



**MINUTES OF THE SPECIAL MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA**

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

Thursday, April 10, 2025
5:30 PM

Zoom Information

- 1. Pledge of Allegiance**
- 2. Roll Call**

Pursuant to Assembly Bill (AB) 2449, Commissioner Montgomery and Vice-Chair Hartwig called into the Board of Commissioners Meeting via Zoom.

Present - Chair Anne Griffith, Vice Chair Gregory Hartwig, Commissioner Lynette Jung-Lee, Commissioner Barbara Montgomery, Commissioner William Mayes, Commissioner Janny Castillo.

Commissioner Castillo moved to Approve Vice Chair Hartwig and Commissioner Montgomery's remote presence. which was seconded by Commissioner Jung-Lee. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes, Janny Castillo

Nayes - 0: None

Excused - 0: None

Absent - 0: None

- 3. Approval of Minutes**

3.1 Minutes for the March 24, 2025 Regular Board of Commissioners meeting will be submitted for approval at the April 28, 2025 Regular Board of Commissioners meeting.

Attachments:

[Minutes Notification For The March 24, 2025 Regular Board of Commissioners](#)

[Meeting](#)

3.2 Minutes for the March 24, 2025 Special Board of Commissioners meeting will be submitted for approval at the April 28, 2025 Regular Board of Commissioners meeting.

Attachments:

[Minutes Notification For The March 24, 2025 Special Board of Commissioners Meeting](#)

4. Recognition of people wishing to address the Commission

There were no people wishing to address the Commission.

5. Old or Unfinished Business

There was no old or unfinished business.

6. Modifications to the Agenda

There were no modifications to the agenda.

7. New Business

7.1 Adopt a resolution authorizing the Executive Director to rescind Resolution Number 5029, adopted on January 24, 2022, which authorized a conditional award of Housing Choice Voucher Reserves to fund a capitalized operating reserve in an amount up to \$4,905,755 for Homekey Project, The Piedmont, subject to clearance under the National Environmental Policy Act (NEPA), and authorizing the Executive Director to execute a Local MTW Capitalized Operating Reserve Agreement for a 15-year term.

Attachments:

[Staff Report - Rescind Resolution 5029](#)

[Resolution 5029](#)

[Resolution to Rescind Resolution 5029 Passed On January 24, 2022](#)

[Resolution #5362](#)

Senior Development Manager, Deni Adaniya, presented this item to adopt a resolution authorizing the Executive Director to rescind Resolution Number 5029, adopted on January 24, 2022 to provide a conditional funding award to Bay Area Community Services (BACS) for The Piedmont in an amount up to \$4,905,755.

Ms. Adaniya explained that Resolution 5029 provided a conditional award of capitalized operating reserves in an amount not to exceed \$4,905,755 to BACS for The Piedmont, a project that was proposed as a State of California Homekey Round II project. BACS and its development partner, Memar Properties, Inc., informed the Oakland Housing Authority they were unable to utilize the funds after the Department of Housing and Urban Development confirmed that the project did

not qualify for a NEPA exemption. The developers determined that there was no way to accommodate a full NEPA review process within their purchase contract and Homekey timelines and thus felt it necessary to return the funds.

Staff answered questions from the Commissioners.

Commissioner Jung-Lee moved to Approve item 7.1 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes, Janny Castillo

Nayes - 0: None

Excused - 0: None

Absent - 0: None

- 7.2 Adopt a resolution authorizing the Executive Director to re-allocation \$4,905,755 from Housing Choice Voucher Reserves (that were previously awarded to The Piedmont) to fund future Rental Assistance Subsidy (RAS) awards in an amount up to \$4,905,755 for to-be-selected development project(s) that are solicited through the City of Oakland's 2023-2024 Rapid Response and Homeless Housing Notice of Funding Availability (NOFA), and 2024 New Construction of Multifamily Affordable Rental Housing NOFA.

