



**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, September 10, 2025 at 8:30 AM**  
**1619 Harrison Street, Oakland, CA 94612**

**AGENDA**  
**Regular Meeting (Affiliate Meeting)**  
**September 10, 2025, 8:30 AM**

**Zoom Information**

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

**Join Zoom Meeting Online:** <https://oakha-org.zoom.us/j/85845076947?pwd=qHWLWJFaWhQyDZ1oj4pOVJeWKKf3MU.1>

**Meeting ID (access code):** [858 4507 6947](#)      **Meeting Password:** [176972](#)

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):** [858 4507 6947](#)      **Meeting Password:** [176972](#)

**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      25-2009      Approval of the minutes of the June 18, 2025 Regular RAMP meeting.

**Attachment(s)**

[Draft Minutes For The June 18, 2025 Regular RAMP 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](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**

## **6. New Business**

- 6.1      25-2021      Adopt the resolution authorizing the Executive Director to execute a Predevelopment Services & Loan Agreement and ancillary documents with the Housing Authority of the City of Oakland, California, for RAMP to conduct predevelopment, security, maintenance, and development activities for 401 Santa Clara Avenue and to accept a loan in an amount not to exceed \$9,272,537 to fund those activities.

### **Attachment(s)**

[Staff Report - Predevelopment, Security, Maintenance, and Development For 401 Santa Clara Avenue](#)  
[Presentation - 401 Santa Clara Predevelopment Services & Loan Agreement with OHA](#)  
[OHA Board of Commissioners Resolution No. 5388](#)  
[OHA Board of Commissioners Resolution No. 5395](#)  
[Resolution - Redevelopment, Security, Maintenance, and Development 401 Santa Clara](#)

- 6.2      25-2031      Adopt a resolution authorizing the Executive Director to execute a contract with MWA Architects in an amount not to exceed \$2,400,000, with an initial amount not to exceed \$2,000,000 and a 20% contingency, for architecture and engineering services for the rehabilitation of 401 Santa Clara Avenue.

### **Attachment(s)**

[Staff Report - MWA Architects 401 Santa Clara Avenue](#)  
[Presentation - MWA Architects 401 Santa Clara](#)  
[OHA Board of Commissioners Resolution No. 5397](#)  
[CCGS Review Memo for RFQ 24-007](#)  
[Signed CCGS Review Memo - MWA Architects.pdf](#)  
[Resolution - MWA Architects 401 Santa Clara](#)

- 6.3      25-2037      Adopt a resolution authorizing the Executive Director to negotiate and

execute documents for construction and permanent financing, acquisition, and resyndication, for the refinancing and rehabilitation of Foothill Family Apartments, in the capacity of RAMP Housing, Inc. (the "Corporation") as the majority member and manager of Foothill Family GP LLC, in its capacity as general partner of Foothill Family Preservation LP.

**Attachment(s)**

[Staff Report - Foothill Family Acquisition, Financing, Syndication, GP Foothill Closing Presentation](#)

[Cash Collateralized Bonds Explained Memo](#)

[Foothill Signing Checklist](#)

[Resolution - Foothill Family Acquisition, Financing, Syndication, GP](#)

- 6.4      25-2038      Adopt a resolution authorizing the Executive Director to negotiate and execute documents for construction and permanent financing, acquisition, and resyndication, for the refinancing and rehabilitation of Foothill Family Apartments, in the capacity of RAMP Housing, Inc. (the "Corporation") acting in its own capacity, including as guarantor and developer.

**Attachment(s)**

[Staff Report - Refinancing and Rehabilitation of Foothill Family Apartments, Guarantor](#)

[Resolution - Refinancing and Rehabilitation of Foothill Family Apartments, Guarantor](#)

## **7. Reports**

- 7.1      25-1976      Oak Groves Senior Housing 2nd Quarter Property Management Report.

**Attachment(s)**

[Staff Report - Oak Groves 2nd Quarter Property Management Report](#)

[Oak Groves 2nd Quarter Property Management Report](#)

[Oak Groves June 2025 Financial Statements](#)

## **8. Announcements**

## **9. Adjournment**