



**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, September 28, 2026
6:00 PM

1. Pledge of Allegiance

2. Roll Call

Commissioner Dartis attended the meeting remotely due to reasonable accommodation/disability teleconferencing circumstances.

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

Excused - Commissioner Gregory Hartwig, Commissioner Barbara Montgomery.

Commissioner Mayes moved to Approve Commissioner Dartis' remote attendance. 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, Janny Castillo, William Mayes, Carla Dartis

Nayes - 0: None

Excused - 2: Gregory Hartwig, Barbara Montgomery

Absent - 0:

3. Approval of Minutes

3.1 Approval of the minutes of the August 24, 2026 regular Board of Commissioner's meeting.

Attachments:

[Draft Minutes For August 24, 2026 Board of Commissioners Meeting](#)

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

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

Nays - 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 board.

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 Informational memorandum on the establishment of new payment standards for all voucher programs effective October 1, 2026.

Attachments:

[Staff Report - New Payment Standards For All Voucher Programs Presentation - 2027 FMRs and OHA Payment Standards OHA 2027 Voucher Payment Standards OHA 2027 Vash Voucher Payment Standards](#)

Director of Housing Opportunities, Trevor Auser, presented this item.

Mr. Auser explained that the U.S. Department of Housing and Urban Development (HUD) published the FY 2027 Fair Market Rents (FMRs), which decreased approximately 3% to 4% across all bedroom sizes compared with FY 2026. The Oakland Housing Authority (Authority) will maintain its current Housing Choice Voucher payment standards, resulting in payment standards of approximately 103% to 104% of the new FMRs, within HUD's allowable range. He stated that maintaining the current standards will help preserve voucher purchasing power and support successful leasing in Oakland's rental market. HUD-VASH payment standards will remain at 120% of FMR; however, the dollar amounts will decrease slightly due to the lower FY 2027 FMRs.

Staff answered Commissioners' questions regarding the geographic area covered

by the Fair Market Rents, the impact of the new FMRs on rents and rent increases, HUD-VASH payment standards, access to services and transportation for HUD-VASH participants, and national HUD-VASH voucher utilization rates.

- 7.2 Adopt a resolution authorizing the Executive Director to sign all necessary documents to extend the term of the conditional commitment of the Oakland Housing Authority's Development Loan for the 3135 San Pablo Project from October 31, 2026, to March 21, 2027.

Attachments:

[Staff Report - 3135 San Pablo Development Loan Commitment Extension Presentation - Oakland Housing Authority \\$10M Development Loan Commitment Extension to 3135 San Pablo](#)
[Letter Agreement - OHA \\$10M Development Loan Commitment Letter to 3135 San Pablo](#)
[Resolution 5366 - OHA \\$10M Development Loan to 3135 San Pablo Resolution 5327 - OHA \\$10M Allocation of MTW Funds to City NOFA Projects Resolution - OHA \\$10M Development Loan Commitment Extension to 3135 San Pablo](#)

[Resolution 5480](#)

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

Mr. Deloye explained that 3135 San Pablo is a 73-unit new construction project, including 25 units for formerly unhoused seniors, sponsored by Satellite Affordable Housing Associates in partnership with St. Mary's Center, which will serve as the ground lessor and resident services provider. He noted that the Board of Commissioners previously approved a conditional commitment of up to \$10 million for the project in April 2025 and that the developer subsequently received a tax credit allocation in May 2026. Due to the project's updated financing and closing schedule, staff recommended extending the Authority's development loan commitment from October 31, 2026, to March 21, 2027, to align with the tax credit readiness deadline and provide additional time for unforeseen delays. Mr. Deloye stated that the project is currently targeting a November 20, 2026 closing.

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 - 5: Chairperson Anne Griffith, Vice Chairperson Lynette Jung-Lee, Janny Castillo, William Mayes, Carla Dartis

Nays - 0: None

Excused - 2: Gregory Hartwig, Barbara Montgomery

Absent - 0:

- 7.3 Adopt a resolution authorizing the Executive Director to execute a two-year contract with up to three one-year option terms with R&B Wholesale Distributors,

LLC for the purchase, delivery, and installation of gas ranges and accessories at Oakland Housing Authority owned and managed properties in an amount not to exceed \$1,200,000 for the initial term and up to \$ 100,000 per year for each additional option term for a total contract amount not to exceed \$1,500,000 for a term not to exceed five years.

Attachments:

[Staff Report - R&B Wholesale Distributors, LLC R&B Wholesale CCGS Review Memo Resolution - R&B Wholesale Distributors, LLC Resolution 5481](#)

Director of Property Operations, Mark Schiferl, presented this item.

