



California Affordable
Housing Initiatives, Inc.

Board of Directors

GREGORY HARTWIG
ANNE GRIFFITH
PATRICIA WELLS

Executive Director

Patricia Wells

In accordance with Article III, Section 7, of the Bylaws California Affordable Housing Initiatives Inc., NOTICE IS HEREBY GIVEN that the **Regular Meeting (Affiliate Meeting)** of the California Affordable Housing Initiatives Board of Directors has been called. The meeting will be held as follows:

California Affordable Housing Initiatives Inc.

Regular Meeting (Affiliate Meeting)

**Thursday, October 9, 2025 at 5:30 PM
1619 Harrison Street, Oakland, CA 94612**



AGENDA

Regular Meeting (Affiliate Meeting)

October 9, 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/88157333164?pwd=IMv7aYDclbAZQYDYKS5xdOiuahXLI1.1>

Meeting ID (access code): [881 5733 3164](#) **Meeting Password:** [057204](#)

Closed Caption – provided through the link.

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 25-2058 Approval of the minutes for the June 12, 2024 California Affordable Housing Initiatives Regular Meeting.

Attachment(s)

[Draft Minutes for the June 12, 2025 Regular California Affordable 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](tel:5108741510) (TDD: [800-618-4781](tel:8006184781)). 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 25-2132 Adopt a resolution authorizing the Chief Executive Officer to allocate \$250,000 to the Oakland Housing Authority Foundation to benefit students who are current residents of subsidized housing within the California Affordable Housing Initiatives, Inc. (CAHI) portfolio.

Attachment(s)

[Staff Report - CAHI Scholarship Program](#)

[Resolution - Establishing a CAHI Scholarship Program](#)

- 6.2 25-2135 Adopt a resolution authorizing the Chief Executive Officer to renew the Fidelity Bond Insurance policy with the Housing Authority Insurance Group and to make payment of the annual insurance premiums in the amount not to exceed \$348,928 for the renewal term from October 1, 2025 to September 30, 2026.

Attachment(s)

[Staff Report - Renewal of Fidelity Bond Insurance policy](#)

[Resolution - CAHI 2025 Fidelity Crime Insurance Renewal](#)

- 6.3 25-2106 Presentation of Financial Status Report for the Period July 01, 2024, through June 30, 2025.

Attachment(s)

[Staff Report - Financial Status Report for the Period July 01, 2024, through June 30, 2025.](#)

[CAHI 2025 Quarter Four Presentation](#)

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. Written Communications

9. Announcements by Board of Directors

10. Adjournment