



California Affordable
Housing Initiatives, Inc.

Board of Directors

GREGORY HARTWIG
ANNE GRIFFITH
PATRICIA WELLS

Executive Director

Patricia Wells

In accordance with Article III, Section 7, of the Bylaws California Affordable Housing Initiatives Inc., NOTICE IS HEREBY GIVEN that the **Regular Meeting (Affiliate Meeting)** of the California Affordable Housing Initiatives Board of Directors has been called. The meeting will be held as follows:

California Affordable Housing Initiatives Inc.

Regular Meeting (Affiliate Meeting)

**Thursday, March 13, 2025 at 5:30 PM
1619 Harrison Street, Oakland, CA 94612**



AGENDA

Regular Meeting (Affiliate Meeting)
March 13, 2025, 5:30 PM

Zoom Information

To participate via teleconference, please use the zoom link below.

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/83940886863?pwd=HuN0R4pKFbyaTJagdLjD7O2tsa18G.1>

Meeting ID (access code): 839 4088 6863 **Meeting Password:** 303642

Closed Caption – provided through the link.

To participate by Telephone: 1-669-219-2599

Meeting ID (access code): 839 4088 6863 **Meeting Password:** 303642

1. Roll Call

(AB 2449 Compliance) The Chair/Clerk of the Board will confirm that there are three (3) Directors in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, accessible to the public. Each Director who is accessing the meeting remotely must disclose verbally whether they are requesting to meet remotely under AB2449 due to: (1) just cause (notice required), or (2) emergency circumstances. For "emergency circumstances" the request must be approved by a majority vote of the Board of Directors for the emergency circumstance to be used as a justification to participate remotely. All Directors meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Director must also publicly disclose at the meeting prior to any action whether any individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member's relationship with such individuals.

2. Approval of the Minutes

2.1 25-1808 Approval of the Minutes for December 5, 2024, Regular Meeting of the California Affordable Housing Initiatives Inc. Board of Directors.

Attachment(s)

[Draft Minutes For The December 5, 2024 California Affordable Housing Initiative Inc Regular Meeting](#)

3. Modifications to the Agenda

(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists.

4. Recognition of people wishing to address the Board

If you need special assistance to participate in the meeting please contact (510) 874-1510 (TDD: 800-618-4781). Notification 48 hours prior to the meeting will enable the Board of Directors to make reasonable arrangements to ensure accessibility.

All public comment on action items will be taken at the public comment portion of the meeting. You may comment via zoom by "raising your hand" or by submitting an e-mail to publiccomments@oakha.org or call using the zoom participant number. You may request to make a public comment by "raising your hand" through Zoom's video conference or phone feature, as described below. Requests will be received only during the designated times in which to receive such requests and only for eligible Agenda items. Public

comments will be subject to the appropriate time limit of three (3) minutes.

To comment by Zoom video conference, click the "Raise Your Hand" button to request to speak when Public Comment is being taken on the eligible Agenda item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Instructions on how to "Raise Your Hand" is available at: <https://support.zoom.us/hc/en-us/articles/205566129> - Raise-Hand-In- Webinar.

*To comment by phone, please call on one of the phone numbers listed below. You will be prompted to "Raise Your Hand" by pressing "*9" to request to speak when Public Comment is being taken on the eligible Agenda Item. You will then be unmuted, during your turn, and allowed to make public comments. After the allotted time of three (3) minutes, you will then be re-muted. Please unmute yourself by pressing *6. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> - Joining-a-meeting-by phone.*

5. Old or Unfinished Business

6. New Business

6.1 25-1815 Adopt a resolution designating Director of Asset Management, Anna Kaydanovskaya, as Secretary Pro Tem for the March 13, 2025 California Affordable Housing Initiatives, Inc. board meeting and ratification of actions taken.

Attachment(s)

[Staff Report - Designation of Secretary Pro Tem For March 13, 2025 CAHI Meeting](#)
[Resolution Designating Secretary Pro Tem For The March 13, 2025 California Affordable Housing Initiatives, Inc. Meeting](#)

6.2 24-1777 Board of Directors briefing on the status of 77th & Bancroft.

Attachment(s)

[Staff Report - 77th and Bancroft](#)

6.3 25-1798 Adopt a Resolution authorizing the Chief Executive Officer to approve the third amendment to the Memorandum of Understanding with Alameda County Health Care Services Agency to Administer the State Housing and Disability (HHDP) Advocacy Program and Housing and Homelessness Incentive Program (HHIP) Funding for the Local Housing Support Program (LHSP), increasing the total amount by \$7,400,000 from \$24,480,649 to \$31,880,649 and extending the term from September 30, 2028 not to exceed December 31, 2030.

Attachment(s)

[Staff Report - Approval of Third Amendment To Memorandum of Understanding with Alameda County Local Housing Support Program](#)
[Alameda County Board of Supervisors Approval of the Third Amendment](#)

[Resolution Number 124 Authorizing Oakland Housing Authority Memorandum of Understanding Assignment For CAHI For LHSP Program 9-12-23](#)

[Resolution - Approval of Third Amendment to Memorandum of Understanding with Alameda County Local Housing Support Program 031325](#)

6.4 25-1812 Presentation of the California Affordable Housing Initiatives Financial Status Report for July 1, 2024 through December 31, 2024.

Attachment(s)

[Staff Report - California Affordable Housing Initiatives Financial Status Report Q2 2025](#)

[California Affordable Housing Initiatives Quarterly Financial Reports Presentation - Q2 FY2025](#)

7. Consent Agenda

Items on the Consent Agenda are considered routine and do not require separate discussion. If a Board Member wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Board of Directors without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

8. Written Communications

9. Announcements

10. Adjournment