



Keller Housing  
Initiatives, Inc.

**Board of Directors**

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

Executive Director

Patricia Wells

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

**KELLER HOUSING INITIATIVES, INC.**

**Regular Meeting (Affiliate Meeting)**

**Tuesday, June 9, 2026 at 12:30 PM  
5321 Telegraph, Oakland, CA 94609**



**AGENDA**  
**Regular Meeting (Affiliate Meeting)**  
**June 9, 2026, 12:30 PM**

**Language Interpretation Services**

*To ensure full access and participation in the Oakland Housing Authority's (OHA) board meetings, language interpretation services are available at no cost to attendees. If you need interpretation in Spanish, Chinese, Vietnamese, or any other language, please notify the OHA Assistant Board Clerk at least 48 hours before the meeting so arrangements can be made.*

**For assistance, contact:**

Mercedes Gaskin, Assistant Board Clerk  
Oakland Housing Authority  
Phone: (510) 874-1530  
Email: mgaskin@oakha.org

*The Oakland Housing Authority complies with all federal, state, and local laws regarding language access and strives to make its meetings accessible to all members of the community.*

**Zoom Information**

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

**Join Zoom Meeting Online:** <https://oakha-org.zoom.us/j/85619300513?pwd=ZaKRTSYQzhxaWn2cNDVtrUwEhIxU6S.1>

**Meeting ID (access code):** 856 1930 0513    **Meeting Password:** 393774  
*Closed Caption – provided through the link.*

*To participate by Telephone: +1 669 219 2599*

**Meeting ID (access code):** 856 1930 0513    **Meeting Password:** 393774

**1. Roll Call**

*The Chair will confirm that there are 3 Directors in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, unless a Director is meeting under the "Reasonable Accommodation" teleconference circumstance which **does count** towards the quorum requirement. Each board member who is accessing the meeting remotely must disclose verbally whether they are able to be remote under: **(1) just cause, or (2) reasonable accommodation/disability teleconferencing circumstances.** Remote Commissioners must provide a general description of the circumstances relating to need to appear remotely at the given meeting. Commissioner 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 with such individuals.*

**2. Approval of the Minutes**

2.1    26-2407    Approval of the minutes from the March 19, 2026, KHI Board of Directors meeting.

## **Attachment(s)**

[Draft Minutes from March 19, 2026 KHI Board 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](mailto: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**

### **6. New Business**

- 6.1 26-2409 Seating of Directors with expiring terms to the Keller Housing Initiatives, Inc. Board of Directors for two-year terms beginning July 1, 2026.

#### **Attachment(s)**

[Staff Report- Seating of Directors](#)

- 6.2 26-2392 Annual Election of Officers.

#### **Attachment(s)**

[Staff Report - Annual Election of Officers](#)

- 6.3 26-2406 Acknowledgment of Oakland Housing Authority Board of Commissioners a proclamation issued on April 27, 2026, recognizing the 30th Anniversary of Keller Housing Initiatives, Inc. (OHI) and its longstanding contributions to affordable housing and community

development in the City of Oakland.

**Attachment(s)**

[Staff Report - Recognition of the 30th Anniversary of Keller Housing Initiatives](#)

[OHA Proclamation Recognizing KHI 30th Anniversary](#)

[KHI 30th Anniversary Celebration Video](#)

- 6.4 26-2417 Adopt a resolution accepting the Fiscal Year 2025 Audited Financial Statements for Keller Housing Associates, L.P.

**Attachment(s)**

[Staff Report - Fiscal Year 2025 Audited Financial Statements](#)

[Keller Housing Associates, L.P. Audited Financial Statements](#)

[KHA 2025 Audited Financials Resolution](#)

- 6.5 24-1761 Adopt a resolution authorizing the Executive Director to write off \$15,594 in Tenant Accounts Receivable incurred prior to March 1, 2020, and between March 1, 2020, and July 31, 2023, for current tenants at Keller Plaza Apartments.

**Attachment(s)**

[Staff Report - Write Off \\$15,594 Tenant Accounts Receivable](#)

[COVID-19 Rent Balances](#)

[COVID-19 Tenant Rent Balance Write-off Resolution](#)

- 6.6 26-2511 Adopt a resolution authorizing and approving an amendment to the Keller Housing Initiatives (KHI) Procurement Policy to align with State and U.S. Department of Housing and Urban Development (HUD) requirements.

**Attachment(s)**

[Staff Report - KHI Procurement Policy](#)

[DRAFT Amended KHI Procurement Policy](#)

[KHI Draft Procurement Policy Redlined](#)

[KHI Amended Procurement Policy Resolution](#)

**7. Consent Agenda**

*Items on the Consent Agenda are considered routine and do not require separate discussion. If a Board Member wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Board of Directors without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.*

- 7.1 26-2446 Adopt a resolution authorizing KHI to spend up to \$25,000 on resident-centered activities to maintain its status as a private operating foundation.

**Attachment(s)**

[Staff Report - Resident Centered Activities](#)

[KHI Contribution to Meet IRS Requirements Resolution](#)

## 8. Reports

8.1 26-2401 Project Access 2025 Annual Report

**Attachment(s)**

[Staff Report - Project Access 2025 Annual Report](#)  
[Project Access 2025 Report](#)

8.2 26-2402 Keller Plaza Apartments 1st quarter 2026 property management and financial reports.

**Attachment(s)**

[Staff Report - First quarter 2026 Property Management and Financial Reports](#)  
[Keller Q1 2026 Property Management Report](#)  
[Keller Q1 2026 Resident Services Report](#)  
[Keller Q1 2026 Financial Statements](#)

8.3 26-2403 Keller Plaza Apartments financial dashboard report.

**Attachment(s)**

[Staff Report - Financial Dashboard Report](#)  
[Keller Financial Report First Quarter 2026](#)

8.4 26-2420 Keller Housing Associates LP buyout and refinancing.

**Attachment(s)**

[Staff Report - Keller Housing Associates LP Buyout and Refinancing](#)

## 9. Announcements

## 10. Adjournment