

ITEM

2.1

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California Affordable
Housing Initiatives, Inc.

TO: Board of Directors

FROM: Dominica Henderson, Chief Social Impact Officer

DocuSigned by:
Dominica Henderson
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SUBJECT: Approval of the minutes for the June 12, 2024 California Affordable Housing Initiatives Regular Meeting.

DATE: October 9, 2025

Type: Action

25-2058

Attachments:

[Draft Minutes for the June 12, 2025 Regular California Affordable Housing Initiatives Meeting](#)



Oakland Housing
Authority

**MINUTES OF THE REGULAR MEETING (AFFILIATE MEETING)
CALIFORNIA AFFORDABLE HOUSING INITIATIVES BOARD OF DIRECTORS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA**

Meetings are recorded and accessible through our website www.oakha.org

Thursday, June 12, 2025
5:30 PM

1. Roll Call

Pursuant to Assembly Bill (AB) 2449, Director Hartwig called into the meeting via Zoom. **Present** - Director Gregory Hartwig, Director Anne Griffith, Director Patricia Wells.

Director Wells moved to approve Director Greg Hartwig's remote presence. which was seconded by Director Griffith. The motion passed by the following vote:

Ayes - 3: Gregory Hartwig, Anne Griffith, Patricia Wells

Nayes - 0: None

Excused - 0: None

Absent - 0: None

2. Approval of the Minutes

2.1 Approval of the minutes of the March 13, 2025, Regular California Affordable Housing Initiatives Board of Directors Meeting.

Attachments:

[Draft Minutes For The March 13, 2025 Regular CAHI Meeting](#)

Director Hartwig moved to approve item 2.1 which was seconded by Director Griffith. The motion passed by the following vote:

Ayes - 3: Gregory Hartwig, Anne Griffith, Patricia Wells

Nayes - 0: None

Excused - 0: None

Absent - 0: None

2.2 Approval of the minutes of the April 10, 2025, Special California Affordable Housing Initiatives Board of Directors Meeting

Attachments:

[Draft Minutes For The April 10,2025 Special California Affordable Housing Initiatives, Inc. Meeting](#)

Director Wells moved to approve item 2.2 which was seconded by Director Hartwig. The motion passed by the following vote:

Ayes - 3: Gregory Hartwig, Anne Griffith, Patricia Wells

Nayes - 0: None

Excused - 0: None

Absent - 0: None

3. Modifications to the Agenda

There were no modifications to the agenda.

4. Recognition of people wishing to address the Board

There were no people wishing to address the Board.

5. Old or Unfinished Business

There was no old or unfinished business.

6. New Business

6.1 Adopt a resolution designating Director of Asset Management, Anna Kaydanovskaya, as Secretary Pro Tem for the June 12, 2025, California Affordable Housing Initiatives, Inc. board meeting and ratification of actions taken.

Attachments:

[Staff Report - Designation of Secretary ProTem](#)

[Resolution - Designation of Secretary ProTem](#)

Executive Director, Patricia Wells, presented to the board this item to seek adoption of a resolution designating Director of Asset Management, Anna Kaydanovskaya, as Secretary Pro Tem for the June 12, 2025, California Affordable Housing Initiatives, Inc. board meeting and ratification of actions taken.

There were no questions from the Directors.

Director Hartwig moved to approve item 6.1 which was seconded by

Director Griffith. The motion passed by the following vote:

Ayes - 3: Gregory Hartwig, Anne Griffith, Patricia Wells

Nayes - 0: None

Excused - 0: None

Absent - 0: None

6.2 Designation of Officers for Secretary and Treasurer of the California Affordable Housing Initiatives, Inc.

Attachments:

[Staff Report - Appointment of Secretary of California Affordable Housing Initiatives, Inc.](#)
[CAHI Bylaws](#)

Director of Asset Management, Anna Kaydanovskaya presented this item to seek the board's approval to designate Officers for Secretary and Treasurer of the California Housing Initiatives, Inc. (CAHI)

Chief Social Impact Officer, Dominica Henderson, was appointed as Secretary of CAHI for a one-year term beginning July 19, 2025 and ending July 18, 2026. Director of Finance, Victor Madamba, was appointed as Treasurer of CAHI for a one-year term beginning July 19, 2025 and ending July 19, 2026.

There were no questions from the Directors.

Director Wells moved to approve item 6.2 which was seconded by Director Griffith. The motion passed by the following vote:

Ayes - 3: Gregory Hartwig, Anne Griffith, Patricia Wells

Nayes - 0: None

Excused - 0: None

Absent - 0: None

6.3 Adopt a resolution authorizing the Chief Executive Officer to negotiate and execute a Leasehold, Disposition, and Development Agreement (LDDA) and ancillary documents with Brighter Bancroft Seniors LP, an affiliated entity of Eden Housing, Inc. and the Black Cultural Zone Community Development Corporation, for the development of an affordable housing project to be located at 2508 76th Avenue and 7700 Bancroft Avenue.

Attachments:

[Staff Report - 77th & Bancroft Leasehold, Disposition, and Development Agreement](#)
[Resolution - Leasehold, Disposition Development Agreement 77th & Bancroft](#)

Chief Officer of Real Estate Development, Thomas Deloye, presented this item to seek the Board's approval to adopt a resolution authorizing the Chief Executive Officer to negotiate and execute a Leasehold, Disposition, and Development

Agreement (LDDA) and ancillary documents with Brighter Bancroft Seniors LP, an affiliated entity of Eden Housing, Inc. and the Black Cultural Zone Community Development Corporation, for the development of an affordable housing project to be located at 2508 76th Avenue and 7700 Bancroft Avenue.

Staff answered questions from the Directors.

Director Wells moved to approve item 6.3 which was seconded by Director Hartwig. The motion passed by the following vote:

Ayes - 3: Gregory Hartwig, Anne Griffith, Patricia Wells

Nayes - 0: None

Excused - 0: None

Absent - 0: None

6.4 Adopt a resolution to approve the Fiscal Year 2026 Budget.

Attachments:

[Staff Report - Fiscal Year 2026 Budget](#)

[CAHI FY 2026 Presentation](#)

[CAHI Capital Budget FY26](#)

[Resolution Fiscal Year 2026 Budget](#)

Director of Asset Management, Anna Kaydanovskaya, presented this item to seek the Board's approval to adopt a resolution to approve the California Affordable Housing Initiatives Inc., Fiscal Year 2026 budget.

Staff answered questions from the Directors.

Director Wells moved to approve item 6.4 which was seconded by Director Griffith. The motion passed by the following vote:

Ayes - 3: Gregory Hartwig, Anne Griffith, Patricia Wells

Nayes - 0: None

Excused - 0: None

Absent - 0: None

7. Consent Agenda

There were no items on the Consent Agenda.

8. Written Communications

There were no written communications.

9. Announcements

Director Patricia Wells announced her and CAHI's Contract Administrator Officer, Keisha Harris' attendance at the 2025 National Leased Housing Association meeting.

in Washington DC.

10. Adjournment

Director Wells moved to approve adjournment which was seconded by Director Griffith. The motion passed by the following vote:

Ayes - 3: Gregory Hartwig, Anne Griffith, Patricia Wells

Nays - 0: None

Excused - 0: None

Absent - 0: None