



**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, August 24, 2026
6:00 PM

1. Pledge of Allegiance

2. Roll Call

Commissioner Hartwig was excused from the meeting. Commissioner Castillo arrived at the meeting at 6:10pm Pacific Standard Time

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

Excused - Commissioner Gregory Hartwig, Commissioner Janny Castillo

Vice Chairperson Lynette Jung-Lee moved to Approve Commissioner Montgomery's remote presence due to reasonable accommodation which was seconded by Commissioner Dartis. The motion Passed by the following vote:

Ayes - 5: Chairperson Anne Griffith, Vice Chairperson Lynette Jung-Lee, William Mayes, Barbara Montgomery, Carla Dartis

Nayes - 0: None

Excused - 2: Gregory Hartwig, Janny Castillo

Absent - 0: None

3. Approval of Minutes

3.1 Approval of the minutes of the July 27, 2026 regular Board of Commissioner Meeting.

Attachments:

[Draft Minutes for the July 27, 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 - 5: Chairperson Anne Griffith, Vice Chairperson Lynette Jung-Lee, William Mayes, Barbara Montgomery, Carla Dartis

Nayes - 0: None

Excused - 2: Gregory Hartwig, Janny Castillo

Absent - 0: None

4. Recognition of people wishing to address the Commission

Sheela Gunn, Clara Johnson, and Teresa Coleman addressed 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 agenda.

7. New Business

7.1 Adopt a resolution authorizing the Executive Director to execute agreements to provide a loan of nonfederal funds in an amount not to exceed \$500,000 to Foothill Family Preservation LP to finance the rehabilitation of Foothill Family Apartments as required for project completion and alternatively, if loan funds remain available following project completion, to fund the Partnership's replacement reserve account.

Attachments:

[Staff Report - Loan of Nonfederal Funds to Foothill Family Preservation LP Presentation Foothill Family Additional Funds Resolution No. 5271](#)

[Resolution No. 5394](#)

[Resolution - Foothill Loan](#)

[Resolution 5475](#)

Chief Officer of Real Estate Development, Tom Deloye, presented this item.

Mr. Deloye explained that the Foothill Family Apartments rehabilitation project is approximately 81% complete, with nine of eleven buildings completed and the final two buildings currently under construction. He noted that the project remains on schedule for completion by October 13, 2026, and that residents of the remaining buildings have been successfully temporarily relocated. Mr. Deloye stated that the extensive rehabilitation has resulted in additional structural work and associated costs. He explained that staff is requesting authorization for an additional loan of up to \$ 500,000 to Foothill Family Preservation LP to ensure sufficient funding for project completion. Any loan funds remaining after completion would be deposited into the property's replacement reserve account to support future capital needs.

Staff will respond to Commissioner Dartis' question on the current balance of the replacement reserve account at the next regular Board of Commissioner meeting.

Commissioner Dartis moved to Approve item 7.1 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: None

- 7.2 Adopt a resolution authorizing the Executive Director to execute a contract with CliftonLarsonAllen, LLP, for a one- year term with four additional one-year option terms in the not to exceed amount of up to \$228,478 for the initial term, in the not to exceed amount of up to \$236,537 for option year one, in the not to exceed amount of up to \$243,480 for option year two, in the not to exceed amount of up to \$250,423 for option year three, and in the not to exceed amount up to \$258,482 for option year four, for a total contract amount not to exceed up to \$1,217,400 over the five-year period for financial auditing services.

Attachments:

[Staff Report- Financial Auditing Services](#)

[CCGS Review Memo Financial Auditing Services](#)

[Resolution - Financial Audit Services](#)

[Resolution 5476](#)

Director of Finance, Victor Madamba, presented this item.

Mr. Madamba explained that the Oakland Housing Authority (OHA) is required to obtain annual financial statement and compliance audits in accordance with the federal Single Audit Act and U.S. Department of Housing and Urban Development (HUD) requirements. Following the expiration of OHA's existing financial audit services agreement, OHA conducted a competitive solicitation and evaluated three firms based on qualifications, experience, staffing, technical approach, audit methodology, and cost. CliftonLarsonAllen (CLA) received the highest overall

ranking, based in part on its extensive public- sector and nonprofit governmental experience, specialized expertise with HUD and Single Audit requirements, national resources, and depth of specialized audit staff. The proposed agreement is for an initial one-year term with four additional one -year option terms, for a total amount not to exceed approximately \$1.2 million over five years.

