 7.9 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 7: Anne Griffith, Gregory Hartwig, Barbara Montgomery, Lynette Jung-Lee, William Mayes, Janny Castillo, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 0: None

8. Consent Agenda

8.1 Approval of a California Public Employees System (CalPERS) Resolution for the 001 Unrepresented Group, fixing the Oakland Housing Authority's (the Authority) Contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - 001 Unrepresented Employee Group](#)
[2024 Staff Report - 001 Unrepresented Employee Group Resolution #5303](#)
[Resolution For The 001 Unrepresented Group Resolution #5417](#)

8.2 Approval of a California Public Employees System (CalPERS) Resolution for the 002 Alameda County Building and Construction Trades Council Unit, fixing the Oakland Housing Authority's (the Authority) contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - Alameda County Building and Construction Trades Council](#)
[2024 Staff Report - Alameda County Building and Construction Trades Council Resolution #5304](#)
[Resolution For 002 Alameda County Building and Construction Trades Council Resolution #5418](#)

8.3 Approval of a California Public Employees System (CalPERS) Resolution for the 004 Local 1021, SEIU Maintenance Unit, fixing the Oakland Housing Authority's (the Authority) contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - Local 1021 SEIU Maintenance](#)
[2024 Staff Report - Local 1021 SEIU Maintenance Resolution #5305](#)
[Resolution 004 Local 1021 SEIU Maintenance Resolution #5419](#)

8.4 Approval of a California Public Employees System (CalPERS) Resolution for the 005 Local 1021 SEIU APA/HAR Unit, fixing the Oakland Housing Authority's (the Authority) Contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - Local 1021 SEIU APA](#)
[2024 Staff Report - Local 1021 SEIU APA Resolution #5306](#)

[Resolution 005 Local 1021 SEIU APA](#)
[Resolution #5420](#)

- 8.5 Approval of a California Public Employees System (CalPERS) Resolution for the 006 Local 29 OPEIU Unit, fixing the Authority's Contribution under the Public Employees Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - 006 Local 29 OPEIU](#)
[2024 Staff Report - Local 29 OPEIU](#)
[Resolution #5307](#)
[Resolution 006 Local 29 OPEIU](#)
[Resolution #5421](#)

- 8.6 Approval of California Public Employees System (CalPERS) Resolution 701 for the Unrepresented (Retiree) Group, fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - Unrepresented ICMA Retirement Plan](#)
[2024 Staff Report - Unrepresented ICMA Retirement Plan](#)
[Resolution For The 701 Unrepresented ICMA Retirement Plan](#)
[Resolution #5308](#)
[Resolution #5422](#)

- 8.7 Approval of a California Public Employees System (CalPERS) Resolution for the 702 Alameda County Building and Construction Trades Council in the ICMA Retirement Plan, fixing the Authority's Contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - 702 Alameda County Building and Construction Trades Council, ICMA Retirement](#)
[2024 Staff Report - 702 Alameda County Building and Construction Trades Council, ICMA Retirement](#)
[Resolution #5309](#)
[Resolution 702 Alameda County Building and Construction Trades Council ICMA Retirement](#)
[Resolution #5423](#)

- 8.8 Approval of a California Public Employees System (CalPERS) Resolution for the 704 Local 1021 SEIU ICMA Retiree Unit, fixing the Authority's contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - 704 Local 1021 SEIU ICMA Retiree Plan](#)
[2024 Staff Report - 704 Local 1021 SEIU ICMA Retiree Plan](#)
[Resolution #5310](#)
[Resolution 704 Local 1021 SEIU ICMA](#)
[Resolution #5424](#)

- 8.9 Approval of a California Public Employees System (CalPERS) Resolution for the

706 Local 29 OPEIU ICMA Retiree Unit, fixing the Authority's contribution under the Public Employees' Medical and Hospital Care Act (PEMHCA).

Attachments:

[Staff Report - 706 Local 29 OPEIU ICMA Retiree Unit](#)
[2024 Staff Report - 706 Local 29 OPEIU ICMA Retiree Unit Resolution #5311](#)
[Resolution 706 Local 29 OPEIU ICMA Retirement 2025 Resolution #5425](#)

- 8.10 Adopt a resolution authorizing the Executive Director to execute an agreement with the County of Alameda Department of Housing and Community Development (HCD) for the Shelter Plus Care (S+C) Single-Room Occupancy (SRO) program, in an amount not to exceed \$800,000, for the term November 1, 2025 to October 31, 2026.

