



Oakland Affordable Housing Preservation Initiatives

Board of Directors

PATRICIA WELLS
WILLIAM MAYES
LYNETTE JUNG-LEE

Executive Director

Patricia Wells

In accordance with Article IV, Section 4.11, of the Oakland Affordable Housing Preservation Initiatives, Inc., NOTICE IS HEREBY GIVEN that the **Regular Meeting (Affiliate Meeting)** of the Board of Directors will be held as follows:

**Oakland Affordable Housing Preservation
Initiatives, Inc.**

Regular Meeting (Affiliate Meeting)

**Wednesday, December 17, 2025 at 8:30 AM
1619 Harrison Street; Oakland, CA 94612**

AGENDA
Regular Meeting (Affiliate Meeting)
December 17, 2025, 8:30 AM

Zoom Information

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

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/82478597052?pwd=ZaqskszjHisFSKoY6lKUH1FoxqqIfby.1>

Meeting ID (access code): 824 7859 7052 Meeting Password: 588552

Closed Caption – provided through the link.

To participate by Telephone:

Meeting ID (access code): 824 7859 7052 Meeting Password: 588552

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 25-2255 Approval of the minutes for the September 10, 2025, Oakland Affordable Housing Preservation Initiatives, Inc. regular meeting

Attachment(s)

[Draft Minutes For September 10, 2025 OAHPI Meeting](#)

3. 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.

4. Old or Unfinished Business

5. 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.

6. New Business

- 6.1 25-2256 Adopt a resolution designating Director of Property Operations, Mark Schiferl, as Secretary Pro Tem for the term of January 1, 2026 through December 31, 2026 for the Oakland Affordable Housing Preservation Initiatives Inc.'s Board of Directors.

Attachment(s)

[Staff Report - Appointment of Secretary Pro Tem](#)
[Resolution - Appointment of Secretary Pro Tem For Oakland Affordable Housing Preservation Initiatives](#)

- 6.2 25-2203 Adopt a resolution authorizing the Executive Director to enter into a contract between Oakland Affordable Housing Preservation Initiatives (OAHPI) and West Coast Arborists, Inc. (WCA) utilizing OMNIA Cooperative contract # PM-25-13 for the purchase of tree trimming services for OAHPI properties in an amount not to exceed of \$1,200,000, for a 15 month initial term not to exceed June 30, 2027, and approval for up to three (3) additional (1) one-year option terms in an amount not to exceed \$600,000 for each additional option term, subject to the exercise of such one year option terms by the underlying awarding body, for a total contract not to exceed amount of \$3,000,000 for a contract term not to exceed June 30, 2030.

Attachment(s)

[Staff Report - West Coast Arborists](#)
[CCGS Review Memo](#)
[West Coast Arborist OMNIA](#)
[West Coast Arborists Resolution](#)

- 6.3 25-2254 Adopt a resolution authorizing the Executive Director to request a loan for Oakland Affordable Housing Preservation Initiatives, a California nonprofit public benefit corporation (OAHPI) from the Oakland Housing Authority (Authority) of up to \$60,000,000 of MTW reserves

for predevelopment and construction financing for the rehabilitation and redevelopment of the OAHPI portfolio, and authorizing the Executive Director to negotiate and execute any and all documents and agreements required to request and accept the Loan from the Authority.

Attachment(s)

[Staff Report - OAHPI Loan](#)

[Priority Sites Summary](#)

[Resolution # 24-024](#)

[OAHPI Loan Request Resolution](#)

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. Announcements by Board of Directors

9. Announcements

- 9.1 [25-2259](#) 2026 Oakland Affordable Housing Preservation Initiatives Board of Directors Meeting Calendar

Attachment(s)

[2026 OAHPI Board of Directors Meeting Calendar](#)

10. Adjournment