



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, June 12, 2025 at 5:30 PM
1619 Harrison Street, Oakland, CA 94612**



AGENDA

Regular Meeting (Affiliate Meeting)

June 12, 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/87589817417?pwd=mDKKSjrg3HELFOqIQnworCCbHWlaGy.1>

Meeting ID (access code): 875 8981 7417 **Meeting Password:** 910861

Closed Caption – provided through the link.

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

Meeting ID (access code): 875 8981 7417 **Meeting Password:** 910861

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 a/so 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 25-1943 Approval of the minutes of the March 13, 2025, Regular California Affordable Housing Initiatives Board of Directors Meeting.

Attachment(s)

[Draft Minutes For The March 13, 2025 Regular CAHI Meeting](#)

- 2.2 25-1944 Approval of the minutes of the April 10, 2025, Special California Affordable Housing Initiatives Board of Directors Meeting

Attachment(s)

[Draft Minutes For The April 10, 2025 Special California Affordable Housing Initiatives, Inc. 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 25-1935 Adopt a resolution designating Director of Asset Management, Anna Kaydanovskaya, as Secretary Pro Tem for the June 12, 2025, California Affordable Housing Initiatives, Inc. board meeting and ratification of actions taken.

Attachment(s)

[Staff Report - Designation of Secretary ProTem](#)
[Resolution - Designation of Secretary ProTem](#)
[Resolution 25-004](#)

- 6.2 25-1946 Designation of Officers for Secretary and Treasurer of the California Affordable Housing Initiatives, Inc.

Attachment(s)

[Staff Report - Appointment of Secretary of California Affordable Housing Initiatives, Inc.](#)
[CAHI Bylaws](#)

- 6.3 25-1840 Adopt a resolution authorizing the Chief Executive Officer to negotiate

and execute a Leasehold, Disposition, and Development Agreement (LDDA) and ancillary documents with Brighter Bancroft Seniors LP, an affiliated entity of Eden Housing, Inc. and the Black Cultural Zone Community Development Corporation, for the development of an affordable housing project to be located at 2508 76th Avenue and 7700 Bancroft Avenue.

Attachment(s)

[Staff Report - 77th & Bancroft Leasehold, Disposition, and Development Agreement](#)
[Resolution - Leasehold, Disposition Development Agreement 77th & Bancroft](#)
[Resolution 25-005](#)

- 6.4 25-1961 Adopt a resolution to approve the Fiscal Year 2026 Budget.

Attachment(s)

[Staff Report - Fiscal Year 2026 Budget](#)
[CAHI FY 2026 Presentation](#)
[CAHI Capital Budget FY26](#)
[Resolution Fiscal Year 2026 Budget](#)
[Resolution 25-006](#)

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