



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, April 27, 2026
6:15 PM

1. Pledge of Allegiance

2. Roll Call

Vice-Chairperson Hartwig was excused from the meeting. Commissioner Montgomery attending the meeting remotely due to just cause, need related to physical or mental condition.

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

Absent – Vice-Chairperson Gregory Hartwig.

3. Approval of Minutes

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

Ayes - 6: Chairperson Anne Griffith, Lynette Jung-Lee, Janny Castillo, Barbara Montgomery, William Mayes, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 1: Vice-Chairperson Gregory Hartwig

3.1 Approval of the minutes for the March 23, 2026 Regular Board of Commissioners meeting

Attachments:

Draft Minutes for the March 23 2026 Regular Board of Commissioner Meeting

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

There were no modifications to the agenda.

7. New Business

7.1 A Proclamation recognizing the 35th anniversary of Oakland Housing Initiatives.

Attachments:

[Staff Report - Oakland Housing Initiatives Proclamation](#)

[OHI Portfolio](#)

[Proclamation - 35th Anniversary of OHI](#)

Director of Asset Management, Anna Kaydanovskaya, presented this item of a Proclamation recognizing the 35th anniversary of Oakland Housing Initiatives (OHI).

Ms. Kaydanovskaya explained that the proclamation recognizes the 35th anniversary of Oakland Housing Initiative, founded in 1991 to support the Oakland Housing Authority in preserving and developing affordable housing. She highlighted key projects, including Foothill Family Apartments and senior housing partnerships, as well as recent funding awards supporting property improvements and resident services. She noted OHI's ongoing investment in resident activities and expressed appreciation for the contributions of past and current board members and leadership.

OHI Directors, Anne Griffith, Carla Dartis, Janet Howley, and Don Falk were in attendance to accept the Proclamation.

Commissioner Castillo moved to Approve item 7.1 which was seconded by Commissioner Dartis. The motion Passed by the following vote:

Ayes - 6: Chairperson Anne Griffith, Lynette Jung-Lee, Janny Castillo, Barbara Montgomery, William Mayes, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 1: VICE-CHAIRPERSON Gregory Hartwig

7.2 A Proclamation recognizing the 30th anniversary of Keller Housing Initiatives.

Attachments:

[Staff Report - Keller Housing Initiatives Proclamation](#)
[KHI Portfolio](#)
[Proclamation - 30th Anniversary of Keller](#)

Director of Asset Management, Anna Kaydanovskaya, presented this item of a Proclamation recognizing the 30th anniversary of Keller Housing Initiatives (KHI).

Ms. Kaydanovskaya explained that the proclamation recognizes the 30th anniversary of KHI, founded in 1996 to preserve Keller Plaza Apartments, a 200-unit development in the Temescal District and a significant contributor to the local community. She highlighted the property's amenities, including a community room with computer lab, green retrofit improvements, and a vibrant community garden, as well as a wide range of resident services. She noted the organization's ongoing support for resident-centered programs, including the distribution of 586 holiday gifts over four years, 142 backpacks with school supplies, and scholarships for youth, and concluded by acknowledging the commitment and contributions of past and current board members.

OHI Directors, Anne Griiffith, Carla Dartis, Janet Howley, and Don Falk were in attendance to accept the Proclamation.

Commissioner Jung-Lee moved to Approve item 7.2 which was seconded by Commissioner Castillo. The motion Passed by the following vote:

Ayes - 6: Chairperson Anne Griffith, Lynette Jung-Lee, Janny Castillo, Barbara Montgomery, William Mayes, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 1: VICE-CHAIRPERSON Gregory Hartwig

7.3 Adopt a resolution approving the Oakland Housing Authority comprehensive consolidated budget and Public Housing Program Asset Management Project (AMP) budgets for the fiscal year ending June 30, 2027.

Attachments:

[Staff Report - Oakland Housing Authority Fiscal Year 2027 Budget](#)
[FY 2027 Annual Operating Budget Presentation](#)
[FY 2027 Capital Outlay](#)
[PHA Board Resolution](#)
[Resolution - FY 2027 Oakland Housing Authority Budget Approval](#)
[Resolution 5453](#)

Director of Finance, Victor Madamba, presented this item to adopt a resolution approving the Oakland Housing Authority comprehensive consolidated budget and Public Housing Program Asset Management Project (AMP) budgets for the fiscal year ending June 30, 2027.

Mr. Madamba explained that staff presented the Fiscal Year 2027 to the Standing Committee For Finance on April 6, 2026, including prior year accomplishments, upcoming goals, and key operational trends informing strategic planning. He noted that the proposed budget was developed in accordance with regulatory requirements, reflects a balanced approach with revenues supporting expenditures, and maintains adequate reserves. He described the adoption of a target-based budgeting approach to enhance transparency, align organizational priorities, and improve spending control. Mr. Madamba also summarized key funding assumptions, including proration levels for housing assistance and administrative fees, capital fund and operating subsidy estimates, and approved compensation adjustments.

Chair Anne Griffith continued by sharing that the Standing Committee For Finance (Committee) appreciated the format and level of detail in the budget presentation, noting it was clear, easy to navigate, and supported a strong understanding of the proposed Fiscal Year 2027 budget. She stated the Committee valued the opportunity to engage with staff and understand how the budget aligns with agency programs, and reported that the Committee unanimously approved the budget as presented, expressing thanks to all staff involved in the process.

