



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, June 9, 2026 at 12:00 PM



Oakland Housing
Initiatives, Inc.

AGENDA

Regular Meeting (Affiliate Meeting)

June 9, 2026, 12:00 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 2 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 26-2400 Approval of the minutes from the March 19, 2026, OHI Board of Directors meeting.

Attachment(s)

[Approval of the minutes from the March 19, 2026, 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

6. New Business

- 6.1 26-2413 Re-election of Directors with expiring terms to the Oakland Housing Initiatives, Inc. Board of Directors for two-year terms beginning July 1, 2026.

Attachment(s)

[Staff Report - Re-election of Directors](#)

- 6.2 26-2419 Annual Election of Officers

Attachment(s)

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

- 6.3 26-2425 Appointment 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 - Appointment of Directors](#)

- 6.4 26-2427 Acknowledgment of Oakland Housing Authority Board of Commissioners proclamation issued on April 27, 2026, recognizing the 35th Anniversary of Oakland 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 35th Anniversary of Oakland Housing Initiatives, Inc.](#)

[OHA Proclamation Recognizing OHI 35th Anniversary](#)

[OHI 35th Anniversary Celebration Video](#)

- 6.5 26-2421 Adopt a resolution accepting the Fiscal Year 2025 Audited Financial Statements for Foothill Family Apartments, L.P.

Attachment(s)

[Staff Report - Fiscal Year 2025 Audited Financial Statements for Foothill Family Apartments](#)

[Foothill Family Apartments, L.P. Audited Financials](#)

[FFA 2025 Audited Financials Resolution](#)

- 6.6 24-1730 Adopt a resolution authorizing the General Manager and Chief Executive Officer to write off \$78,633 in Tenant Accounts Receivable incurred between March 1, 2020, and July 31, 2023, for current Foothill Family Apartments tenants.

Attachment(s)

[Staff Report - Write off \\$78,633 Tenant Accounts Receivable](#)

[Foothill Family Apartments COVID-19 Balances](#)

[Tenant Account Receivable Covid Rent Resolution](#)

- 6.7 26-2454 Adopt a resolution authorizing and approving an amendment to the Oakland Housing Initiatives (OHI) Procurement Policy to align with State and U.S. Department of Housing and Urban Development (HUD) requirements.

Attachment(s)

[Staff Report - OHI Procurement Policy](#)

[DRAFT Amended OHI Procurement Policy](#)

[OHI Draft Procurement Policy Redlined](#)

[OHI 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 26-2445 Adopt a resolution authorizing OHI to spend up to \$50,000 on resident-centered activities to maintain its status as a private operating foundation.

Attachment(s)

[Staff Report - Resident Centered Activities](#)

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

8. Reports

- 8.1 26-2426 Foothill Family Apartments June Construction Update

Attachment(s)

[Staff Report - Foothill Family Apartments June Construction Update](#)

[OHI Foothill June Construction Update](#)

- 8.2 26-2410 Harrison Street Senior Housing property management report.

Attachment(s)

[Staff Report - Harrison Street Senior Housing Property Management](#)

[HSSH Property Manager Report](#)

[HSSH Property Manager Financial Report](#)

- 8.3 26-2412 Lakeside Senior Apartments 2025 annual report.

Attachment(s)

[Staff Report - Lakeside Senior Apartments 2025 Annual Report](#)

[Lakeside Senior Apartments Property Management Report](#)

[Lakeside Senior Apartments, L.P. Audit Final](#)

- 8.4 26-2422 Foothill Family Apartments 1st quarter 2026 property management and financial reports.

Attachment(s)

[Staff Report - Foothill Family Apartments 1st quarter 2026 Property Management and Financial Reports](#)

[FFA Q1 2026 Property Management Report](#)

[FFA Q1 Resident Services Report](#)

9. Announcements

10. Adjournment