Attachments:

[Staff Report - Reallocation of Future Rental Assistance Subsidy Funds](#)
[Resolution for the Reallocation of Future Rental Assistance Subsidy Funds Resolution #5363](#)

Senior Development Manager, Deni Adaniya, and Director of Finance, Victor Madamba, presented this item to authorize the Executive Director to re-allocate \$4,905,755 from Housing Choice Voucher Reserves (that were previously awarded to The Piedmont) to fund future Rental Assistance Subsidy (RAS) awards in an amount up to \$4,905,755 for to-be-selected development project(s).

Ms. Adaniya explained staff is recommending that the \$4,905,755 be re-allocated to fund Rental Assistance Subsidy (RAS) awards to provide crucial operating support for similar projects to serve Extremely Low-Income residents. OHA staff is currently reviewing new applications for RAS funding that were solicited through the City of Oakland's 2024 Rapid Response and Homeless Housing NOFA and 2024 New Construction NOFA and anticipate presenting project funding recommendations to the Board of Commissioners at its April 28, 2025 meeting.

Staff answered questions from the Commissioners.

Commissioner Castillo moved to Approve item 7.2 which was seconded by Commissioner Mayes. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes, Janny Castillo

Nayes - 0: None

Excused - 0: None

Absent - 0: None

- 7.3 Adopt a resolution authorizing the Executive Director to enter into a Financial Administrative Agreement with California Affordable Housing Initiatives, Inc. to administer Housing Authority of the City of Oakland Rental Assistance Subsidy (RAS) Program funds in the initial amount of \$25,834,462 (to be increased as new RAS funded projects are approved by Board of Commissioners) for a five (5) year term, and one-time upfront fee to CAHI equivalent to 1% of total account assets managed per project.

Attachments:

[Staff Report - CAHI Rental Assistance Subsidy Financial Administrative Agreement](#)
[Resolution 5028 Coliseum Way](#)
[Resolution 5127 - The Phoenix](#)
[Resolution 5167 - 3050 International](#)
[Resolution 5208 - East 12th Street Lakehouse](#)
[Resolution 5228 - LMB](#)
[Resolution CAHI Rental Assistance Subsidy Financial Administration Agreement](#)
[Resolution #5364](#)

Senior Development Manager, Deni Adaniya, and Director of Finance, Victor Madamba, presented this item to authorize the Executive Director to enter into a Financial Administrative Agreement with California Affordable Housing Initiatives, Inc.(CAHI) to administer Housing Authority of the City of Oakland Rental Assistance Subsidy (RAS) Program funds in the initial amount of \$25,834,462 (to be increased as new RAS funded projects are approved by Board of Commissioners) for a five (5) year term, and one-time upfront fee to CAHI equivalent to 1% of total account assets managed per project.

Ms. Adaniya explained that since 2022 the Board of Commissioners has approved five development projects for RAS program funding: Coliseum Way, The Phoenix, 3050 international, East 12th Street - Lakehouse, Lake Merritt Bart Senior. In order to streamline the administration of the disbursement of the RAS funds for these projects, as well as future OHA approved RAS projects, and to satisfy required account management practices, staff recommends that the Oakland Housing Authority enter into a Financial Administrative Agreement with CAHI to act as fiscal agent on behalf of OHA and administer the RAS funds. OHA will pay CAHI an account management fee to act as the administrator of the RAS funds. The account management fee is a one-time upfront fee to CAHI equivalent to 1% of total account assets managed per project.

Staff answered questions from the Commissioners.

Commissioner Mayes moved to Approve item 7.3 which was seconded by Commissioner Montgomery. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes, Janny Castillo

Nayes - 0: None

Excused - 0: None

Absent - 0: None

Commissioner Mayes moved to Approve item 7.3 which was seconded by Commissioner Montgomery. The motion Passed by the following vote:

Ayes - 6: Anne Griffith, Gregory Hartwig, Lynette Jung-Lee, Barbara Montgomery, William Mayes, Janny Castillo

Nayes - 0: None

Excused - 0: None

Absent - 0: None

8. **Consent Agenda**
9. **Written Communications Departments' Monthly Report**
10. **Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission**
11. **Reports of Commission Committees**
12. **Announcements by Commissioners**
13. **Adjournment**



Anne Griffith, Chair of the Board



Patricia Wells, Secretary/Executive Director