



Oakland Housing
Initiatives, Inc.

Board of Directors

PATRICIA WELLS
ROY SCHWEYER
CARLA DARTIS
GREGORY HARTWIG
ANNE GRIFFITH
DON FALK
JANET HOWLEY
GARY FLAXMAN

Executive Director

Patricia Wells

In accordance with Article IV, Section 4.10 and 4.11, of the Oakland Housing Initiatives, Inc. Bylaws, NOTICE IS HEREBY GIVEN that the **Regular Meeting (Affiliate Meeting)** of the Oakland Housing Initiatives has been called. The meeting will be held as follows:

OAKLAND HOUSING INITIATIVES, INC.

Regular Meeting (Affiliate Meeting)

Tuesday, September 16, 2025 at 5:00 PM



AGENDA
Regular Meeting (Affiliate Meeting)
September 16, 2025, 5:00 PM

Zoom Information

To participate via teleconference, please use the zoom link below.

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/85396539078?pwd=I0fQMedbihJUxKY29t3iyC26MoR9Ro.1>

Meeting ID (access code): 853 9653 9078 Meeting Password: OHI2025
Closed Caption – provided through the link.

To participate by Telephone: +1 669 219 2599

Meeting ID (access code): 853 9653 9078 Meeting Password: OHI2025

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 25-1977 Approval of the minutes for June 10, 2025 OHI Board of Directors Meeting.

Attachment(s)

[Approval of the minutes for June 10, 2025 OHI Board of Directors Meeting.](#)

3. 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.

4. Recognition of people wishing to address the Board

If you need special assistance to participate in the meeting please contact (510) 874-1510 (TDD: 800-618-4781). 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.

5. Old or Unfinished Business

- 5.1 25-2017 Update on the banking options for Foothill Family Apartments and Oakland Housing Initiatives.

Attachment(s)

[Staff Report - Update on the banking options for Foothill Family Apartments and Oakland Housing Initiatives](#)

6. New Business

- 6.1 25-2039 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.

Attachment(s)

[Staff Report - Refinancing And Rehabilitation Of Foothill Family Apartments, GP](#)

[OHI Foothill Closing Presentation](#)

[Cash Collateralized Bond Illustration.pdf](#)

[Foothill Refi GL Signing Checklist](#)

[Cash Collateralized Bonds Explained Memo](#)

[OHI Resolution re Acquisition, Financing, Syndication](#)

- 6.2 25-2040 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.

Attachment(s)

[Staff Report - Refinancing And Rehabilitation Of Foothill Family Apartments, Developer](#)
[Resolution - Foothill Developer](#)

- 6.3 25-2077 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.

Attachment(s)

[Staff Report - Sale Of Foothill Family Apartments](#)
[Resolution re Sale of Foothill Family Apartments](#)

- 6.4 25-2041 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.

Attachment(s)

[Staff Report - Amendment Of Contract With California Suites](#)
[Resolution re SuiteAmerica_ First Amendment](#)

- 6.5 25-2042 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.

Attachment(s)

[Staff Report - Contract With Oakland Hospitality, LLC DBA Homewood Suites](#)
[6.5_Resolution_re_Hilton_First_Amendment TD.docx](#)

- 6.6 25-2083 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.

Attachment(s)

[Staff Report - Contract With Hyatt Hotel Corporation](#)
[6.6_Resolution_re_Hyatt_First_Amendment TD.docx](#)

- 6.7 25-1932 Adopt a resolution accepting the Fiscal Year 2024 Reviewed Financial Statements for Oakland Housing Initiatives, Inc.

Attachment(s)

[Staff Report - Fiscal Year 2024 Reviewed Financial Statements Oakland Housing Initiatives, Inc. 2024 Reviewed Financials OHI 2024 Reviewed Financials_Resolution](#)

7. Reports

- 7.1 25-1978 Foothill Family Apartments property management report.

Attachment(s)

[Staff Report - Foothill Family Apartments Property Management Report](#)
[Foothill 2025 Second Quarter Property Management Report](#)
[Foothill Family 2025 Second Quarter Services Report](#)
[Foothill June 2025 Financial Statements](#)

8. Announcements

9. Adjournment