

# ITEM 2.1



Oakland Housing  
Authority

**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](http://www.oakha.org)

Thursday, March 13, 2025  
5:30 PM

**Zoom Information**

**1. 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.

**2. Approval of the Minutes**

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

**Attachments:**

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

Director Wells moved to approve item 2.1 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. Modifications to the Agenda**

Item 6.1 was moved to be heard after item 3.

Director Hartwig moved to approve the modification to the agenda. 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

**4. Recognition of people wishing to address the Board**

There were no persons wishing to address the board.

**5. Old or Unfinished Business**

There was no old or unfinished business.

**6. New Business**

6.1 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.

**Attachments:**

[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](#)  
[Resolution #25-001](#)

Director Patricia Wells presented this item to 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.

Ms. Wells explained that Duane Hopkins, Secretary of the California Affordable Housing Initiatives (CAHI), is unavailable to serve as CAHI Secretary for the March 13, 2025 board meeting. Staff deems it to be in the best interest of CAHI to appoint a temporary Secretary Pro Tem to serve until Mr. Hopkins is available to resume his duties. Due to her professional experience and knowledge of CAHI, staff deems it in the best interest of CAHI to appoint Director of Asset Management, Anna Kaydanovskaya, as Secretary Pro Tem for CAHI during Mr. Hopkins absence.

There were no questions from the Directors.

Director Hartwig moved to approve item 6.1 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

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

**Attachments:**

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

Development Program Manager, Adrian Napolitano, briefed the Directors on the status of 77th & Bancroft Avenue.

Staff answered questions from the Directors.

6.3 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.

**Attachments:**

[\*\*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\*\*](#)  
[\*\*Resolution #25-002\*\*](#)

Director of Asset Management, Anna Kaydanovskaya provided a summary for this item for the board to consider adopting 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).

Staff answered questions from the Directors.

Director Wells moved to approve item 6.3 which was seconded by Director Hartwig. The motion passed by the following vote:

**Ayes - 2:** Gregory Hartwig, Anne Griffith, Patricia Wells

**Nayes - 0:** None

**Excused - 0:** None

**Absent - 0:** None

6.4 Presentation of the California Affordable Housing Initiatives Financial Status

Report for July 1, 2024 through December 31, 2024.

**Attachments:**

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

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

Director of Finance, Victor Madamba, presented the California Affordable Housing Initiative Financial Status Report for July 1, 2024 through December 31, 2024 to the Directors.

Staff answered questions from the Directors.

**7. Consent Agenda**

There were no items on the consent agenda.

**8. Written Communications**

There were no written communications.

**9. Announcements**

There were no announcements.

**10. 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 Wells

**Nayes - 0:** None

**Excused - 0:** None

**Absent - 0:** None