

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

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**September 16, 2025**

**DIRECTORS**

*In-Person*

Patricia Wells  
Janet Howley  
Roy Schweyer

*On-line*

Carla Dartis  
Anne Griffith

**STAFF**

*In-Person*

**Oakland Housing Authority**

Anna Kaydanovskaya  
Nicol U Jacob  
Araceli Tellez  
Thomas Deloye  
Paige Peltzer

**John Stewart Company**

Ron Bowen

**Goldfarb & Lipman LLP**

Isabel Brown  
Dianne Jackson Mclean

*Online via Zoom*

**Oakland Housing Authority**

Victor Madamba

**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.*

Director Schweyer motioned to approve the virtual presence of Director Dartis due to emergency circumstances. Director Howley seconded the motion and it passed by the following vote:

Ayes 4 – Wells, Howley, Schweyer, Dartis

Excused 4 – Hartwig, Griffith, Falk, Flaxman

The following Directors responded to a roll call:

**Present** –Wells, Howley, Schweyer, Dartis

**Excused** – Hartwig, Griffith, Falk, Flaxman

## **2. Approval of the minutes for June 10, 2025, OHI Board of Directors Meeting.**

Director Schweyer moved to approve the minutes of the Board of Directors regular meeting held on June 10, 2025, which was seconded by Director Dartis. The motion passed by the following vote:

**Ayes 4** – Wells, Howley, Schweyer, Dartis

**Excused** – Hartwig, Griffith, Falk, Flaxman

## **3. Modifications to the Agneda**

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**

- 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 Adopt a resolution authorizing the Executive Director to negotiate and execute documents for construction and permanent financing,**

**acquisition, and resyndication, for the refinancing and rehabilitation of Foothill Family Apartments in the capacity of Oakland Housing Initiatives, Inc. (the “Corporation”) as a member of Foothill Family GP LLC, in its capacity as general partner of Foothill Family Preservation LP.**

Isabel Brown, counsel from Goldfarb & Lipman LLP, presented this item and answered questions from the Board.

Director Griffith joined virtually at 5:27 p.m.

Director Dartis motioned to approve the virtual presence of Director Griffith due to emergency circumstances. Director Schweyer seconded the motion and it passed by the following vote:

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

Excused 3 – Hartwig, Falk, Flaxman

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

**Ayes 5 – Wells, Howley, Schweyer, Griffith, Dartis**

**Excused 3 – Hartwig, Falk, Flaxman**

- 6.2 Adopt a resolution authorizing the Executive Director to negotiate and execute documents for construction and permanent financing, acquisition, and resyndication, for the refinancing and rehabilitation of Foothill Family Apartments in the capacity of Oakland Housing Initiatives, Inc. (the “Corporation”) acting in its own capacity as developer.**

Isabel Brown, counsel from Goldfarb & Lipman LLP, presented this item and answered questions from the Board.

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

**Ayes 5 – Wells, Howley, Schweyer, Griffith, Dartis**

**Excused 3 – Hartwig, Falk, Flaxman**

- 6.3 Adopt a resolution authorizing the Executive Director to negotiate and execute documents for the sale of Foothill Family Apartments in the capacity of Oakland Housing Initiatives, Inc. (the “Corporation”) as general partner of Foothill Family Apartments, L.P.**

Isabel Brown, counsel from Goldfarb & Lipman LLP, presented this item and answered questions from the Board.

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

**Ayes 5** – Wells, Howley, Schweyer, Griffith, Dartis

**Excused 3** – Hartwig, Falk, Flaxman

- 6.4 Adopt a resolution authorizing and approving the Executive Director to amend the professional services contract between Oakland Housing Initiatives, Inc., and California Suites, a California corporation DBA SuiteAmerica for corporate leasing and furnishing services for Foothill Family Apartments to increase the current not-to-exceed contract amount from \$250,000 to \$1,700,000 and to ratify and approve the original contract with SuiteAmerica and any costs incurred by OHI under the contract to date.**

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

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

**Ayes 5** – Wells, Howley, Schweyer, Griffith, Dartis

**Excused 3** – Hartwig, Falk, Flaxman

- 6.5 Adopt a resolution authorizing and approving the Executive Director to enter into a professional services contract between Oakland Housing Initiatives, Inc., and Oakland Hospitality, LLC DBA Homewood Suites by Hilton Oakland-Waterfront (“Hilton”) for hotel suites for the Foothill Family Apartments rehabilitation with a not-to-exceed contract amount of \$400,000.**

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 Schweyer and passed by the following vote:

**Ayes 5** – Wells, Howley, Schweyer, Griffith, Dartis

**Excused 3** – Hartwig, Falk, Flaxman

- 6.6 Adopt a resolution authorizing and approving the Executive Director to enter into a professional services contract between Oakland Housing Initiatives, Inc., and Hyatt Hotel Corporation as an agent of RLJ Lodging and Trust DBA Hyatt House Emeryville (“Hyatt”) for hotel suites for the Foothill Family Apartments rehabilitation with a not-to-exceed contract amount of \$400,000.**

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 Schweyer and passed by the following vote:

**Ayes 5** – Wells, Howley, Schweyer, Griffith, Dartis

**Excused 3** – Hartwig, Falk, Flaxman

- 6.7 Adopt a resolution accepting the Fiscal Year 2024 Reviewing Financial Statements for Oakland Housing Initiatives, Inc.**

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 Griffith and passed by the following vote:

**Ayes 5** – Wells, Howley, Schweyer, Griffith, Dartis

**Excused 3** – Hartwig, Falk, Flaxman

## **7. Reports**

- 7.1 Foothill Family Apartments property management 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**

Director Wells provided a brief account of her time at the California Association of Housing Authorities NorCal Annual Meeting that took place between September 10 to September 12, 2025.

## **9. Adjournment**

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

**Ayes 5** – Wells, Howley, Schweyer, Griffith, Dartis

**Excused 3** – Hartwig, Falk, Flaxman

The meeting was adjourned by Chair Wells at 6:30 p.m.