



Board of Directors

PATRICIA WELLS
LYNETTE JUNG-LEE
WILLIAM MAYES

In accordance with Article IV, Section 4.11 & 4.12 of the RAMP, Inc., NOTICE IS HEREBY GIVEN that the **Regular Meeting (Affiliate Meeting)** of the Board of Directors has been called. The meeting will be held as follows:

RAMP BOARD OF DIRECTORS

Regular Meeting (Affiliate Meeting)

Wednesday, December 17, 2025 at 8:00 AM
1619 Harrison Street, Oakland, CA 94612

AGENDA
Regular Meeting (Affiliate Meeting)
December 17, 2025, 8:00 AM

Zoom Information

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

Join Zoom Meeting Online: <https://oakha-org.zoom.us/j/82478597052?pwd=ZaqsckzjHisFSKoY6lKUH1FoxqqIfby.1>

Meeting ID (access code): [824 7859 7052](#) **Meeting Password:** [588552](#)

Closed Caption – provided through the link.

To participate by Telephone: [1-669-219-2599](#) ; [1-213-338 -8477](#); [1-206-337-9723](#)

Meeting ID (access code): [824 7859 7052](#) **Meeting Password:** [588552](#)

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. 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.

3. Recognition of people wishing to address the Board

If you need special assistance to participate in the meeting please contact [\(510\) 874-1510](tel:5108741510) (TDD: [800-618-4781](tel:8006184781)). 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 above with the Zoom information. 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.*

4. Approval of the Minutes

- 4.1 25-2237 Approval of the minutes from the September 10, 2025, Regular RAMP Meeting.

Attachment(s)

[DRAFT Minutes for the September 10 2025 Meeting](#)

5. Old or Unfinished Business

6. New Business

- 6.1 25-2116 Distribution of Annual Conflict of Interest Statement.

Attachment(s)

[Staff Report - Distribution of Annual Conflict of Interest Statement](#)

[RAMP Conflict of Interest Policy](#)

[RAMP Conflict of Interest Statement](#)

- 6.2 25-2233 Adopt a resolution authorizing the Executive Director to amend the contract with Armanino LLC to complete the annual audited financial statements and tax returns for Oak Groves Senior Housing L.P. increasing the total not to exceed amount from \$105,800 to an amount up to \$127,400 for the contract period ending December 12, 2027, where other than the increase in the contract amount, all other terms and provisions of the contract will remain unchanged.

Attachment(s)

[Staff Report - Armanino LLC Contract](#)

[RAMP Reso No. 22-015 OGSHP Contract with Armanino](#)

[OGSHLP Contract Amendment with Armanino Resolution](#)

- 6.3 25-2130 Adopt a resolution to approve the Oak Groves Senior Housing L.P. 2026 Annual Operating Budget.

Attachment(s)

[Staff Report - Oak Groves Senior Housing L.P. 2026 Annual Operating Budget](#)

[OGSHLP Annual Operating Budget for 2026](#)

[OGSHLP Annual Operating Budget for 2026 Resolution](#)

- 6.4 25-2201 Adopt a resolution authorizing and approving the Executive Director to execute a First Amendment to the Contract for Foothill Family Apartments Moving Services between Foothill Family Preservation LP, successor in interest to Oakland Housing Initiatives, Inc. pursuant to

an assignment, assumption, and reimbursement agreement, and PUMA Moving Inc. to increase the contract amount by \$30,000, from up to \$233,120 to the new not to exceed total contract amount of up to \$263,120.

Attachment(s)

[Staff Report - First Amendment Foothill Family Apartments Moving Services Contract](#)

[Puma Moving First Contract Amendment Resolution](#)

- 6.5 25-2200 Adopt a resolution ratifying and approving the Contract for Consultants for Affordable Housing Project Management, Financial Consulting and Public Housing Repositioning Specialist Service between Foothill Family Preservation LP, successor in interest to Oakland Housing Initiatives, Inc. pursuant to an assignment, assumption, and reimbursement agreement, and Baker Tilly Advisory Group, LP, a Delaware limited partnership, successor in interest to Baker Tilly US, LLP, for a one-year term, with a one-year option terminating on July 27, 2027, in an amount not to exceed up to \$414,653.

Attachment(s)

[Staff Report - Consultants for Affordable Housing Project Management Baker Tilly Contract Date Ratification Resolution](#)

- 6.6 25-2243 Adopt a resolution accepting the Fiscal Year 2025 Reviewed Financial Statements for RAMP Housing, Inc.

Attachment(s)

[Staff Report - Fiscal Year 2025 Reviewed Financial Statements for RAMP Housing, Inc](#)

[RAMP Reviewed Financial Statements FY 2025](#)

[RAMP Reviewed Financial Statements FY 2025 Resolution](#)

- 6.7 25-2245 Adopt a resolution authorizing the Executive Director to write off \$5,658.00 in Tenant Accounts Receivable deemed uncollectable for tenants who vacated Oak Groves Senior Housing from January 1, 2025, to October 31, 2025.

Attachment(s)

[Staff Report - Tenant Accounts Receivable Write Off](#)

[Oak Groves TAR Write Off Details](#)

[RAMP Write-Off Request for OGSHP Resolution](#)

7. Reports

- 7.1 25-2117 Oak Groves Senior Housing 3rd Quarter Property Management and Financial Reports.

Attachment(s)

[Staff Report - 3rd Quarter Property Management and Financial Reports](#)

[Oak Groves 3rd Quarter Property Management Report](#)
[Oak Groves Financial Statements_September 2025](#)

- 7.2 25-2251 Oak Groves Senior Housing 3rd Quarter Financial Performance Report.

Attachment(s)

[Staff Report - 3rd Quarter Financial Performance Report](#)
[OGRH Financial Dashboard 3rd Quarter 2025](#)

8. Announcements

- 8.1 25-2249 Proposed Options for Board of Directors' Meeting Calendar for 2026.

Attachment(s)

[2026 RAMP Board of Directors Calendar](#)

9. Adjournment