



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](http://www.oakha.org)

Monday, February 23, 2026  
6:00 PM

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

Commissioner Castillo was excused from the meeting. Pursuant to Assembly Bill (AB) 2449 virtual exception for just cause Commissioner Montgomery called into the meeting via Zoom.

**Present** - Chairperson Anne Griffith, Vice Chairperson Gregory Hartwig, Commissioner Lynette Jung-Lee, Commissioner Barbara Montgomery, Commissioner William Mayes, Commissioner Carla Dartis.

**Excused** - Commissioner Janny Castillo.

3. **Approval of Minutes**

3.1 Approval of the minutes for the January 26, 2025 Regular Board of Commissioners Meeting

**Attachments:**

[Draft Minutes For The January 26, 2026 Board of Commissioners Regular Meeting](#)

Chair Griffith put into record that the minutes being approved were for the January 26, 2026 Board of Commissioners meeting.

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

**Ayes - 6:** Chairperson Anne Griffith, Vice Chairperson Gregory Hartwig,

Lynette Jung-Lee, Barbara Montgomery, William Mayes, Carla Dartis

**Nayes - 0:** None

**Excused - 1:** Janny Castillo

**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**

Item 14.1 was pulled from the agenda.

**7. New Business**

7.1 Recognition of staff for their exceptional efforts to serve families and support the City of Oakland's Emergency Response.

**Attachments:**

[Staff Report - Recognition of Staff for Exceptional Efforts](#)

Executive Director, Patricia Wells, presented certificates to staff for their exceptional efforts to serve families and support the City of Oakland's Emergency response to an apartment building fire that took place on January 19, 2026.

Ms. Wells noted that on that morning, the Leased Housing team responded with alacrity, humanity, and compassion, working collaboratively with members of the Family Community Partnerships team and the Executive Office team to address the emergency promptly and effectively.

7.2 A Public Hearing on the draft Fiscal Year 2027 Making Transitions Work Annual Plan

**Attachments:**

[Staff Report - Public Hearing On draft Fiscal Year 2027 Making Transitions Work Annual Plan](#)

[Draft FY 2027 MTW Plan Presentation](#)

[Draft Fiscal Year 2027 MTW Annual Plan](#)

Chief Social Impact Officer, Dominica Henderson, provided an overview on the draft Fiscal Year 2027 Making Transitions Work (MTW) Annual Plan. Public Hearing opened at 6:40pm PST. A member of the public inquired about how to access the MTW Annual Plan. Ms. Henderson responded that the MTW Annual Plan is published for comment on the Oakland

Housing Authority's website at [www.oakha.org](http://www.oakha.org). There were no additional comments. The public hearing closed at 6:43pm PST.

- 7.3 A Public Hearing on the proposed changes to the Administrative Plan for the Housing Choice Voucher program and the Admission and Continued Occupancy Policy for the Public Housing program.

**Attachments:**

[Staff Report - Public Hearing Administrative Plan and Admission and Continued Occupancy Policy for the Public Housing Program 2026 Policy Modifications](#)  
[2026 Draft Policy Updates - Redline](#)

Chief Social Impact Officer, Dominica Henderson, provided an overview on the proposed changes to the Administrative Plan for the Housing Choice Voucher program and the Admission and Continued Occupancy Policy for the Public Housing program. The public comment period opened at 6:50pm PST and closed at 6:52pm PST. There were no comments from the public.

- 7.4 The Oakland Housing Authority Police Department (OHAPD) is providing an annual update of Military Equipment to the Board of Commissioners in compliance with Government Code 7072(c) et. seq.

**Attachments:**

[Staff Report - Military Equipment](#)  
[2026 Military Equipment Presentation](#)  
[Military Equipment Policy](#)  
[Resolution 5093 Approve Military Equipment Policy July 2022](#)

Chief of the Oakland Housing Authority's Police Department (OHAPD), Luther Dupree, and Acting Lieutenant, Kenneth Nielsen, provided an annual update of Military Equipment to the Board of Commissioners in compliance with Government Code 7072(c) et. seq.

Chief Dupree emphasized that OHAPD remains committed to preserving lives, with an emphasis on deescalation and that force is only used as the last resort to protect the community and staff. Chief Dupree explained that, pursuant to Government Code 7072, an annual military equipment report is required for any approved equipment that remains in use. Since the last report, OHAPD has not deployed military equipment outside of training, has received no public complaints, and has no proposed policy additions at this time. Definitions have been included throughout the presentation for clarity.

