



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, July 27, 2026  
6:00 PM

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

Vice-Chair Hartwig was excused from the meeting.

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

**Excused** - Commissioner Gregory Hartwig.

3. **Approval of Minutes**

3.1 Approval of the minutes of the June 22, 2026 regular Board of Commissioner Meeting.

**Attachments:**

[Draft Minutes For June 22, 2026 Board of Commissioners Meeting](#)

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

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

**Nayes - 0:** None

**Excused - 1:** Gregory Hartwig

**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.

**7. New Business**

7.1 Board of Commissioner Standing and Special Ad-Hoc Committee Assignments.

**Attachments:**

[Staff Report - Standing and Special Ad-Hoc Committee Assignments OHA  
Board Approved Multi Year Strategic Goals](#)

Vice Chairperson Lynette Jung-Lee moved to Approve a motion to ratify Anne Griffith, William Mayes, and Carla Dartis as members of the Standing Committee For Finance which was seconded by Commissioner Dartis. The motion Passed by the following vote:

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

**Nayes - 0:** None

**Excused - 1:** Gregory Hartwig

**Absent - 0:**

Commissioner Mayes moved to Approve a motion to ratify Anne Griffith, Lynette Jung-Lee, and Janny Castillo as members of the Standing Committee For Real Estate Development which was seconded by Vice Chairperson Lynette Jung-Lee. The motion Passed by the following vote:

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

**Nayes - 0:** None

**Excused - 1:** Gregory Hartwig

**Absent - 0:**

Commissioner Mayes moved to Approve a motion to ratify Anne Griffith, Carla Dartis, Janny Castillo as members of the Special Ad-Hoc Committee For Strategic Development which was seconded by Commissioner Dartis. The motion Passed by the following vote:

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

**Nayes - 0:** None

**Excused - 1:** Gregory Hartwig

**Absent - 0:**

Vice Chairperson Lynette Jung-Lee moved to Approve a motion to ratify Anne Griffith, William Mayes, Barbara Montgomery, as members of the Special Ad-Hoc Committee For Increasing Stakeholder Engagement which was seconded by Commissioner Dartis. The motion Passed by the following vote:

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

**Nayes - 0:** None

**Excused - 1:** Gregory Hartwig

**Absent - 0:**

7.2 Appointment of Oakland Housing Authority Residents to the Oakland Housing Authority Resident Advisory Board for Fiscal Year 2027.

**Attachments:**

[Staff Report- FY 2027 Resident Advisory Board Appointments](#)  
[Resolution - FY 2027 Appointment of RAB Members Resolution 5468](#)

Director of Asset Management, Anna Kaydanovskaya presented this item on behalf of the Director of Planning, Implementation, and Compliance, Nicole Thompson, to appoint Oakland Housing Authority Residents to the Oakland Housing Authority's Resident Advisory Board for Fiscal Year 2027.

Ms. Kaydanovskaya explained that although the Oakland Housing Authority (OHA) is no longer required to maintain a Resident Advisory Board (RAB), the agency remains committed to supporting the RAB because of its important role in resident engagement, community partnerships, and providing feedback on the Annual Plan. She summarized the 2026 nomination process, which included resident statements and interviews, and noted that the recommended slate includes four returning and six new members, representing a diverse cross-section of OHA programs. She also reviewed the eligibility requirements and member expectations and noted that the list of nominees was included in the Board of Commissioners' briefing package.

There were no questions from the Commissioners.

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

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

**Nayes - 0:** None

**Excused - 1:** Gregory Hartwig

**Absent - 0:**

- 7.3 Adopt a Resolution of the Board of Commissioners of The Housing Authority of The City of Oakland, adopting a technology disruption policy for Board of Commissioner meetings consistent with Senate Bill 707.

**Attachments:**

[Staff Report - Technology Disruption Policy](#)  
[Technology Disruption Policy](#)  
[Resolution - Technology Disruption Policy](#)  
[Resolution 5469](#)

General Counsel, Jhaila Brown, presented this item to adopt a Resolution of the Board of Commissioners of The Housing Authority of The City of Oakland, adopting a technology disruption policy for Board of Commissioner meetings consistent with Senate Bill 707.

Ms. Brown explained although the Oakland Housing Authority is not subject to these requirements, adoption of a technology disruption policy consistent with Senate Bill 707 and Government Code Section 54953.4 enhances accessibility, transparency, and civic engagement. She summarized that the proposed policy establishes procedures for responding to telephonic or internet service disruptions during Board of Commissioners meetings. The the policy would take effect immediately and applies only to Board of Commissioners meetings subject to the Brown Act.

Staff answered Commissioners' questions on topics including the application of the technology disruption policy when no members of the public are participating remotely, procedures for restoring remote access following a technology related disruption, and implementation of the policy to in-person disruptions by members of the public.

