



Oakland Housing
Authority

**MINUTES OF THE SPECIAL MEETING (AFFILIATE MEETING)
CALIFORNIA AFFORDABLE HOUSING INITIATIVES BOARD OF DIRECTORS**

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

Wednesday, July 29, 2026
5:30 PM

1. Roll Call

Present - Director Anne Griffith, Director Lynette Jung-Lee, Director Patricia Wells

2. Approval of Minutes

2.1 Minutes from the June 29, 2026, Regular CAHI Board of Directors Meeting will be submitted for approval at the September 10, 2026, Regular CAHI Meeting

Attachments:

[Minutes Notice For The June 29, 2026 CAHI Meeting](#)

3. Modifications to the Agenda

There were no modifications to the agenda.

4. Recognition of people wishing to address the Board

There were no people wishing to address the Board.

5. Old or Unfinished Business

There was no old or unfinished business.

6. New Business

- 6.1 Authorize the Chief Executive Officer to participate in the Pathways to Removing Obstacles to Housing (PRO Housing) with the City of Oakland and contribute 2530 9th Avenue and up to \$1 million as leverage for the application for low-income homeownership opportunities

Attachments:

[Staff Report - Pathways to Removing Obstacles to Housing](#)
[PRO Housing Application Presentation](#)
[Attachment - 9th Ave Aerial](#)
[Resolution - PRO Housing Application](#)

CAHI Board Secretary, Dominica Henderson, and Oakland Housing Authority Chief Officer of Real Estate Development, Tom Deloye presented this item.

Ms. Henderson explained that this item seeks authorization for the Chief Executive Officer to participate in the City of Oakland's application to the U.S. Department of Housing and Urban Development's (HUD) Pathways to Removing Obstacles to Housing funding opportunity. The City of Oakland intends to apply for a \$5 million grant to support the development of 20 low-income homeownership units for Housing Choice Voucher participants. California Affordable Housing Initiatives Inc.'s (CAHI) role would be to partner in the application by contributing up to \$1 million toward development costs and, if appropriate, making the site at 2530 9th Avenue available for potential land contribution. She noted that the recommended action is limited to authorizing participation in the grant and exploring land and funding contributions as the application is developed.

Mr. Deloye explained that the property at 2530 9th Avenue has a long history, beginning with the construction of 15 public housing units in 1968, the relocation of residents in the year 2000, and the subsequent transfer of ownership from Oakland Housing Authority (OHA) to CAHI in 2013. He outlined past development efforts, including a partnership with Resources for Community Development (RCD) and the Oakland Community Land Trust that advanced design and permitting but ultimately concluded the site was infeasible in 2019. He noted that CAHI reimbursed partners and retained the entitlements, and that the buildings were abated and demolished in 2022. Mr. Deloye further explained that the site has remained inactive as other priorities moved forward, and that this funding opportunity presents a timely chance to reactivate the parcel for future affordable homeownership development.

Director Wells called an impromptu Closed Session at 6:05pm.

*Reporting out of the Closed Session the resolution title and authorizing language were amended to:

Resolution authorizing the Chief Executive Officer to participate in the Pathways to Removing Obstacles to Housing (PRO Housing) grant with the City of Oakland and to contribute up to \$1 million as leverage for the application, and convey 2530 9th Avenue, for a nominal fee, long-term lease, or other disposition strategies that support the pathway to PRO Housing grant application by the City of Oakland.

Director Jung-Lee moved to approve as amended item 6.1 which was seconded by Director Wells. The motion passed by the following vote:

Ayes - 3: Anne Griffith, Lynette Jung-Lee, Patricia Wells

Nayes - 0: None

Excused - 0: None

Absent - 0: None

7. Adjournment to Closed Session

Director Wells moved to approve adjournment to Closed Session which was seconded by Director Jung-Lee. The motion passed by the following vote:

Ayes - 3: Anne Griffith, Lynette Jung-Lee, Patricia Wells

Nayes - 0: None

Excused - 0: None

Absent - 0: None

8. Consent Agenda

There were items on the Consent Agenda.

9. Reports

There were no reports.

10. Announcements

There were no announcements.

11. Adjournment

Director Wells moved to approve adjournment which was seconded by Director Jung-Lee. The motion passed by the following vote:

Ayes - 3: Anne Griffith, Lynette Jung-Lee, Patricia Wells

Nayes - 0: None

Excused - 0: None

Absent - 0: None