There were no questions from the Commissioners.

Commissioner Mayes moved to Approve item 7.3 which was seconded by Commissioner Montgomery. The motion Passed by the following vote:

Ayes - 6: Chairperson Anne Griffith, Lynette Jung-Lee, Janny Castillo, Barbara Montgomery, William Mayes, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 1: VICE-CHAIRPERSON Gregory Hartwig

8. Consent Agenda

- 8.1 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) Tenant Rental Assistance (TRA) program, in an estimated amount not to exceed \$5,000,000, for a term not to exceed March 1, 2026, to February 28, 2027.

Attachments:

[Staff Report - Shelter Plus Care \(S+C\) Tenant Rental Assistance Resolution - Shelter Plus Care Tenant Rental Assistance Resolution 5454](#)

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

Ayes - 6: Chairperson Anne Griffith, Lynette Jung-Lee, Janny Castillo, Barbara Montgomery, William Mayes, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 1: VICE-CHAIRPERSON Gregory Hartwig

9. Written Communications Departments' Monthly Report

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](#)

Secretary, Patricia Wells, briefed the board on the 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 Oakland Metropolitan Chamber of Commerce 2026 Economic Summit

Attachments:

[Oakland Metropolitan Chamber of Commerce 2026 Economic Summit](#)

Secretary, Patricia Wells, briefed the Commissioners on the Oakland Metropolitan Chamber of Commerce 2026 Economic Summit that happened on March 25, 2026.

10.2 Beat The Street Bay Area's One Year Anniversary - April 9, 2026

Attachments:

[Beat The Street Bay Area's One Year Anniversary](#)

Secretary, Patricia Wells, briefed the Commissioners on the one year anniversary of Beat The Street Bay Area which took place on April 9, 2026.

10.3 National Telecommunications Week - April 12, 2026 - April 18, 2026

Attachments:

[National Telecommunications Week](#)

Secretary, Patricia Wells, briefed the Commissioners on National Telecommunications week which occurred April 12, 2026 to April 18, 2026.

10.4 Building Bridges: Hospital To Home Event - April 21, 2026

Attachments:

[Building Bridges Hospital To Home Event](#)

Secretary, Patrica Wells, briefed the Commissioners on the Building Bridges: Hospital To Home Event that took place on April 21, 2026.

11. Reports of Commission Committees

11.1 Special Ad-Hoc Committee For Healthy & Thriving Communities Report

Attachments:

[Staff Report - Special Ad-Hoc Committee For Healthy & Thriving Communities](#)

Chair of the Board of Commissioners, Anne Griffith, briefed the Commissioners on the Special Ad-Hoc Committee For Healthy & Thriving Communities meeting that took place on April 1, 2026.

Chair Griffith explained that the Special Ad Hoc Committee for Healthy and Thriving Communities met on April 1, with Commissioners Mayes, Vice-Chair Hartwig, and herself in attendance, along with staff, to receive a presentation from the Next Up Leadership Cohort. She noted that staff provided an overview of the training, tools, and key takeaways, highlighting their application to daily work and organizational effectiveness. She stated that commissioners commended the cohort and emphasized the importance of investing in staff development, noting the program's role in supporting career growth, preparing participants for internal opportunities and temporary leadership roles, and strengthening the agency's leadership pipeline.

11.2 Standing Committee For Finance Report

Attachments:

[Staff Report - Standing Committee For Finance Report](#)

Chair of the Board of Commissioners, Anne Griffith, briefed the board on the Standing Committee For Finance meeting that occurred on April 6, 2026.

Chair Anne Griffith continued that the Standing Finance Committee (Committee) broadly appreciated the format and level of detail in the budget presentation, noting it was clear, easy to navigate, and supported a strong understanding of its contents. She stated the Committee had a valuable opportunity to engage with staff involved in developing the budget and to better understand how it aligns with agency programs. She expressed appreciation for the staff's efforts and reported that the committee reached unanimous agreement, without dissent, to approve the budget as presented.

12. Announcements by Commissioners

There were no announcements by the Commissioners.

13. Adjournment to Closed Session

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

Ayes - 6: Chairperson Anne Griffith, Lynette Jung-Lee, Janny Castillo, Barbara Montgomery, William Mayes, Carla Dartis

Nayes - 0: None

Excused - 0: None

Absent - 1: VICE-CHAIRPERSON Gregory Hartwig

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, Joel Rubenzahl, Consultant.

Negotiating Parties: Coliseum Transit Village One, LP

Under Negotiation: Price and terms of payment.

15. Adjournment

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

Ayes - 6: Chairperson Anne Griffith, Lynette Jung-Lee, Janny Castillo, Barbara Montgomery, William Mayes, Carla Dartis

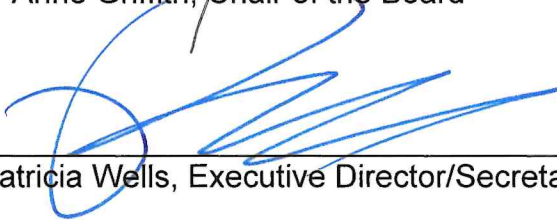
Nayes - 0: None

Excused - 0: None

Absent - 1: VICE-CHAIRPERSON Gregory Hartwig



Anne Griffith, Chair of the Board



Patricia Wells, Executive Director/Secretary