Attachments:

[Staff Report - Shelter Plus Care \(S+C\) Single-Room Occupancy Resolution - SPC Single Room Occupancy Resolution Resolution #5427](#)

Vice Chair Hartwig moved to Approve the Consent Agenda which was seconded by Commissioner Montgomery. The motion Passed by the following vote:

Ayes - 7: Anne Griffith, Gregory Hartwig, Barbara Montgomery, Lynette Jung-Lee, William Mayes, Janny Castillo, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 0: None

9. Written Communications Departments' Monthly Report

9.1 Written Communications Departments' Monthly Reports

Attachments:

[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](#)

Secretary Patricia Wells briefed the Commissioners on departments' monthly reports.

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

10.1 Promotional Ceremony For Chief Luther Dupree - September 22, 2025

Attachments:

[Promotional Ceremony For Chief Luther Dupree](#)

Secretary Patricia Wells briefed the Commissioners on the promotional Ceremony for Chief Luther Dupree.

10.2 National NAHRO Conference: Phoenix, Arizona - September 26 - September 30

Attachments:

[NAHRO National Conference](#)

Secretary Patricia Wells briefed the Commissioners on the National NAHRO Conference that took place from September 26, 2025 to September 30, 2025.

10.3 Nonprofit Housing Association of Northern California's Affordable Housing Conference - October 3, 2025

Attachments:

[NPH Affordable Housing Conference](#)

Secretary Patricia Wells briefed the Commissioners on the Nonprofit Housing Association of Northern California's Affordable Housing Conference that took place on October 3, 2025.

10.4 42nd Annual Senior Splendor - October 2, 2025

Attachments:

[42nd Annual Senior Splendor](#)

Secretary Patricia Wells briefed the Commissioners on the 42nd Annual Senior Splendor event that took place on October 2, 2025.

10.5 Congresswoman Lateefah Simon's First Annual Constituent Breakfast - September 26, 2025

Attachments:

[Congresswoman Lateefah Simon's First Annual Constituent Breakfast](#)

Secretary Patricia Wells briefed the Commissioners on Congresswoman's Lateefa Simon's First Annual Constituent Breakfast that took place on September 26, 2025.

10.6 Appointment and Reappointments Of Oakland Housing Authority's Board of Commissioners - City Council Meeting, October 7, 2025

Attachments:

[Commissioners Appointments](#)

Secretary, Patricia Wells briefed the Commissioners appointment of one new Board of Commissioner member, Carla Dartis, and the reappointments of Commissioner Greg Hartwig, Commissioner Janny Castillo, Commissioner Barbara Montgomery, and Commissioner William Mayes.

10.7 Oakland African American Chamber of Commerce 22nd Annual Business Awards Luncheon - October 16, 2025

Attachments:

[Oakland African American Chamber of Commerce Awards Luncheon](#)

Secretary Patricia Wells briefed the Commissioners on the Oakland African American Chamber of Commerce 22nd Annual Business Awards Luncheon.

11. Reports of Commission Committees

There were no reports Commission Committees.

12. Announcements by Commissioners

Newly appointed Commissioner, Carla Dartis, introduced herself to the Board of Commissioners, sharing her gratitude to being welcomed to her new role.

13. Adjournment to Closed Session

Commissioner Mayes moved to Approve adjournment to Closed Session which was seconded by Commissioner Montgomery. The motion Passed by the following vote:

Ayes - 7: Anne Griffith, Gregory Hartwig, Barbara Montgomery, Lynette Jung-Lee, William Mayes, Janny Castillo, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 0: None

14. Closed Session

14.1 Closed Session regarding labor negotiations pursuant to California Government Code Section 54957.6

Oakland Housing Authority Negotiators:

- Drew Felder, Senior Director of Human Resources and Employee Experience;
- Dominica Henderson, Chief of Social Impacts;
- Victor Madamba, Director of Finance;
- Patricia Wells, Executive Director; and
- Jhaila Brown, General Counsel

Employee Organizations:

- SEIU 1021, Service Employees;
- Building and Trades Council (BTC); and
- Local 29, Office and Professional Employees Union

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

One potential case

15. Adjournment

Commissioner Mayes moved to Approve which was seconded by Commissioner Dartis. The motion Passed by the following vote:

Ayes - 7: Anne Griffith, Gregory Hartwig, Barbara Montgomery, Lynette Jung-Lee, William Mayes, Janny Castillo, Carla Dartis

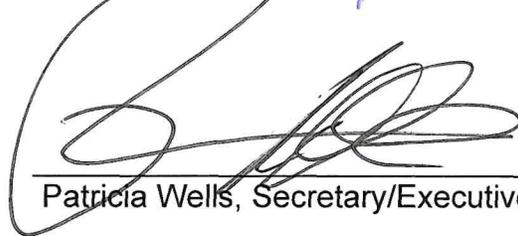
Nayes - 0: None

Excused - 0: None

Absent - 0: None



Anne Griffith, Chair of the Board



Patricia Wells, Secretary/Executive Director