Staff answered questions on the topics of the respective audit services performed by CliftonLarsonAllen (CLA) and Armanino, the transition of audit services to CLA, annual contract rate increases and discounts, comparative costs of audit firms, and the practice of periodically changing auditors.

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: None

- 7.3 Adopt a resolution to authorize the Executive Director to execute a professional services contract with RDA Consulting, SPC, for grant writing services in an amount not to exceed \$225,000 for the initial three-year term and \$75,000 per option term, for a total maximum amount not to exceed \$375,000.

Attachments:

[Staff Report - Grant Writing Services](#)

[CCGS Review Memo - Grant Writing Services](#)

[Resolution - Grant Writing Services](#)

[Resolution 5477](#)

Director of Planning, Implementation and Compliance, Nicole Thompson, presented this item.

Ms. Thompson explained that the Oakland Housing Authority (OHA) conducted a competitive solicitation for grant-writing and grant-search services to support the identification of funding opportunities and the development of competitive grant applications. Four responsive proposals were evaluated, with RDA Consulting SPC receiving the highest ranking. RDA has provided grant support to OHA since 2021 and has helped secure nearly \$5 million in funding for supportive services and housing assistance for anti-trafficking survivors and families with children hospitalized in the Pediatric and Neonatal Intensive Care Units, digital equity, and workforce development initiatives. She noted that RDA's familiarity with OHA's operations, the U.S. Department of Housing and Urban Development (HUD) program requirements, and the residents and communities we serve provides valuable support in pursuing additional funding opportunities. The proposed contract is for three years, with two additional one-year option terms.

There were no questions from the Commissioners.

Commissioner Dartis moved to Approve item 7.3 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: None

- 7.4 Adopt a resolution authorizing the Executive Director to execute a three-year lease contract, or such other form of agreement(s) approved by OHA's counsel, with Dell Financial Services LLC., for technology solutions, products, and services, utilizing the cooperative agreement contract #01 - 143 between Region 14 ESC-TX and Dell Financial Services LLC., through the National Cooperative Purchasing Alliance (NCPA), in an amount not to exceed up to \$450,000 per year, for a total amount not to exceed up to \$1,350,000, for a term through December 31, 2029.

Attachments:

[Staff Report - Dell Leasing](#)

[Dell Leasing Presentation](#)

[CCGS Memo Dell](#)

[Dell Leasing Resolution](#)

[Resolution 5478](#)

Director of Information Technology, Brandon White, and Director of Finance, Victor Madamba, presented this item.

Mr. White explained that the proposed agreement with Dell Financial Services LLC would transition the Oakland Housing Authority (OHA) from purchasing technology equipment to a three-year leasing model. He stated that the lease program would reduce large upfront expenditures, provide more predictable costs, standardize equipment, improve security, streamline technology deployments, and reduce information technology labor costs. At the end of each three-year cycle, the leased equipment would be returned and replaced with updated equipment, allowing OHA to maintain a consistent technology refresh cycle.

Staff answered questions on the topics of equipment maintenance and replacement during the lease term, end-of-lease equipment disposition and e-waste, equipment configurations, device setup and deployment, information security and confidentiality protocols, and the use of artificial intelligence

technology.

Vice Chairperson Lynette Jung-Lee moved to Approve item 7.4 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: None

- 7.5 Adopt a resolution authorizing the Executive Director to execute a three-year purchase order agreement with Dell Marketing L.P., for technology solutions, products and services, utilizing the cooperative agreement contract #01-143 between Region 14 ESC -TX and Dell Marketing L.P., through the National Cooperative Purchasing Alliance (NCPA), in an amount not to exceed up to \$200,000 per year, for a total contract amount not to exceed up to \$600,000, for a term through December 31, 2029.