Mr. Schiferl explained that staff is requesting authorization to award a contract to R&B Wholesale Distributors for the purchase, delivery, and installation of refrigerators and gas ranges at all Oakland Housing Authority (Authority)-owned properties. He stated that AB 628, effective January 1, 2026, requires landlords to provide these appliances and that approximately 700 refrigerators and stoves remain to be installed. The contract will allow the vendor to remove resident-owned appliances, install new appliances, and provide warranty service, while supporting INSPIRE compliance and helping ensure units remain in good working order. Mr. Schiferl noted that RFP #26-021 received four responses and that an evaluation panel recommended R&B Wholesale Distributors. The proposed contract is for an amount not to exceed \$1.2 million for the initial term, with up to \$100,000 for each additional three-year term.

Oakland Housing Authority General Counsel Jhaila Brown provided an amendment to the resolution. Ms. Brown clarified that the contract would be amended to include refrigerators, in addition to gas ranges and accessories, and to specify stoves capable of safely generating heat for cooking and refrigerators capable of safely storing food.

Staff answered Commissioners' questions on topics of the safety of electric versus gas stoves, particularly in senior housing, and the recycling and disposal of existing appliances.

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

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

Nayes - 0: None

Excused - 2: Gregory Hartwig, Barbara Montgomery

Absent - 0:

8. 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 Commissioners on the Written Communications Departments' Monthly Report.

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

10.1 Follow up response to Commissioners' question from August 24, 2026 Board of Commissioners meeting regarding Foothill Family Apartments Replacement Reserve Account Balance.

Secretary Patricia Wells provided a follow up response for Commissioners' question from August 24, 2026 Board of Commissioners meeting regarding Foothill Family Apartments Replacement Reserve Account Balance.

Ms. Wells explained that, at the previous meeting, Commissioner Dartis requested the balance of the Foothill Family Apartments reserve accounts. As of July 31, 2026, the replacement reserve balance was \$5,013.92, the operating reserve balance was \$5,013.92, and the subsidy loss reserve balance was \$69,472.88, for a combined balance of \$79,500.72. Ms. Wells noted that any remaining project funds would be redirected to the reserve accounts to support the long-term sustainability of the property.

10.2 Follow up to Commissioners' question from August 24, 2026 Board of Commissioners meeting regarding decline of illegal dumping numbers.

Secretary Patricia Wells provided a follow up response for Commissioners' question from August 24, 2026 Board of Commissioners meeting regarding decline of illegal dumping numbers.

Ms. Wells explained that the update was in response to a Commissioner's question regarding illegal dumping and the Oakland Housing Authority's (Authority) partnership with the Center for Employment Opportunities (CEO Works). She clarified that the reported 42% decline in illegal dumping removals reflects fewer sites serviced rather than a reduction in dumping, as crews are spending more time addressing larger amounts of bulky waste at individual locations. Ms. Wells noted that CEO Works supplements Authority staff in responding to illegal dumping and that staff will provide a more comprehensive presentation comparing citywide and Authority property trends, anticipated for a future Board meeting.

10.3 43rd Annual Senior Splendor - October 1, 2026.

Attachments:

[43rd Annual Senior Splendor](#)

Secretary Patricia Wells briefed the Commissioners on the upcoming 43rd Annual Senior Splendor that took place on October 1, 2026.

10.4 Friendship Senior Housing Grand Opening Event - September 10, 2026.

Attachments:

[Friendship Senior Housing Grand Opening Event](#)

Secretary Patricia Wells briefed the Commissioners on the Friendship Senior Housing Grand Opening Event which took place September 10, 2026.

10.5 Foothill Family Apartments Tour - September 23, 2026

Attachments:

[Foothill Family Apartments Tour](#)

Secretary Patricia Wells briefed the Commissioners on the Foothill Family Apartments Tour 0 September 23, 2026.

11. Reports of Commission Committees

There were no reports of Commission Committees.

12. Announcements by Commissioners

There were no announcements by Commissioners.

13. Adjournment to Closed Session

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

Ayes - 5: Chairperson Anne Griffith, Vice Chairperson 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

Per item 6, Closed Session item 14.1 was removed from the agenda.

14.2 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

15. Adjournment

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

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

Nayes - 0: None

Excused - 2: Gregory Hartwig, Barbara Montgomery

Absent - 0:

DocuSigned by:
Dominica Henderson
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Acting Secretary Dominica Henderson for Secretary Patricia Wells