Acting Lieutenant Nielsen then presented a PowerPoint describing the various types of military equipment that OHAPD has access to.

Staff answered questions from the Commissioners regarding opportunities for staff to share expertise, including participation in industry associations, presentations on

best practices, interagency collaboration, resident engagement and training, and community policing and law enforcement partnerships.

- 7.5 Adopt a Resolution authorizing the Executive Director to negotiate and execute documents necessary for the resyndication and rehabilitation of Chestnut Court and Linden Court and authorizing the Executive Director to make a Predevelopment Loan in an amount not to exceed \$480,000 to fund a portion of predevelopment costs for the project and negotiate and execute documents necessary to make the Predevelopment Loan

Chief Officer of Real Estate Development, Tom Deloye, Senior Development Program Manager, Jonathan Young, and Counsel Isabel Brown, presented this item to Adopt a Resolution authorizing the Executive Director to negotiate and execute documents necessary for the resyndication and rehabilitation of Chestnut Court and Linden Court and authorizing the Executive Director to make a Predevelopment Loan.

Mr. Deloye explained that the proposed re-syndication of Chestnut Court and Linden Court presents a strong opportunity to address approximately \$14 million in identified rehabilitation needs, including major building systems and interior upgrades, without requiring gap financing from the Oakland Housing Authority (OHA). The plan would generate an estimated \$25 million in tax credit equity and \$12 million in bond financing, convert 83 public housing units through a RAD Section 18 blend to increase annual revenue by approximately \$1.3 million, and ultimately position OHA as the sole managing general partner following construction completion. If approved, the team would proceed toward a May tax credit application, with construction anticipated to begin in early 2027 and completion projected for 2028.

Staff answered questions from the Commissioners on topics including property management responsibilities, resident services provision, partnership structure, managing and administrative general partner roles.

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

**Ayes - 6:** Chairperson Anne Griffith, Vice Chairperson Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes, Carla Dartis

**Nays - 0:** None

**Excused - 1:** Janny Castillo

**Absent - 0 :**

- 7.6 Adopt a resolution authorizing the Executive Director to execute an amendment to the contract with Youth Uprising (YU), for a Year-Round Youth Employment program to serve Oakland Housing Authority (OHA) youth aged 16-24, and utilize unspent funds in an amount not to exceed \$270,850 from the current Youth Uprising contract (Resolution #5350), and extending the contract term to expire April 21, 2027.

**Attachments:**

[Staff Report - Youth Uprising Contract Amendment](#)

[Youth Uprising \(YU\) NCP](#)

[YU Resolution #5350](#)

[Resolution - Youth Uprising Extension](#)

[Resolution 5445](#)

Chief Social Impact Officer, Dominica Henderson and Assistant Director of Family & Community Partnerships, Faustina Mututa, presented this item to adopt a resolution authorizing the Executive Director to execute an amendment to the contract with Youth Uprising (YU), for a Year-Round Youth Employment program to serve Oakland Housing Authority (OHA) youth aged 16-24.

Ms. Mututa explained that the current contract, expiring April 20, 2026, supports the year-round Youth Employment Program, which provides case management, employment readiness training, and 100 hours of work experience for up to 100 youth. To date, 52 participants have completed training, with approximately \$129,150 of the \$400,000 authorized funds expended. Approval of the amendment will allow services to continue and aligns with OHA's Moving to Work requirements and Strategic Goal 3 by promoting employment, self-sufficiency, and impactful resident services.

Staff answered questions from the Commissioners on topics including youth employment program under-enrollment, program restart following pandemic disruptions, citywide outreach and recruitment strategies, partnership coordination for program expansion

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

**Ayes - 6:** Chairperson Anne Griffith, Vice Chairperson Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes, Carla Dartis

**Nayes - 0:** None

**Excused - 1:** Janny Castillo

**Absent - 0:**

- 7.7 Adopt a resolution authorizing the Executive Director to execute an amendment to the contract between the Oakland Housing Authority and PaveConnect Logistics, LLC for Exterior Surfacing Products, Services, and Paving Solutions services at Oakland Housing Authority owned and managed properties, utilizing unspent funds authorized by the Board of Commissioners under

Resolution 5281, in an amount not to exceed \$1,800,000, and extending the contract term not to exceed April 30, 2027.