Attachments:

[Staff Report - Dell Purchasing](#)

[CCGS Memo Dell](#)

[Resolution - Dell Purchasing](#)

[Resolution 5479](#)

Director of Information Technology, Brandon White, and Director of Finance, Victor Madamba, presented this item.

Mr. White explained that the proposed purchase order agreement with Dell Marketing L.P. would complement the Oakland Housing Authority's technology leasing program by allowing for the purchase of equipment and services not covered under the lease, including desktops, laptops, servers, monitors, and other technology accessories. The agreement would also cover equipment that must be purchased due to damage, loss, or theft. The proposed three -year agreement provides for expenditures not to exceed \$200,000 annually, for a total amount not to exceed \$600,000 through December 31, 2029.

There were no questions from the Commissioners.

Commissioner Mayes moved to Approve item 7.5 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: None

8. Consent Agenda

There were no items on the Consent Agenda.

9. Written Communications Departments' Monthly Report

9.1 Written Communications Departments' Monthly Report

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 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

10.1 Lockwood Gardens Block Party - July 31, 2026

Attachments:

[Lockwood Gardens End Of Summer Block Party](#)

Secretary, Patricia Wells, briefed the board on Lockwood Gardens Block Party that took place on July 31, 2026.

10.2 National Night Out - August 4, 2026

Attachments:

[National Night Out 2026](#)

Secretary, Patricia Wells, briefed the board on National Night Out which took place on August 4, 2026.

10.3 Foothill Family Apartments Property Tour - August 11, 2026

Attachments:

[Foothill Family Apartments Tour 2026](#)

Secretary, Patricia Wells, briefed the board on the Foothill Family Apartments Tour

which took place on August 11, 2026.

10.4 Campbell Village End of Summer Youth Program Celebration - August 6, 2026

Attachments:

[Campbell Village End of Summer Youth Program Celebration](#)

Secretary, Patricia Wells, briefed the board on the Campbell Village End of Summer Youth Program Celebration that took place on August 6, 2026.

10.5 Palo Vista Gardens -End of the Summer BBQ - August 12, 2026

Attachments:

[Palo Vista End of Summer Barbeque](#)

Secretary, Patricia Wells, briefed the board on the Palo Vista Gardens End of Summer BBQ that took place on August 12, 2026.

11. Reports of Commission Committees

There were no reports of Commission Committees.

12. Announcements by Commissioners

Commissioner Castillo announced that the United Seniors Healthy Living Festival will be held on September 24, 2026 at the Oakland Zoo, featuring music, food, and approximately 80 vendors providing resources related to aging and healthy living. She encouraged Oakland Housing Authority's (OHA) continued participation and noted that, due to limited parking this year, attendees are encouraged to use public transportation or charter buses arranged through United Seniors. Staff confirmed that OHA is coordinating participation with elders and the communities where they reside.

13. Adjournment to Closed Session

Per item 6, the Closed Session was removed from the 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

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

15. Adjournment

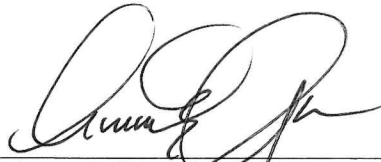
Commissioner Mayes moved to Approve Adjournment which was seconded by Vice Chairperson Lynette Jung-Lee. The motion Passed by the following vote:

Ayes - 5: Chairperson Anne Griffith, Vice Chairperson Lynette Jung-Lee, William Mayes, Barbara Montgomery, Carla Dartis

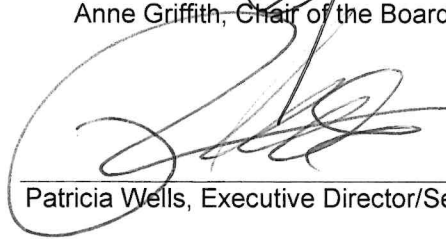
Nayes - 0: None

Excused - 2: Gregory Hartwig, Janny Castillo

Absent - 0: None

A handwritten signature in cursive script, appearing to read 'Anne Griffith', written above a horizontal line.

Anne Griffith, Chair of the Board

A handwritten signature in cursive script, appearing to read 'Patricia Wells', written above a horizontal line.

Patricia Wells, Executive Director/Secretary