



Oakland Housing  
Authority

**MINUTES OF THE REGULAR MEETING (AFFILIATE MEETING)  
CALIFORNIA AFFORDABLE HOUSING INITIATIVES BOARD OF DIRECTORS  
HOUSING AUTHORITY OF THE  
CITY OF OAKLAND, CALIFORNIA**

Meetings are recorded and accessible through our website [www.oakha.org](http://www.oakha.org)

Thursday, March 12, 2026  
5:30 PM

**1. Roll Call**

Pursuant to Assembly Bill (AB) 2449 virtual exception for just cause Director Hartwig called into the meeting via Zoom.

**Present** - Director Gregory Hartwig, Director Anne Griffith, Director Patricia Wells.

Director Wells moved to Approve Director Hartwig's remote attendance which was seconded by Director Hartwig. The motion Passed by the following vote:

**Ayes - 3:** Gregory Hartwig, Anne Griffith, Patricia Wells

**Nays - 0:** None

**Excused - 0:** None

**Absent - 0:** None

**2. Approval of the Minutes**

2.1 Approval of the minutes of the October 9, 2025 California Affordable Housing Initiatives, Inc., meeting

**Attachments:**

[Draft Minutes For The October 9 2025 CAHI Meeting](#)

Director Hartwig moved to Approve item 2.1 which was seconded by Director Wells. The motion Passed by the following vote:

**Ayes - 3:** Gregory Hartwig, Anne Griffith, Patricia Wells

**Nays - 0:** None

**Excused - 0:** None

**Absent - 0: None**

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

There were no people wishing to address the Board.

**4. Old or Unfinished Business**

There was no old or unfinished business.

**5. Modifications to the Agenda**

There were no modifications to the agenda.

**6. New Business**

6.1 Presentation of Financial Status Report for the period of July 1, 2025 through December 31, 2025

**Attachments:**

[Staff Report - Financial Status Report for the period of July 1, 2025 through December 31, 2025](#)

[Presentation - CAHI Q2 Financial Reports](#)

Director of Finance, Victor Madamba, gave a presentation of the Financial Status Report for the period of July 1, 2025 through December 31, 2025.

Mr. Madamba explained that, as of December 31, 2025, CAHI's assets increased 7% due to higher cash, restricted funds, and interest earnings, while liabilities rose 6% from unearned LHSP and RAS revenue. Program implementation with Alameda County is ongoing, with initial disbursements in progress. Revenues exceeded budget due to higher rental rates, and expense variances were driven by lower legal and administrative costs and timing differences. CAHI reported a \$7.5 million net surplus for the six-month period.

There were no questions from the Directors.

**7. Consent Agenda**

There were no items on the Consent Agenda.

**8. Reports**

8.1 Update on the status of the Annual Contribution Contract for Performance Based Contract Administration Services between California Affordable Housing Initiatives, Inc., and the U.S Department of Housing and Urban Development

**Attachments:**

[Staff Report- Update Annual Contribution Contract for Performance Based Contract Administration Services](#)

Contract Administrator Officer, Keischa Harris, provided an update to the Board of Directors on status of the Annual Contribution Contract for Performance Based Contract Administration Services between California Affordable Housing Initiatives, Inc., (CAHI) and the U.S Department of Housing and Urban Development (HUD).

Ms. Harris explained that program operations remain consistent with prior operations, with staff continuing to advocate for CAHI and the Local Housing Administrators Coalition (LHAC). She reported that recent LHAC discussions included plans for strategic planning to better define Director positions and guide future negotiations related to the annual contributions contract or cooperative agreement. An update on these efforts, including potential convening of LHAC Directors and ongoing coordination, will be provided at a future meeting.

There were no questions from the Directors.

**9. Announcements by Board of Directors**

Chief Executive Officer, Patricia Wells, and CAHI Board Secretary, Dominica Henderson, briefed the Board of Directors on the NAHRO Washington D.C. conference which took place from March 8 through March 11, 2026.

Ms. Wells explained that the conference provided LHAC Board Directors an opportunity to engage in meaningful discussions regarding trends observed across participating jurisdictions and to share insights among the eight Director entities. She noted that the event also facilitated collaboration with colleagues from NAHRO and was informative and valuable for advancing shared understanding.

Ms. Henderson explained that LHAC board discussions included a focus on cultivating the next generation of housing professionals within the PBCA/PBRA environment to ensure continuity and stewardship of existing agreements. She also reported leadership changes within LHAC, including the appointment of a new chair and vice chair, with continuity in the treasurer role, reflecting the organization's continued development and increased structure. Ms. Henderson noted growing interest and understanding of PBCA/PBRA roles compared to traditional PHA functions and indicated that additional information and materials may be presented at a future meeting.

**10. Adjournment**

Director Wells moved to Approve adjournment which was seconded by Director Hartwig. The motion Passed by the following vote:

**Ayes - 3:** Gregory Hartwig, Anne Griffith, Patricia Wells

**Nays - 0:** None

**Excused - 0:** None

**Absent - 0:** None