**Attachments:**

[Staff Report - Pave Connect Renewal](#)

[PaveConnect Overview](#)

[PaveConnect Renewal](#)

[PaveConnect Resolution 5281](#)

[Resolution - PaveConnect Contract Amendment](#)

[Resolution 5446](#)

Director of Property Operations, Mark Schiferl, presented this item to adopt a resolution authorizing the Executive Director to execute an amendment to the contract between the Oakland Housing Authority and PaveConnect Logistics, LLC for Exterior Surfacing Products, Services, and Paving Solutions services at Oakland Housing Authority owned and managed properties.

Mr. Schiferl explained that the Oakland Housing Authority requires exterior surfacing products, services, and paving solutions to respond efficiently to preventative, routine, urgent, and emergency work orders, as well as capital projects. PaveConnect Logistics, LLC provides a full range of services, including asphalt and concrete work, StreetBond coatings, sealcoating, crack sealing, pavement markings, and speed bumps and signage for safety and compliance. He noted that the Board approved the contract with PaveConnect on August 26, 2024 which was executed on August 14, 2025. The Omnia contract #R220902 was procured by the Authority through a piggyback and was renewed through April 30, 2027. No funds have been spent to date due to winter conditions, with paving projects scheduled to begin in April 2026.

There were no questions from the Commissioners.

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

**Ayes - 6:** Chairperson Anne Griffith, Vice Chairperson Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes, Carla Dartis

**Nays - 0:** None

**Excused - 1:** Janny Castillo

**Absent - 0:**

- 7.8 Adopt a resolution authorizing the Executive Director to execute contract between the Oakland Housing Authority (Authority) and West Coast Arborists, Inc. (WCA) utilizing OMNIA Cooperative contract # PM-25-13 for the purchase of tree trimming services, and/ or related products for Authority owned and managed Public Housing properties and administrative properties in an amount not to exceed of \$700,000, for an initial term not to exceed June 30, 2027, with the option to renew for up to three (3) additional one-year option terms, subject to the exercise of such one year option terms by the underlying awarding body, for an amount not to exceed \$350,000 for each option term, for a total contract not to exceed \$1,750,000, for a term not to exceed June 30, 2030.

**Attachments:**

[Staff Report - West Coast Arborist](#)  
[West Coast Arborist \(WCA\) Summary](#)  
[CCGS Memo West Coast Arborist](#)  
[Resolution - West Coast Arborist](#)  
[Resolution 5447](#)

Director of Property Operations, Mark Schiferl, presented this item to adopt a resolution authorizing the Executive Director to execute contract between the Oakland Housing Authority (OHA) and West Coast Arborists, Inc. (WCA) utilizing OMNIA Cooperative contract # PM-25 -13 for the purchase of tree trimming services, and/ or related products for Authority owned and managed Public Housing properties and administrative properties.

Mr. Schiferl explained that authorization is requested to execute a contract with West Coast Arborists, a long-time partner of the Housing Authority, for emergency tree removal, site assessments, arborist reports, and general tree maintenance. He noted that the current contract expires at the end of April 2026, and the vendor, who recently received a contract from the San Diego Housing Commission, is ready to proceed if the Board of Commissioners approves. Services will be provided at Lockwood Gardens, Peralta Village, administrative buildings, and other OHA-owned properties.

There were no questions from the Commissioners.

Vice Chairperson Gregory Hartwig moved to Approve item 7.8 which was seconded by Commissioner Dartis. The motion Passed by the following vote:

**Ayes - 6:** Chairperson Anne Griffith, Vice Chairperson Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes, Carla Dartis

**Nayes - 0:** None

**Excused - 1:** Janny Castillo

**Absent - 0:**

- 7.9 A resolution approving a three-year Master Agreement between the Oakland Housing Authority and Local 29, OPEIU

**Attachments:**

[Staff Report - Cost of Living Adjustment 29](#)  
[OPEIU Resolution -Cost of Living Adjustment 29](#)  
[OPEIU Resolution 5448](#)

Senior Director of Human Resources and Employee Experience, Drew Felder, presented this item to adopt a resolution approving a three-year Master Agreement between the Oakland Housing Authority and Local 29, OPEIU.