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

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

**Nayes - 0:** None

**Excused - 1:** Gregory Hartwig

**Absent - 0:**

- 7.4 Informational presentation and acceptance of the Certificate of Achievement for Excellence in Financial Reporting to the Oakland Housing Authority by the Government Finance Officers Association for the Fiscal Year that ended on June 30, 2025.

**Attachments:**

[Staff Report - Certificate of Achievement for Excellence in Financial Reporting](#)  
[Announcement of Award - Certificate of Achievement For Excellence in Financial Reporting](#)

Director of Finance, Victor Madamba, presented a informational presentation and acceptance of the Certificate of Achievement for Excellence in Financial Reporting to the Oakland Housing Authority by the Government Finance Officers Association for the Fiscal Year that ended on June 30, 2025.

Mr. Madamba explained that the Oakland Housing Authority (OHA) received the Government Finance Officers Association Certificate of Achievement for Excellence in Financial Reporting for the 13th consecutive year. He stated that the award recognizes the agency's sustained commitment to the highest standards of financial reporting, transparency, accountability, and sound financial management. He noted that this continued recognition strengthens OHA's credibility with funding partners and stakeholders, supports the agency's financial stability, and reflects the consistent dedication of the finance team and the organization's culture of accountability.

There were no questions from the Commissioners.

- 7.5 Adopt a resolution authorizing the Executive Director to execute documents for the Housing Authority of the City of Oakland or its affiliate to acquire the limited partner interest in Keller Housing Associates LP for an amount not to exceed \$100,000 for the purchase price and other costs related to the transaction.

**Attachments:**

[Staff Report - Acquisition of Limited Partner Interest in Keller Housing Associates LP](#)  
[Presentation - Keller Housing Associates LP Limited Partner Acquisition](#)  
[Resolution - Keller LP Buyout](#)  
[Resolution 5470](#)

Director of Asset Management, Anna Kaydanovskaya presented this item to adopt a resolution authorizing the Executive Director to execute documents for the Housing Authority of the City of Oakland or its affiliate to acquire the limited partner interest in Keller Housing Associates LP.

Ms. Kaydanovskaya explained the proposed acquisition of the limited partner interest in Keller Housing Associates, L.P., owner of Keller Plaza Apartments, a 201- unit affordable housing community in Oakland's Temescal District. She stated that, following the expiration of the Low-Income Housing Tax Credit compliance period, Oakland Housing Authority (OHA) has the right of first refusal to acquire the project or investor's interest and is recommending the purchase of the limited partner interest rather than the property itself. She noted that this approach preserves the existing

partnership structure, maintains continuity of ownership and operations, and is significantly more cost-effective than acquiring the property outright. She explained that the total transaction cost is expected not to exceed \$100,000, including the purchase price, accrued asset management fees, and transaction-related costs, and that the proposed ownership structure would replace the current limited partner with an OHA affiliate while providing the Board flexibility to designate the appropriate affiliate.

Staff answered Commissioners' questions regarding the resident population, community programming and services, neighborhood involvement, and property performance.

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

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

**Nayes - 0:** None

**Excused - 1:** Gregory Hartwig

**Absent - 0:**

- 7.6 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 by an additional \$574,000, from \$1,800,000 to \$2,374,000 for a total contract not to exceed amount of \$2,374,000 for a contract term not to exceed April 30, 2027.

**Attachments:**

[Staff Report- PaveConnect Amendment](#)

[PaveConnect Overview](#)

[Resolution 5446 Paveconnect](#)

[Resolution - PaveConnect Amendment](#)

[Resolution 5471](#)

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 and PaveConnect Logistics, LLC for Exterior Surfacing Products, Services, and Paving Solutions services at Oakland Housing Authority owned and managed properties.

Mr. Brackett explained that the Board of Commissioners previously authorized a contract with PaveConnect Logistics LLC for exterior surfacing products, services, and paving solutions, with a subsequent amendment extending the contract term through April 30, 2027. He stated that the Oakland Housing Authority (OHA) has completed paving projects at Lockwood Gardens and Campbell Village, with additional projects scheduled, and identified the administrative parking lot located at 1400, 1450, and 1500 Harrison Street as requiring resurfacing, repairs, refinishing, and striping. He requested approval for the Board of Commissioners to

amend the contract by an additional \$574,000, increasing the total contract amount from \$1.8 million to \$2.374 million, to complete the parking lot improvements at OHA-owned and managed properties. Mr. Brackett noted that projects at Peralta and Palo Vista were in the process of scheduling.

Staff answered Commissioners' questions regarding the location of the parking lot improvements and the pricing structure and scope of work associated with the contract amendment.

