



Keller Housing  
Initiatives, Inc.

**Board of Directors**

PATRICIA WELLS  
ROY SCHWEYER  
CARLA DARTIS  
ANNE GRIFFITH  
GREGORY HARTWIG  
DON FALK  
JANET HOWLEY  
GARY FLAXMAN

Executive Director

Patricia Wells

In accordance with Article IV Section 4.10 and 4.11, of the Keller Housing Initiatives Inc., bylaws, NOTICE IS HEREBY GIVEN that the **Regular Meeting (Affiliate Meeting)** of the Keller Housing Initiatives has been called. The meeting will be held as follows:

**KELLER HOUSING INITIATIVES, INC.**

**Regular Meeting (Affiliate Meeting)**

**Tuesday, June 10, 2025 at 5:30 PM**  
**1619 Harrison Street**  
**Oakland, CA 94612**



**AGENDA**  
**Regular Meeting (Affiliate Meeting)**  
**June 10, 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/88071641109?pwd=3sQD0a2z4sfBILTmpORKqTXzoggxbK.1>

**Meeting ID (access code):** 880 7164 1109 **Meeting Password:** OHI2025  
Closed Caption – provided through the link.

To participate by Telephone: +1 669 219 2599

**Meeting ID (access code):** 880 7164 1109 **Meeting Password:** OHI2025

**1. Roll Call**

*(AB 2449 Compliance) The Chair/Clerk of the Board will confirm that there are four (4) 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 25-1953 Approval of the minutes for March 18, 2025, KHI Board of Directors Meeting.

**Attachment(s)**

[Minutes For The March 18, 2025 Regular Keller Housing Initiatives 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](mailto: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. 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.*

#### **5. Old or Unfinished Business**

5.1 24-1736 Update on banking alternatives for Keller Plaza Apartments.

**Attachment(s)**

[Staff Report - Banking Alternatives For Keller Plaza Apartments](#)

#### **6. New Business**

6.1 25-1904 Annual Election of Officers

**Attachment(s)**

[Staff Report - Annual Election of Officers](#)

[KHI Amended and Restated Bylaws - January 13, 2022](#)

6.2 25-1933 Adopt a resolution accepting the Fiscal Year 2024 Audited Financial Statements for Keller Housing Associates, L.P.

**Attachment(s)**

[Staff Report - Fiscal Year 2024 Audited Financial Statements](#)

[Keller Housing Associates, L.P. - 2024 Audited Financial Statements](#)

[KHA 2024 Audited Financials\\_Resolution](#)

6.3 24-1735 Adopt a resolution authorizing KHI to spend up to \$10,000 to establish a scholarship program and spend up to \$40,000 on resident-centered activities, for a total amount not to exceed \$50,000, to maintain its status as a private operating foundation.

**Attachment(s)**

[Staff Report - KHI Scholarship Program](#)

[KHI Contribution to Meet Requirements\\_Resolution](#)

#### **7. Reports**

7.1 25-1930 Project Access 2024 Annual Report

**Attachment(s)**

[Staff Report - Project Access 2024 Annual Report](#)  
[2024 Project Access Report for Keller Plaza](#)

7.2 24-1774 Keller Plaza Apartments property management report and 1st quarter financial report.

**Attachment(s)**

[Staff Report -Keller Plaza Apartments Property Management and 1st Quarter Financial Reports](#)  
[Keller Property Management Report\\_Q1 Jan - Mar 2025](#)  
[Keller Plaza Services Report\\_January to March 2025](#)  
[Keller March 2025 Financial Statements](#)  
[Keller 1st Quarter Financial Dashboard](#)

**8. Announcements**

8.1 25-1954 Keller Plaza Apartments Community Event Calendar

**Attachment(s)**

[Keller Plaza Apartments Community Event Calendar](#)

**9. Adjournment**