Oakland Housing Authority

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

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

Monday, June 22, 2026
6:00 PM

1. **Pledge of Allegiance**

2. **Roll Call**

Present - Chairperson Anne Griffith, Commissioner Janny Castillo, Commissioner Lynette Jung-Lee Commissioner William Mayes, Commissioner Carla Dartis.

Excused - Vice Chairperson Gregory Hartwig, Commissioner Barbara Montgomery.

3. **Approval of Minutes**

3.1 Approval of the minutes for the May 18, 2026 Special Board of Commissioners Meeting.

Attachments:

Draft Minutes For The May 18, 2026 Special Board of Commissioners Meeting

Commissioner Dartis moved to Approve item 3.1 which was seconded by Commissioner Jung- Lee. The motion Passed by the following vote:

Ayes- 5: Anne Griffith, Lynette Jung-Lee, Janny Castillo, William Mayes, Carla Dartis
Nayes- 0: None
Excused - 2: Gregory Hartwig, Barbara Montgomery
Absent- 0:

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

There were no people wishing to address the Commission.

5. Old or Unfinished Business

There was no old or unfinished business.

6. Modifications to the Agenda

Closed Session item 14.1 was removed from the meeting's agenda. Closed Session item 14.2 was moved to before New Business. Item 7.6 was moved to before item 7.1.

7. New Business

7.1 Nomination and Election of Chairperson and Vice Chairperson of the Oakland Housing Authority Board of Commissioners.

Attachments:

Staff Report - Nomination and Election of Board of Commissioner's Chairperson and Vice Chairperson
Oakland Housing Authority Bylaws and Commission Rules and Procedures

Commissioner Castillo moved to Approve a motion for Anne Griffith as Chair of the Board of Commissioners which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 5: Lynette Jung-Lee, Janny Castillo, William Mayes, Carla Dartis, Anne Griffith
Nayes - 0: None
Excused - 2: Gregory Hartwig, Barbara Montgomery
Absent- 0:

Commissioner Mayes moved to Approve a motion for Lynette Jung-Lee as Vice Chair of the Board of Commissioners which was seconded by Commissioner Dartis. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Janny Castillo, William Mayes, Carla Dartis, Lynette Jung-Lee
Nayes - 0: None
Excused - 2: Gregory Hartwig, Barbara Montgomery
Absent- 0:

7.2 Nomination and Election of Directors for Oakland Affordable Housing Preservation Initiatives (OAHPI) Board.

Attachments:

Staff Report - Nomination and Election of OAHPI Directors
Amended and Restated Bylaws of the Oakland Affordable Housing Preservation Initiatives

Commissioner Castillo moved to Approve a motion for Lynette Jung -Lee as a Director for the Oakland Affordable Housing Preservation Initiatives Board of Directors which was seconded by Chairperson Anne Griffith. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Janny Castillo, William Mayes, Carla Dartis, Lynette Jung-Lee
Nayes - 0: None
Excused - 2: Gregory Hartwig, Barbara Montgomery
Absent - 0:

Commissioner Dartis moved to Approve a motion for William J. Mayes as a Director for the Oakland Affordable Housing Preservation Initiatives Board of Directors which was seconded by Chairperson Anne Griffith. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Lynette Jung-Lee, Janny Castillo, Carla Dartis, William Mayes
Nayes - 0: None
Excused - 2: Gregory Hartwig, Barbara Montgomery
Absent - 0:

7.3 Nomination and Election of Directors of Tassafaronga Housing Corporation.

Attachments:

Staff Report - Nomination and Election of Tassafaronga Housing Corporation Directors
THC Amended and Restated Bylaws

Commissioner Jung-Lee moved to Approve a motion for Janny Castillo as a Director for the Tassafaronga Housing Corporation Board of Directors which was seconded by Commissioner Dartis. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Lynette Jung-Lee, William Mayes, Carla Dartis, Janny Castillo
Nayes - 0: None
Excused - 2: Gregory Hartwig, Barbara Montgomery
Absent - 0:

Commissioner Dartis moved to Approve a motion for William J. Mayes as a Director for the Tassafaronga Housing Corporation Board of Directors which was seconded by Chairperson Anne Griffith. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Lynette Jung-Lee, Janny Castillo, Carla Dartis, William Mayes
Nayes - 0: None
Excused - 2: Gregory Hartwig, Barbara Montgomery
Absent- 0:

7.4 Presentation of Oakland Housing Authority insurance programs.

Attachments:

Staff Report - Presentation of Oakland Housing Authority Insurance Programs
2026-2027 Oakland Housing Authority Insurance Programs Presentation

Senior Director of Human Resources and Employee Experience, and Interim Enterprise Risk Management Director, Drew Felder, provided a presentation of Oakland Housing Authority insurance programs to the board.

