

**OAKLAND HOUSING INITIATIVES, INC.
APPROVED MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

March 12, 2024

DIRECTORS

In-Person

Jon Gresley
Harold Davis
Carla Dartis
Roy Schweyer
Bernard Deasy
Greg Hartwig
Janet Howley
Gary Flaxman

STAFF

In-Person

Oakland Housing Authority

Anna Kaydanovskaya
Tom Deloye
Nicol U Jacob
Mark Mislant
Araceli Tellez

JSCO

Ron Bowen

SAHA

Daniel Ponce
Lolita Smith

Via Teleconference

Oakland Housing Authority

Paige Peltzer

SAHA

Lanah Do

I. Roll Call

The meeting was called to order by Chair Schweyer at 11:02 a.m.

(AB 2449 Compliance) The Chair of the Board will confirm that there are five (5) 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 AB 2449 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 other 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 to such individuals.

The following Directors responded to a roll call:

Present – Jon Gresley, Harold Davis, Roy Schweyer, Bernard Deasy, Greg Hartwig, Janet Howley, Carla Dartis

Excused – Patricia Wells, Anne Griffith, Don Falk

II. Approval of Agenda

On a recommendation by Director Gresley, the agenda was modified to include a "New Business" section with an agenda item for an Ad Hoc Nominating Committee.

Director Gresley moved to approve the amended agenda and was seconded by Director Howley. The motion passed unanimously.

III. Approval of minutes from the meetings of December 18, 2024

Director Davis moved to approve the minutes of the Board of Directors regular meeting of December 18, 2023, which was seconded by Director Gresley. The motion passed unanimously.

Based on the approved modification to the agenda, New Business with agenda item "Ad Hoc Nominating Committee" is next before Reports.

IV. New Business

A. Ad Hoc Nominating Committee

Director Gresley noted that a few directors have their terms expiring by the end of June 2024 and that the annual election of board officers will happen at the next OHI meeting; therefore, an Ad Hoc Nominating Committee needs to be created to survey current board participation as well as to make nominations for the OHI Board Officers for the upcoming 2024 – 2025 year.

Director Dartis stated that she would chair the Ad Hoc Nominating Committee.

Director Gresley motioned to create an Ad Hoc Nominating Committee, with Director Dartis acting as the committee's Chair. The motion passed unanimously.

V. Reports

A. Harrison Street Senior Housing property management report

Anna Kaydanovskaya, Director of Asset Management, presented the Harrison Street Senior Housing (HSSH) property management report, describing site occupancy, maintenance, and accounts receivable. Ms. Kaydanovskaya note that she reached out to the property management team at Christian Church Homes (CCH) to check on the scheduling of the next annual board meeting and was advised that CCH are in the process of finding a replacement President and Treasurer for the board as staff who previously served in these positions are no longer with CCH. The board will be provided with an update on the scheduling of the HSSH board meeting once replacements have been secured.

B. Lakeside Senior Apartments 2023 annual update

Daniel Ponce, Regional Property Director and Lolita Smith, Resident Services Supervisor, from Satellite Affordable Housing Associates (SAHA), provided an overview of Lakeside Senior Apartments regarding the current physical condition, recent property management efforts, resident services programming as well as general financial performances and surplus cash summarized in the property audit. After their overview, they responded to questions from the board.

The SAHA staff were excused from the remainder of the meeting at 11:26 a.m.

C. Update on Foothill Family Apartments Refinancing

Thomas Deloye, Chief Operating Officer of Real Estate Development, provided an update and answered questions from the Board on the Foothill Family Apartments refinancing and limited rehab efforts.

Director Gary Flaxman arrived at 11:41 a.m.

D. Foothill Family Apartments quarterly property management report

Ron Bowen, Regional Director from the John Stewart Company, provided a quarterly property management report on Foothill Family Apartments and answered questions from Board Directors. Araceli Tellez, OHA Resident Services Portfolio Administrator also provided an update on resident services at Foothill Family Apartments.

E. Foothill Family Apartments 2023 Financial Report

Anna Kaydanovskaya, Director of Asset Management, provided a quarterly financial report on Foothill Family Apartments and answered questions from Board Directors.

VI. Announcements

Anna Kaydanovskaya, Director of Asset Management, highlighted the Calendar of Activities for Foothill that was provided to Board Directors in their board packet. Ms. Kaydanovskaya also highlighted the new residences at “Liberation Park” being developed, which will be close to Foothill Family Apartments.

VII. Adjournment

Director Howley motioned to adjourn the meeting, which was seconded by Director Gresley. The motion passed unanimously.

The meeting was adjourned by Chair Schweyer at 12:22 p.m.