



Oakland Housing  
Initiatives, Inc.

**Board of Directors**

PATRICIA WELLS  
ROY SCHWEYER  
CARLA DARTIS  
GREGORY D 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, September 10, 2024 at 11:00 AM**  
**Foothill Family Apartments - 6946 Foothill Boulevard, Oakland, CA 94605**



## AGENDA

### Regular Meeting (Affiliate Meeting) September 10, 2024, 11:00 AM

#### Zoom Information

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

**Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/87055697568?pwd=0b5q1byEmmH1JIRm6KmylnnPqafk98.1>**

**Meeting ID (access code): 870 5569 7568 Meeting Password: 2024**  
Closed Caption – provided through the link.

To participate by Telephone: 1-669-219-2599

**Meeting ID (access code): 870 5569 7568 Meeting Password: 2024**

#### 1. Roll Call

*(AB 2449 Compliance) The Chair/Clerk of the Board will confirm that there are three (3) Directors in the same, properly noticed meeting room within the jurisdiction of the City of Oakland, accessible to the public. Each Director who is accessing the meeting remotely must disclose verbally whether they are requesting to meet remotely under AB2449 due to: (1) just cause (notice required), or (2) emergency circumstances. For "emergency circumstances" the request must be approved by a majority vote of the Board of Directors for the emergency circumstance to be used as a justification to participate remotely. All Directors meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Director must a/so publicly disclose at the meeting prior to any action whether any 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 24-1453 Approval of the minutes from Special Board of Directors meeting held on July 19, 2024.

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

[Draft Minutes From The July 19, 2024, Oakland Housing Initiatives Board of Directors Special 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 meetings of the Oakland Housing Initiatives Inc., Board of Directors, please contact (510) 874-1510 (TDD: 800-618-4781). Notification 48 hours prior to the meeting will enable the Oakland Housing Initiatives, Inc., 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

- 5.1 24-1443 Review of The John Stewart Management Company performance at Foothill Family Apartments.

### **Attachment(s)**

[Staff Report - John Stewart Management Company Performance Review](#)  
[Foothill Family Apartments Annual Report](#)

## 6. New Business

- 6.1 24-1442 Adopt a resolution authorizing OHI to spend \$12,000 for a back-to-school drive, a holiday giveaway for children, holiday goodie bags for senior residents, and reimbursement of 2024 National Night Out Expenses.

### **Attachment(s)**

[Staff Report - \\$12,000 Back To School Drive](#)  
[\\$12,000 Oakland Housing Initiatives Back To School Drive Resolution](#)

## 7. Reports

- 7.1 24-1445 Update on Foothill Family Apartments refinancing and rehab efforts.

### **Attachment(s)**

[Staff Report - Foothill Family Apartments Refinancing and Rehab Efforts](#)

- 7.2 24-1446 Foothill Family Apartments property management report.

### **Attachment(s)**

[Staff Report - Foothill Family Apartments Property Management](#)  
[Foothill Family Apartments July 2024 Property Management](#)  
[Report Foothill Family Apartments July 2024 Financial Report](#)

7.3 24-1447 Foothill Family Apartments quarterly financial report.

**Attachment(s)**

[Staff Report -Foothill Family Apartments Quarterly Financial Report](#)  
[Foothill Family Apartments Second Quarter Financial Report](#)

**8. Announcements**

**9. Adjournment**