



Oakland Housing
Initiatives, Inc.

Board of Directors

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

Executive Director

Patricia Wells

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

OAKLAND HOUSING INITIATIVES, INC.

Regular Meeting (Affiliate Meeting)

Tuesday, June 10, 2025 at 5:00 PM



AGENDA
Regular Meeting (Affiliate Meeting)
June 10, 2025, 5:00 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 25-1918 Approval of the minutes for March 18, 2025, OHI Board of Directors Meeting.

Attachment(s)

[Minutes For The March 18, 2025 Oakland Housing Initiatives Regular 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. 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 24-1770 Update on the banking options for Foothill Family Apartments and Oakland Housing Initiatives.

Attachment(s)

[Staff Report - Update On The Banking Options For Foothill Family Apartments and Oakland Housing Initiatives](#)

6. New Business

- 6.1 25-1903 Annual Election of Officers

Attachment(s)

[Staff Report - Annual Election of Officers](#)
[OHI Amended and Restated Bylaws January 13 2022](#)

- 6.2 25-1931 Adopt a resolution accepting the Fiscal Year 2024 Audited Financial Statements for Foothill Family Apartments, L.P.

Attachment(s)

[Staff Report - Fiscal Year 2024 Audited Financial Statements for Foothill Family Apartments, L.P.](#)
[Foothill Family Apartments, L.P. - 2024 Audited Financial Statements](#)
[FFA 2024 Audited Financials_Resolution](#)

- 6.3 25-1894 Adopt a resolution authorizing the Executive Director to negotiate and execute documents for OHI's participation in the resyndication and rehabilitation of Foothill Family Apartments, including as a minority member of a California limited liability company (the "General Partner LLC") which will act as the general partner of the to-be-formed limited partnership (the "New Partnership") that will acquire and rehabilitate Foothill Family Apartments.

Attachment(s)

[Staff Report - OHI's Participation In The Resyndication And Rehabilitation Of Foothill Family Apartments](#)
[OHI Resolution adopted July 19, 2024](#)
[OHA Resolution 5271, adopted July 22, 2024](#)
[RAMP Resolution 24-007 adopted December 16, 2024](#)
[RAMP Resolution 25-002, adopted May 19th, 2025](#)
[OHI New LP Presentation - 2025-05-27](#)
[OHI New Limited Partnership Resolution](#)

6.4 24-1732

Adopt a resolution authorizing OHI 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 - OHI Scholarship Establishment](#)
[OHI Contribution to Meet IRS Requirements Resolution](#)

6.5 25-1895

Adopt a resolution authorizing and approving the Executive Director to execute sixteenth and seventeenth amendments to the standard form of agreement (AIA Document B101-2017) between Oakland Housing Initiatives, Inc., and SGPA Architecture and Planning for architecture and engineering services for the Foothill Family Apartments rehabilitation project (Contract) to increase the not-to-exceed contract amount by \$30,000, for an increase in the total contract amount from \$1,415,100 to \$1,445,100.

Attachment(s)

[Staff Report - SGPA Architecture and Planning Amendments](#)
[OHI SGPA Contract Amendment 1 Resolution passed on 06 11 24](#)
[OHI SGPA Contract Amendments 16 and 17 Resolution](#)

6.6 25-1957

Adopt a resolution authorizing the Executive Director to enter into a contract with Baker Tilly Advisory Group, LP, a Delaware limited partnership, successor in interest to Baker Tilly US, LLP, for a one-year term with a one-year option term not to exceed past July 28, 2027, in an amount not to exceed \$414,653, for construction management services for the rehabilitation of Foothill Family Apartments.

Attachment(s)

[Staff Report - Baker Tilly](#)
[OHI Contract with Baker Tilly LLP Resolution passed on 09 26 23](#)
[OHI Baker Tilly Contract Amendment Resolution passed on 07 19 24](#)
[OHI 06 10 24 Baker Tilly Contract Piggyback Resolution](#)

7. Reports

7.1 24-1728 Harrison Street Senior Housing property management report.

Attachment(s)

[Staff Report - Harrison Street Senior Housing Property Management HSSH Property Manager Report](#)
[HSSH Property Manager Financial Report](#)

7.2 24-1722 Lakeside Senior Apartments 2024 annual report.

Attachment(s)

[Staff Report - Lakeside 2024 Annual Report](#)
[Lakeside 2024 Annual Report](#)
[Lakeside 2024 Financial Audit Report](#)

7.3 24-1772 Foothill Family Apartments property management report and 1st quarter financial report.

Attachment(s)

[Staff Report - Foothill Family Apartments Property Management and 1st Quarter Financial Reports](#)
[Foothill Property Management Report_Q1 Jan - Mar 2025](#)
[Foothill March 2025 Financial Statements](#)
[Foothill 1st Quarter Financial Dashboard](#)

8. Announcements

8.1 25-1956 Foothill Family Apartments Community Events Calendar

Attachment(s)

[Foothill Family Apartments Community Events Calendar](#)

9. Adjournment