Mr. Felder explained that after several months of negotiations, an agreement was reached with Local 29, OPEIU mirroring terms from the Local 1021 SEIU deal. The Memorandum Of Understanding (MOU) includes a 3% cost of living adjustment (COLA) retroactive to July 1, 2025, a 1% increase effective March 2026, and a \$2,500 signing bonus. COLA adjustments align with Bay Area and

federal standards. A third- party review found the Accounting Specialist II position 1.8% below market, and salary compression has been an ongoing issue. To address this, the MOU adds a 1.8% increase to the Accounting Specialist II salary and introduces an additional salary step for all Local 29 positions, beginning the first phase of a multi-year salary adjustment plan.

There were no questions from the Commissioners.

Vice Chairperson Gregory Hartwig moved to Approve item 7.9 which was seconded by Commissioner Jung-Lee. The motion Passed by the following vote:

**Ayes - 6:** Chairperson Anne Griffith, Vice Chairperson Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes, Carla Dartis

**Nays - 0:** None

**Excused - 1:** Janny Castillo

**Absent - 0:**

## **8. Consent Agenda**

There were no items on the Consent Agenda

## **9. Written Communications Departments' Monthly Report**

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

### **9.1 Written Communications Departments' Monthly Reports**

#### **Attachments:**

[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 NorCal/Nevada NAHRO Conference: January 25 - January 27, 2026**

#### **Attachments:**

[2026 NorCal/Nevada NAHRO Conference](#)

Secretary Patricia Wells briefed the Commissioners on the NorCal/Nevada NAHRO Conference that took place January 25, 2026 to January 27, 2026.

## 10.2 Oakland Housing Authority Pancake Breakfast: February 7, 2026

### **Attachments:**

#### [OHA Pancake Breakfast](#)

Secretary Patricia Wells briefed the Commissioners on the Oakland Housing Authority's Pancake Breakfast which took place on February 7, 2026.

## 10.3 2026 CAHA Annual Meeting

### **Attachments:**

#### [2026 CAHA Annual Meeting](#)

Secretary Patricia Wells briefed the Commissioners on the 2026 CAHA Annual Meeting.

## 10.4 2026 Transportation-Housing and Urban Development (THUD) Bill

### **Attachments:**

#### [2026 THUD Bill](#)

Secretary Patricia Wells briefed the Commissioners on the passing of the 2026 Transportation-Housing and Urban Development (THUD) Bill.

## **11. Reports of Commission Committees**

### 11.1 Standing Committee For Real Estate Development Report

#### **Attachments:**

#### [Staff Report - Standing Real Estate Development Committee Meeting](#)

Chair Griffith provided a summary of the Standing Committee For Real Estate Development meeting that took place on February 3, 2026.

## **12. Announcements by Commissioners**

Commissioner William Mayes shared his experiences from the 2026 NorCal/Nevada NAHRO Conference.

## **13. Adjournment to Closed Session**

## **14. Closed Session**

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

**Ayes - 6:** Chairperson Anne Griffith, Vice Chairperson Gregory Hartwig, Lynette

Jung-Lee, Barbara Montgomery, William Mayes, Carla Dartis

**Nayes - 0:** None

**Excused - 1:** Janny Castillo

**Absent - 0:**

Commissioner Barbara Montgomery left the meeting before the start of 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:**

- 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**

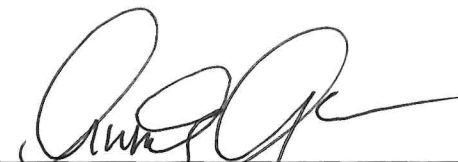
Commissioner Mayes moved to Approve Adjournment which was seconded by Commissioner Jung-Lee. The motion Passed by the following vote:

**Ayes - 5:** Chairperson Anne Griffith, Vice Chairperson Gregory Hartwig, Lynette Jung-Lee, William Mayes, Carla Dartis

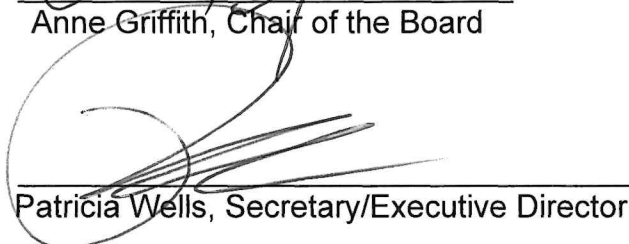
**Nayes - 0:** None

**Excused - 2:** Janny Castillo, Barbara Montgomery

**Absent - 0:**



Anne Griffith, Chair of the Board



Patricia Wells, Secretary/Executive Director