Mr. Felder explained that the Oakland Housing Authority's (Authority) insurance program includes major coverages for general liability, commercial property, commercial auto, employment practices liability, directors and officers liability, cybersecurity, workplace violence, sexual abuse and molestation liability, and workers' compensation. He highlighted the addition of law enforcement excess liability and workplace violence coverage, noting that the employment practices liability premium is projected pending final renewal, and explained that workers' compensation is administered through the Bay Area Housing Authority Risk Management Agency's joint powers authority. Mr. Felder concluded by reviewing year -over-year premium comparisons and reported that the Authority's insurance cost increases are tracking slightly below the industry average.

Staff answered questions on topics of the Authority's insurance risk assessment, insurance claims experience, rising premium costs, workers' compensation, umbrella liability coverage, workplace violence and other liability coverages, and the separate property insurance for 401 Santa Clara.

7.5 Adopt a resolution authorizing the Executive Director to purchase comprehensive insurance policies during the period of July 1, 2026 to June 30, 2027, in a total aggregate amount not to exceed $2,800,000.

Attachments:

Staff Report - Purchase of Comprehensive Insurance Policies
Resolution - Insurance Purchase July 2026 Through June
2027 Resolution 5462

Senior Director of Human Resources and Employee Experience, and Interim Enterprise Risk Management Director, Drew Felder, presented this item to adopt a resolution authorizing the Executive Director to purchase comprehensive insurance policies during the period of July 1, 2026 to June 30, 2027, in a total aggregate amount not to exceed $2,800,000.

Mr. Felder explained that this resolution authorizes the Executive Director to renew the Oakland Housing Authority's (Authority) insurance policies as they come due throughout the fiscal year to ensure continuous coverage without lapses. He noted that insurance renewal terms are typically issued close to the policy expiration dates, making it impractical to obtain Board approval for each renewal in advance and necessitating delegated authority to maintain uninterrupted coverage.

There were no questions from the Commissioners.

Commissioner Jung-Lee moved to Approve item 7.5 which was seconded by Commissioner Dartis. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Lynette Jung-Lee, Janny Castillo, William Mayes, Carla Dartis
Nayes - 0: None
Excused - 2: Gregory Hartwig, Barbara Montgomery
Absent- 0:

7.6 Adopt a resolution authorizing the Executive Director to Negotiate and Execute Documents and Spend up to $13,125,000 of Moving-To-Work Reserves subject to clearance under the National Environmental Policy Act (NEPA) to acquire the First Mortgage Loan, and make other fundings related to the financial restructuring of the Coliseum Connections Project to stabilize and preserve the 110-units of affordable housing.

Attachments:

Staff Report - First Mortgage Loan
Coliseum Connections OHA Board Memo Exhibits
RAMP Resolution 26-002 Formation Limited Liability Company
Resolution - Coliseum Connections First Mortgage Loan
Resolution 5463

Chief Officer of Real Estate Development, Tom Deloye, presented this item to adopt a resolution authorizing the Executive Director to Negotiate and Execute Documents and Spend up to $13,125,000 of Moving-To-Work Reserves subject to clearance under the National Environmental Policy Act (NEPA) to acquire the First Mortgage Loan, and make other fundings related to the financial restructuring of the Coliseum Connections Project to stabilize and preserve the 110-units of affordable housing.

Mr. Deloye explained that the proposed action supports a stabilization and preservation plan for a 110- unit affordable housing project that has faced significant financial challenges following a 2022 flood. He stated that the project subsequently defaulted on its $1.1 million first mortgage and was unable to meet obligations to subordinate lenders, including the City, County, State, Commonwealth, and BART ground rent payments. Mr. Deloye noted that staff has worked on the effort for nearly two years and, through collaboration with these stakeholders, developed a plan to stabilize the project, preserve the affordable housing units, and restore the project's long-term viability.

