

**OAKLAND HOUSING INITIATIVES, INC.
MINUTES OF THE BOARD OF DIRECTORS REGULAR MEETING**

March 18, 2025

DIRECTORS

In-Person

Patricia Wells
Janet Howley
Anne Griffith
Roy Schweyer
Greg Hartwig
Carla Dartis

STAFF

In-Person

Oakland Housing Authority

Anna Kaydanovskaya
Nicol U Jacob
Mark Mislant
Victor Madamba
Mercedes Gaskin
Paige Peltzer

John Stewart Company

Ron Bowen

Goldfarb & Lipman LLP

Isabel Brown
M David Kroot

1. Roll Call

The meeting was called to order by Chair Wells at 5:07 p.m.

(AB 2449 Compliance) The Chair 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 AB 2449 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 also publicly disclose at the meeting, prior to any action, whether any other 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 to such individuals.

The following Directors responded to a call:

Present – Patricia Wells, Janet Howley, Greg Hartwig, Anne Griffith, Roy Schweyer

2. Approval of the minutes of December 11, 2024, Regular Meeting

Director Schweyer moved to approve the minutes of the Board of Directors regular meeting held on December 11, 2024, which was seconded by Director Howley. The motion passed by the following vote:

Ayes 5 –Wells, Howley, Hartwig, Griffith, Schweyer

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 authorizing the Executive Director to execute a two-year contract, with three one-year option terms, commencing on the date of contract execution, with The John Stewart Management Company for professional property management services utilizing competitive procurement process under RFF 04-020 for Foothill Family Apartments for an amount not-to-exceed \$131,040.00 for the initial term of the contract and \$69,498, \$71,994.00 and \$74,568.00 for each option term respectively, for a total amount of \$347,100.00 if the contract is in place for an initial term of two years and three one-year option terms.**

Anna Kaydanovskaya, Director of Asset Management, presented this item and answered questions from the Board.

Director Hartwig moved to adopt this item. The motion was seconded by Director Griffith and passed by the following vote:

Ayes 5 – Wells, Howley, Hartwig, Griffith, Schweyer

6.2 Goldfarb & Lipman Training: Affordable Housing Development.

Isabel Brown of Goldfarb & Lipman presented a training on Affordable Housing Development, using Foothill Family Apartment as a model for

discussion.

Director Carla Dartis arrived at 5:38 p.m.

M David Kroot of Goldfarb & Lipman arrived at 5:59 p.m.

Ms. Brown and M David Kroot of Goldfarb & Lipman then answered questions from the Board.

During the discussion, members of the Board volunteered to be on an ad-hoc committee to assist with the discussion of next steps for the Foothill Family project. Director Dartis volunteered to be on the committee and there was a recommendation to ask Director Falk to also be on the committee. If Director Falk elects not to participate in the committee, Director Howley volunteered to be on the committee in his stead.

7. Reports

7.1 Foothill Family Apartments quarterly property management report.

Ron Bowen, Regional Director for The John Stewart Company, presented this informational item and answered questions from the Board.

7.2 Foothill Family Apartments 2024 Fourth Quarter financial report.

Anna Kaydanovskaya, Director of Asset Management, presented this item and answered questions from the Board.

8. Announcements

Director Wells provided the Board with updates from her recent meetings, including California Affordable Associations on Advocacy Day in Sacramento, the National Association of Housing and Redevelopment Officials, and California Association of Housing Authorities.

The board meeting dates for 2025 have been set and shared with Board members.

9. Adjournment

Director Schweyer motioned to adjourn the meeting, which was seconded by Director Howley. The motion passed by the following vote:

Ayes 6 – Wells, Howley, Hartwig, Griffith, Schweyer, Dartis.

The meeting was adjourned by Chair Wells at 6:51p.m.