

ITEM

2.1



**MINUTES OF THE REGULAR MEETING (AFFILIATE MEETING)
CALIFORNIA AFFORDABLE HOUSING INITIATIVES BOARD OF DIRECTORS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA**

Meetings are recorded and accessible through our website www.oakha.org

Thursday, December 5, 2024
5:30 PM

Zoom Information

1. Roll Call

Present- Director Wells, Director Hartwig, and Director Griffith were present for the Roll Call.

Pursuant to Assembly Bill (AB) 2449, Director Hartwig called into the meeting via Zoom

Present - Director Gregory Hartwig, Director Anne Griffith, Director Patricia Wells.

Director Wells moved to Approve Director Hartwig's remote presence. which was seconded by Director Hartwig. The motion Passed by the following vote:

Ayes - 3: Gregory Hartwig, Anne Griffith, Patricia Wells

Nayes - 0: None

Excused - 0: None

Absent - 0: None

2. Adjournment to Closed Session

Director Wells moved to Approve Adjournment to Closed Session which was seconded by Director Hartwig. The motion Passed by the following vote:

Ayes - 3: Gregory Hartwig, Anne Griffith, Patricia Wells

Nayes - 0: None

Excused - 0: None

Absent - 0: None

3. Closed Session

3.1 Conference with Legal Counsel-Anticipated Litigation: Anticipated litigation

pursuant to subdivision (d)(4) of Government Code Section 54956.9:

One potential case

4. Adjournment of Closed Session

There was nothing to report from the Closed Session

5. Approval of the Minutes

5.1 Approval of the Minutes for September 12, 2024, Regular Meeting of CAHI Board of Directors

Attachments:

[Draft Minutes For September 12, 2024 CAHI Meeting](#)

Director Hartwig moved to Approve item 5.1 which was seconded by Director Wells. The motion Passed by the following vote:

Ayes - 3: Gregory Hartwig, Anne Griffith, Patricia Wells

Nayes - 0: None

Excused - 0: None

Absent - 0: None

6. Modifications to the Agenda

There were no modifications to the agenda.

7. Recognition of people wishing to address the Board

There were no people wishing to address the Board.

8. Old or Unfinished Business

There was no old or unfinished business.

9. New Business

9.1 Presentation of Financial Status Report for the Period July 1, 2024, through September 30, 2024.

Attachments:

[Staff Report - First Quarter Financials](#)

[CAHI First Quarter Financials Presentation](#)

Director of Finance, Victor Madamba, briefed the Directors on the Financial Status Report for the period of July 1, 2024 through September 30, 2024.

Staff answered questions from the Directors.

10. Written Communications

- 10.1 Update on the status of the Annual Contribution Contract for Project-Based Section 8 Contract Administration Services between California Affordable Housing Initiatives, Inc., and the U.S. Department of Housing and Urban Development.

Attachments:

[Staff Report - Annual Contribution Contract for Project-Based Section 8 Contract Administration Services](#)

Chief Officer of Program and Finance Administration, Duane Hopkins, updated the Directors on the status of the Annual Contribution Contract for Project-Based Section 8 Contract Administration Services between California Affordable Housing Initiatives, Inc., and the U.S. Department of Housing and Urban Development.

Staff answered questions from the Directors.

- 10.2 Update on the status of 77th and Bancroft development.

Attachments:

[Staff Report - 77th and Bancroft Development](#)
[ENA Extension Letter from CAHI to Developer](#)
[Summary of the Progress](#)

Chief of Real Estate Development, Tom Deloye updated the Directors on the status of the 77th and Bancroft development.

Staff answered questions from the Directors.

- 10.3 Update on Local Housing Support Program.

Attachments:

[Staff Report - Local Housing Support Program](#)

Director of Asset Management, Anna Kaydanovskaya, updated the Directors on the Local Housing Support Program.

Staff answered questions from the Directors.

11. Announcements

- 11.1 2025 Board of Directors Meeting Calendar

Attachments:

CAHI 2025 Board of Directors Regular Meeting Calendar

Director of Asset Management, Anna Kaydanovskaya, briefed the board on the 2025 CAHI Board of Directors Meeting calendar.

There were no questions from the Directors.

12. Adjournment

Director Wells moved to Approve Adjournment which was seconded by Director Hartwig. The motion Passed by the following vote:

Ayes – 3: Gregory Hartwig, Anne Griffith, Patricia Well

Nayes – 0: None

Excused -0: None

Absent -0: None