Executive Director Wells noted a modification to the resolution of the item to read (modification highlighted):

"THAT, the Authority is authorized to spend MTW Reserves in an amount not to exceed $13,125,000 for the financial restructuring and stabilization of the Project, to be used for items including, but not limited to, acquiring the First Mortgage Loan, capitalizing operating and replacement reserves, making an up- front ground lease payment, additional garage waterproofing measures, title and escrow fees, and making other fundings related to the financial restructuring of the Project, subject to clearance under the National Environmental Policy Act."

There were no questions from the Commissioners.

Commissioner Castillo moved to Approve as Amended item 7.6 which was seconded by Commissioner Dartis. The motion Passed by the following vote:

Ayes - 4: Lynette Jung-Lee, Janny Castillo, William Mayes, Carla Dartis
Nayes - 0: None
Excused - 3: Anne Griffith ,Gregory Hartwig, Barbara Montgomery
Absent - 0:

7.7 Adopt a Resolution authorizing the Executive Director to execute an amendment to the contract between the Oakland Housing Authority (Authority) and ATI Restoration, LLC for Disaster Relief Services for Authority-owned and managed properties and administrative buildings, authorizing up to four (4) additional one-year option terms in an amount not to exceed $600,000 per option term, increasing the total contract authority by $2,400,000 from$ 1,200,000 to an amount not to exceed $3,600,000, for a term not to exceed May 7, 2030, subject to the underlying awarding agency exercising the corresponding option terms under the cooperative purchasing agreement.

Attachments:

Staff Report - ATI Resolution
ATI Omnia Flyer
OMNIA Executive Summary ATI Restoration
ATI CCGS Review Memo
Resolution #5280
ATI_ Restoration_ LLC Resolution.docx
Resolution 5464

Director of Property Operations, Mark Schiferl, and Director of Capital Improvements, Bruce Brackett, presented this item to adopt a resolution authorizing the Executive Director to execute an amendment to the contract between the Oakland Housing Authority (Authority) and ATI Restoration, LLC for Disaster Relief Services for Authority-owned and managed properties and administrative buildings.

Mr. Schiferl explained that staff is requesting authorization for up to four additional one-year option terms under the ATI Restoration contract, which is used for emergency restoration services across Oakland Housing Authority's (Authority) public housing sites and administrative buildings. He noted that while the cooperative purchasing agreement has been extended through 2029, the Authority's contract terms are governed by U.S. Department of Housing and Urban Development requirements and are limited to a five-year term ending May 7, 2030. He stated that the original contract was previously approved only through August 2026, and the requested authorization would allow alignment with the extended cooperative agreement period and ensure continued access to emergency services as needed.

Executive Director, Patricia Wells, noted modifications inn the authorizing language of the item's resolution to include the language below:

"THAT, disaster relief services include emergency restorations, environmental remediation, electronics/equipment restoration, building consulting services, and administrative support for the Authority; and

THAT, disaster relief services are needed to address preventative, unplanned, urgent routine and emergency work orders at Authority-owned and managed properties and administrative buildings;"

Staff answered questions from the Commissioners.

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

Ayes - 5: Anne Griffith, Lynette Jung-Lee, Janny Castillo, William Mayes, Carla Dartis
Nayes - 0: None
Excused - 2: Gregory Hartwig, Barbara Montgomery
Absent- 0:

8. Consent Agenda

8.1 Adopt a resolution authorizing the Executive Director to execute a renewal of a Housing Assistance Payment (HAP) contract with St. Joseph's Senior, L.P., a California nonprofit public benefit corporation, an affiliate of BRIDGE Housing, for up to seven (7) years, for up to 83 Project-based Vouchers (PBV) units, in an estimated annual amount of $1,470,096, and a total contract amount of $10,290,672 at St. Joseph Senior Apartments.

