



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)

Thursday, September 17, 2026 at 12:30 PM
1507 2nd Avenue, Oakland, CA 94606



AGENDA
Regular Meeting (Affiliate Meeting)
September 17, 2026, 12:30 PM

Language Interpretation Services

To ensure full access and participation in the Oakland Housing Authority's (OHA) Board of Commissioners 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/87643081722?pwd=DzGUAXICqdQiGxkugBjh44U8C1CV1r.1>

Meeting ID (access code): 876 4308 1722 Meeting Password: 2026
Closed Caption – provided through the link.

To participate by Telephone: +1 669 219 2599

Meeting ID (access code): 876 4308 1722 Meeting Password: 2026

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 Directors must provide a general description of the circumstances relating to the need to appear*

remotely at the given meeting. The Director 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 26-2657- Approval of the minutes from the June 9, 2026, KHI Board of Directors meeting.

Attachment(s)

[Draft Minutes from June 9, 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 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

- 5.1 26-2624- Update on refinancing of Keller Plaza Apartments existing loans.

Attachment(s)

[Staff Report - Update On Refinancing of Keller Plaza Apartments Existing Loans](#)

6. New Business

- 6.1 26-2622- Adopt a resolution authorizing the Executive Director to execute

documents for the withdrawal of the investor limited partner for Keller Housing Associates LP.

Attachment(s)

[Staff Report - Documents For The Withdrawal Of The Investor Limited Partner For Keller Housing Associates LP.](#)

[Keller LP Buyout Presentation](#)

[Keller LP Buyout Authorization 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.

8. Reports

- 8.1 26-2664 Oakland Housing Authority Police Department Community Engagement and Response Report for Keller Housing Initiatives.

Attachment(s)

[Staff Report - Oakland Housing Authority Police Department Community Engagement and Response](#)

- 8.2 26-2623- Keller Plaza Apartments 2nd quarter 2026 property management and financial reports.

Attachment(s)

[Staff Report- Keller Plaza Apartments 2nd Quarter 2026 Property Management and Financial](#)

[Keller Plaza Apartments 2026 Q2 Property Management Report](#)

[Keller Plaza Services 2026 Q2 Report \(April - June\)](#)

[Keller Plaza Q2 Financial Statements](#)

- 8.3 26-2403 Keller Plaza Apartments financial dashboard report.

Attachment(s)

[Staff Report - Keller Plaza Apartments Financial Dashboard Report](#)

[Keller Plaza Financial Dashboard June 30, 2026](#)

9. Announcements

10. Adjournment