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

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

**Nayes - 0:** None

**Excused - 1:** Gregory Hartwig

**Absent - 0:**

## **8. Consent Agenda**

- 8.1 Adopt a Resolution Authorizing an Update to the Delegation of Authority for the California Employers' Retiree Benefit Trust (CERBT)

### **Attachments:**

[Staff Report - Delegation of Authority for the California Employers Retiree Benefit Trust Update](#)

[CERBT Delegation of Authority](#)

[Resolution - Delegation of Authority for California Employers' Retiree Benefit Trust \(CERBT\)](#)

[Resolution 5472](#)

- 8.2 Adopt a resolution authorizing the Executive Director to write off \$18,355 in Tenant Account Receivables deemed uncollectable for public housing tenants who vacated third- party-managed properties during the period between January 1, 2026, and June 30, 2026.

### **Attachments:**

[Staff Report - Tenant Account Receivables Tenants](#)

[Account Receivable Balances Resolution - Tenant](#)

[Account Receivable Write Offs Resolution 5473](#)

- 8.3 Adopt a resolution authorizing the Executive Director to write off \$91,674.62 in Tenant Account Receivables deemed uncollectable for public housing tenants who vacated Oakland Housing Authority owned and managed properties during the period between January 1, 2026, and June 30, 2026.

### **Attachments:**

[Staff Report - Tenant Account Receivables Tenant](#)

[Account Receivable Balances Resolution - Tenant](#)

[Account Receivable Write Offs Resolution 5474](#)

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

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

**Nayes - 0:** None

**Excused - 1:** Gregory Hartwig

**Absent - 0:**

**9. Written Communications Departments' Monthly Report 9.1**

Written Communications Departments' Monthly Report

**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 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**

Employee Commendation Awards

**Attachments:**

[Employee Commendation Awards](#)

Secretary Patricia Wells briefed the Commissioners on the Employee Commendation Awards.

**10.2 Oakland Housing Authority Police Department's Awards and Oath of Office Ceremony : June 24, 2026**

**Attachments:**

[2026 OHAPD Awards and Oath of Office Ceremony](#)

Secretary Patricia Wells briefed the Commissioners on the Oakland Housing Authority Police Department's Awards and Oath of Office Ceremony that was held on June 24, 2026.

**10.3 NAHRO National Conference: October 15 - October 17, 2026**

**Attachments:**

## [2026 NAHRO National Conference](#)

Secretary Patricia Wells briefed the Commissioners on the NAHRO National Conference which will be in Colorado from October 15, October 17, 2026.

### 10.4 CLPHA Summer Meeting: June 17 - June 19, 2026

#### **Attachments:**

#### [CLPHA Summer Convene](#)

Secretary Patricia Wells briefed the Commissioners on the CLPHA Summer Meeting which was held June 17 - June 19, 2026.

### 10.5 Clare E Chan Lee Residences Tour: July 9, 2026

#### **Attachments:**

#### [Clare E. Chan Lee Residences Tour](#)

Secretary Patricia Wells briefed the Commissioners on the tour of the Clare E Chan Lee Residences which took place on July 9, 2026.

### 10.6 Oakland Ballers Game: July 9, 2026

#### **Attachments:**

#### [Oakland Ballers Game](#)

Secretary Patricia Wells briefed the Commissioners on the Oakland Ballers Game event that took place on July 9, 2026.

### 10.7 Central Valley Explorer Competition: June 26 - June 28, 2026

#### **Attachments:**

#### [Central Valley Explorer Competition](#)

Secretary Patricia Wells briefed the Commissioners on the Central Valley Explorer Competition that was held from June 26 - June 28, 2026.

### 10.8 Signing of Assembly Bill 179 Event: July 12, 2026

#### **Attachments:**

#### [Signing Assembly Bill 179 Event](#)

Secretary Patricia Wells briefed the Commissioners on the signing of Assembly Bill 179 press event was held on July 12, 2026.

### 10.9 NAHRO Summer Symposium: July 15 - July 17, 2026

**Attachments:**

[NAHRO Summer Symposium](#)

Secretary Patricia Wells briefed the Commissioners on the NAHRO Summer Symposium which was held in Nashville Tennessee, July 15 - July 17, 2026.

10.10 Alameda County Law Enforcement Explorer & Cadet Academy: July 13 - July 24, 2026

**Attachments:**

[Alameda County Law Enforcement Explorer & Cadet Academy](#)

Secretary Patricia Wells briefed the Commissioners on the Alameda County Law Enforcement Explorer & Cadet Academy which was held July 13 - July 24, 2026.

**11. Reports of Commission Committees**

There were no reports of Commissions Committees.

**12. Announcements by Commissioners**

There were no announcements by Commissioners.

**13. Adjournment to Closed Session**

Per item 6, the Closed Session was removed from the meeting's agenda.

**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**

**15. Adjournment**

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

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

**Nayes - 0:** None

**Excused - 1:** Gregory Hartwig

**Absent - 0:**

  
Anne Griffith, Chair of the Board

  
Patricia Wells, Secretary/Executive Director