Attachments:

Staff Report -St. Joseph Senior HAP Contract Renewal Resolution - St. Joseph Senior Housing Assistance Payment Contract Renewal Resolution 5465

8.2 Adopt a resolution ratifying the execution of an agreement with the County of Alameda Department of Housing and Community Development (AC-HCD) to administer the Shelter Plus Care (S+C) Sponsor-Based Rental Assistance (SRA) program for at least 51 rental units, in an estimated amount not to exceed

$1,800,000, for the term May 1, 2026 to April 30, 2027.

Attachments:

Staff Report - Shelter Plus Care Sponsor-Based Rental Assistance Shelter Plus Care SRA Resolution Resolution 5466

8.3 Adopt a resolution authorizing the Executive Director to execute an agreement with the County of Alameda Department of Housing and Community Development (AC-HCD) for the Shelter Plus Care (S+C) Home for Wellness (H4W) program for at least 19 rental units, in an amount not to exceed $600,000 for the term July 1, 2026, to June 30, 2027.

Attachments:

Staff Report - Shelter Plus Care Home for Wellness Shelter Plus Care H4W Resolution 2026 Resolution 5467

Commissioner Mayes moved to Approve the Consent Agenda which was seconded by Commissioner Jung-Lee. The motion Passed by the following vote:

Ayes - 5: Anne Griffith, Lynette Jung-Lee, Janny Castillo, William Mayes, Carla Dartis
Nayes - 0: None
Excused - 2: Gregory Hartwig, Barbara Montgomery
Absent - 0:

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 board on the Written Communications Departments' Monthly Reports.

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

Secretary, Patricia Wells briefed the board on the grand opening of Flicker & Flicker Bird Homes which took place on May 19, 2026.

10.1 Flicker & Flicker Bird Homes Grand Opening - May 19, 2026

Attachments:

Flicker & Flicker Bird Homes Grand Opening

10.2 PSWRC NAHRO Santa Barbara - May 28, 2026

Attachments:

PSWRC NAHRO Santa Barbara

Secretary, Patricia Wells briefed the board on the PSWRC NAHRO Conference in Santa Barbara, CA that took place on May 28, 2026.

10.3 Groundbreaking of 34th and San Pablo - May 29, 2026

Attachments:

Groundbreaking 34th and San Pablo

Secretary, Patricia Wells briefed the board on the Groundbreaking of 34th and San Pablo that took place on May 29, 2026.

10.4 Peralta Summer Block Party - June 5, 2026

Attachments:

Peralta Summer Block Party

Secretary, Patricia Wells briefed the board on the Peralta Village Summer Block Party that took place on June 5, 2026.

10.5 Affordable Housing Month Wrap Up

Attachments:

Affordable Housing Month Tour

Secretary, Patricia Wells briefed the board on Affordable Housing Month.

11. Reports of Commission Committees

There were no reports of Commission Committees.

12. Announcements by Commissioners

Commissioner Castillo noted that she attended the United Seniors Convention. Commissioner Castillo provided a "Tech Report" during the convention on steps United Seniors was taking to provide computers to seniors.

13. Adjournment to Closed Session

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

Ayes - 5: Anne Griffith, Lynette Jung-Lee, Janny Castillo, William Mayes, Carla Dartis
Nayes - 0: None
Excused - 2: Gregory Hartwig, Barbara Montgomery
Absent - 0:

14. Closed Session

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

One potential case

14.2 **Conference with Real Property Negotiations {Government Code 54956.8)**

Property: 805 71st Avenue, Oakland, CA, 94621

APN: 041-4166-054

Agency Negotiation: Patricia Wells, Executive Director, Tom Deloye, Chief Officer of Real Estate Development, Isabel Brown, Counsel, Victor Madamba, Director of Finance, Jonathan Young, Senior Development Program Manager, Jhaila R. Brown, General Counsel, Joel Rubenzahl, Consultant.

Negotiating Parties: Coliseum Transit Village One, LP

Under Negotiation: Price and terms of payment.

15. Adjournment

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

Ayes - 5: Anne Griffith, Lynette Jung-Lee, Janny Castillo, William Mayes, Carla Dartis
Nayes - 0: None
Excused - 2: Gregory Hartwig, Barbara Montgomery
Absent- 0:

Anne Griffith, Chair of the Board

Patricia Wells, Secretary/Executive Director