



Board of Commissioners

CHAIRPERSON ANNE GRIFFITH
VICE CHAIRPERSON LYNETTE JUNG-LEE
GREGORY HARTWIG
JANNY CASTILLO
BARBARA MONTGOMERY
WILLIAM MAYES
CARLA DARTIS

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, September 28, 2026 at 6:00 PM
1619 Harrison Street, Oakland, CA 94612**



Oakland Housing
Authority

AGENDA
Regular Meeting
September 28, 2026, 6:00 PM

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/89970745845?pwd=bbA7Lg7kxmFaV8HV1ozeZYlQqsFB8A.1>

Meeting ID (access code): [899 7074 5845](#) **Meeting Password:** [560832](#)
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): [899 7074 5845](#) **Meeting Password:** [560832](#)

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

The Chair will confirm that there are 4 Commissioners in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, unless a Commissioner 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.

3. Approval of Minutes

- 3.1 26-2669 Approval of the minutes of the August 24, 2026 regular Board of Commissioner's meeting.

Attachment(s)

[Draft Minutes For August 24, 2026 Board of Commissioners 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 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 in Zoom information. 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 26-2680 Informational memorandum on the establishment of new payment standards for all voucher programs effective October 1, 2026.

Attachment(s)

[Staff Report - New Payment Standards For All Voucher Programs](#)
[Presentation - 2027 FMRs and OHA Payment Standards](#)
[OHA 2027 Voucher Payment Standards](#)
[OHA 2027 Vash Voucher Payment Standards](#)

- 7.2 26-2648- Adopt a resolution authorizing the Executive Director to sign all necessary documents to extend the term of the conditional commitment of the Oakland Housing Authority's Development Loan for the 3135 San Pablo Project from October 31, 2026, to March 21, 2027.

Attachment(s)

[Staff Report - 3135 San Pablo Development Loan Commitment Extension](#)
[Presentation - Oakland Housing Authority \\$10M Development Loan Commitment Extension to 3135 San Pablo](#)
[Letter Agreement - OHA \\$10M Development Loan Commitment Letter to 3135 San Pablo](#)
[Resolution 5366 - OHA \\$10M Development Loan to 3135 San Pablo](#)
[Resolution 5327 - OHA \\$10M Allocation of MTW Funds to City NOFA Projects](#)
[Resolution - OHA \\$10M Development Loan Commitment Extension to 3135 San Pablo](#)

- 7.3 26-2681 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 Housing Authority owned and managed properties in an amount not to exceed \$1,200,000 for the initial term and up to \$100,000 per year for each additional option term for a total contract amount not to exceed \$1,500,000 for a term not to exceed five years.

Attachment(s)

[Staff Report - R&B Wholesale Distributors, LLC](#)
[R&B Wholesale CCGS Review Memo](#)
[Resolution - R&B Wholesale Distributors, LLC](#)

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 26-2670 Written Communications Departments' Monthly Report

Attachment(s)

[01- Family & 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 26-2688 Follow up response to Commissioners' question from August 24, 2026 Board of Commissioners meeting regarding Foothill Family Apartments Replacement Reserve Account Balance.

- 10.2 26-2690 Follow up to Commissioners' question from August 24, 2026 Board of Commissioners meeting regarding decline of illegal dumping numbers.

- 10.3 26-2679 43rd Annual Senior Splendor - October 1, 2026.

Attachment(s)

[43rd Annual Senior Splendor](#)

- 10.4 26-2684 Friendship Senior Housing Grand Opening Event - September 10, 2026.

Attachment(s)

[Friendship Senior Housing Grand Opening Event](#)

- 10.5 26-2686 Foothill Family Apartments Tour - September 23, 2026

Attachment(s)

[Foothill Family Apartments Tour](#)

11. Reports of Commission Committees

12. Announcements by Commissioners

13. Adjournment to Closed Session

14. Closed Session

- 14.1 26-2685 **Conference with Legal Counsel-Anticipated Litigation: Anticipated litigation pursuant to subdivision (d)(4) of Government Code Section 54956.9:**

One potential case

14.2 26-2708 **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:

- Building and Trades Council (BTC); and

15. Adjournment