

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

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**June 10, 2025**

**DIRECTORS**

*In-Person*

Patricia Wells  
Janet Howley  
Anne Griffith  
Greg Hartwig  
Roy Schweyer  
Carla Dartis  
Gary Flaxman  
Don Falk

**STAFF**

*In-Person*

**Oakland Housing Authority**

Anna Kaydanovskaya  
Nicol U Jacob  
Mark Mislant  
Araceli Tellez  
Victor Madamba  
Thomas Deloye  
Paige Peltzer

**John Stewart Company**

Ron Bowen

**Goldfarb & Lipman LLP**

M David Kroot

**Project Access**

Stephanie Valencia

**SAHA**

Bridget Galvan

*Online via Zoom*

**SAHA**

Daniel Ponce  
Olga Cardona  
Kevin Ye

**CCH**

Deanna Miller  
Evangeline Cruz-Reyes

**1. Roll Call**

The meeting was called to order by Chair Wells at 5:05 p.m.

*(AB 2449 Compliance) The Chair 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 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 roll call:

**Present** – Patricia Wells, Janet Howley, Anne Griffith, Greg Hartwig, Roy Schweyer, Carla Dartis, Gary Flaxman, Don Falk

**2. Approval of the minutes for March 18, 2025, OHI Board of Directors Meeting.**

Director Schweyer moved to approve the minutes of the Board of Directors regular meeting held on March 18, 2025, which was seconded by Director Dartis. The motion passed by the following vote:

**Ayes 8** – Wells, Howley, Griffith, Hartwig, Schweyer, Dartis, Flaxman, Falk

**3. Recognition of people wishing to address the Board**

There were no people wishing to address the Board.

**4. Modifications to the Agenda**

There were no modifications to the agenda.

**5. Old or Unfinished Business**

5.1 Update on the banking options for Foothill Family Apartments and Oakland Housing Initiatives.

Victor Madamaba, OHA Director of Finance and OHI Treasurer, presented on the banking institutions and options he has examined in the course of his research. He then answered questions from the Board.

**6. New Business**

**6.1 Annual Election of Officers.**

Anna Kaydanovskaya, Director of Asset Management, presented this item and answered questions from the Board. It was recommended that the officers remain the same as the previous year, with Director Wells as President, Director Schweyer as Vice-President, Director Dartis as Secretary and Mr. Madamba as Treasurer.

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

**Ayes 8** – Wells, Howley, Griffith, Hartwig, Schweyer, Dartis, Flaxman, Falk

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

Victor Madamaba, OHA Director of Finance and OHI Treasurer, presented this item and answered question from the Board.

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

**Ayes 8** – Wells, Howley, Griffith, Hartwig, Schweyer, Dartis, Flaxman, Falk

**6.3 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.**

Tom Deloye, Chief Officer of Real Estate Development, presented this item and answered questions from the Board.

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

**Ayes 8** – Wells, Howley, Griffith, Hartwig, Schweyer, Dartis, Flaxman, Falk

**6.4 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.**

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

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

**Ayes 8** – Wells, Howley, Griffith, Hartwig, Schweyer, Dartis, Flaxman, Falk

- 6.5 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.**

Tom Deloye, Chief Officer of Real Estate Development, presented this item and answered questions from the Board.

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

**Ayes 8** – Wells, Howley, Griffith, Hartwig, Schweyer, Dartis, Flaxman, Falk

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

Tom Deloye, Chief Officer of Real Estate Development, presented this item and answered questions from the Board.

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

**Ayes 7** – Wells, Griffith, Hartwig, Schweyer, Dartis, Flaxman, Falk

**Abstained 1** – Howley

## **7. Reports**

### **7.1 Harrison Street Senior Housing property management report**

Deanna Miller, Interim Portfolio Manager from Christian Church Homes (CCH) and Evangeline Cruz-Reyes, CCH Community Manager, presented this informational item and answered questions from the Board.

**7.2 Lakeside Senior Apartment 2024 annual report.**

Daniel Ponce, Regional Property Director from Satellite Affordable Housing Associates (SAHA) and Kevin Ye, SAHA Regional Services Director, presented this informational item and answered questions from the Board.

**7.3 Foothill Family Apartments property management report and 1<sup>st</sup> quarter financial report.**

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

Anna Kaydanovskaya, Director of Asset Management, and Araceli Tellez, Resident Services Portfolio Manager, provided supplemental information on this item.

**8. Announcements**

No announcements were made.

**9. Adjournment**

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

**Ayes 8** – Wells, Howley, Griffith, Hartwig, Schweyer, Dartis, Flaxman, Falk

The meeting was adjourned by Chair Wells at 6:33 p.m.