



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)

**Thursday, June 4, 2026 at 8:30 AM
1619 Harrison Street, Oakland, CA 94612**

AGENDA
Regular Meeting (Affiliate Meeting)
June 4, 2026, 8:30 AM

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/83895672551?pwd=KI0kKXHynNRr4V0qDmUByZAFebfRS3.1>

Meeting ID (access code): [838 9567 2551](#) **Meeting Password:** [855482](#)

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): [838 9567 2551](#) **Meeting Password:** [855482](#)

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 Commissioners must provide a general description of the circumstances relating to need to appear remotely at the given meeting. Commissioner 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 26-2483 Approval of the minutes from the March 19, 2026, Regular RAMP Meeting.

Attachment(s)

[DRAFT Minutes For March 19, 2026 Regular RAMP Meeting](#)

3. 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.*

4. Old or Unfinished Business

- 4.1 26-2506 Adopt a resolution authorizing and approving an amendment to the RAMP Housing Inc., Procurement Policy to align with State and U.S. Department of Housing and Urban Development (HUD) requirements.

Attachment(s)

[Staff Report - Amendment To RAMP Procurement Policy](#)

[Draft RAMP Housing Inc., Procurement Policy](#)

[RAMP Housing Inc., Procurement Policy Redlined](#)

[RAMP Housing Inc., Procurement Policy Amendment Resolution](#)

5. 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.

6. New Business

- 6.1 26-2473 Appointment of Secretary and Treasurer for RAMP.

Attachment(s)

[Staff Report - Appointment of Secretary and Treasurer for RAMP RAMP Housing, Inc. Bylaws](#)

- 6.2 26-2513 Adopt a resolution authorizing the Executive Director to execute documents to form a limited liability company and have that company become the Managing General Partner of Coliseum Transit Village One, LP, and to execute other documents related to the financial restructuring of the Coliseum Connections project.

Attachment(s)

[Staff Report - Limited Liability Company Formation Resolution - Coliseum Connection General Partner](#)

- 6.3 26-2485 Adopt a resolution authorizing the Executive Director to execute a Memorandum of Understanding (MOU) with the City of Oakland to accept a fiber-optic communication line at Foothill Family Apartments and Oak Groves North and South, to provide wireless internet to residents residing at each location.

Attachment(s)

[Staff Report - Fiber-Optic Communication Line Foothill Family Apartments and Oak Groves North and South Oakland Connect & RAMP Fiber MOU Resolution](#)

- 6.4 26-2438 Adopt a resolution accepting the Fiscal Year 2025 Audited Financial Statements for Oak Groves Senior Housing L.P.

Attachment(s)

[Staff Report - Fiscal Year 2025 Audited Financial Statements for Oak Groves Senior Housing L.P.](#)
[Oak Groves Senior Housing, L.P. 2025 Audited Financial Statements](#)
[Oak Groves Senior Housing, L.P. 2025 Audited Financial Statements Resolution](#)

- 6.5 26-2443 Adopt a resolution accepting the Fiscal Year 2025 Audited Financial Statements for Foothill Family Preservation L.P.

Attachment(s)

[Staff Report - Fiscal Year 2025 Audited Financial Statements for Foothill Family Preservation L.P.](#)
[Foothill Family Preservation, L.P. 2025 Audited Financial Statements](#)
[Foothill Family Preservation, L.P. 2025 Audited Financial Statements Resolution](#)

- 6.6 26-2367 Adopt a resolution authorizing and approving the Executive Director to execute a Second Amendment to the Contract for Hotel Lodging Service between Foothill Family Preservation LP and RLJ Lodging and Trust DBA Hyatt House Emeryville ("Hyatt"), increasing the contract amount by \$50,000, from up to \$400,000 to the new not-to-exceed

contract amount of up to \$450,000.

Attachment(s)

[Staff Report - Second Amendment to the Contract Foothill Family Preservation LP and RLJ Lodging](#)
[OHI September 16, 2025 Hyatt Resolution](#)
[RAMP Resolution Hyatt Amendment 2](#)

- 6.7 26-2368 Adopt a resolution authorizing and approving the Executive Director to execute a First Amendment to the Contract for Consultants for Affordable Housing Project Management, Financial Consulting and Public Housing Repositioning Specialist Service between Foothill Family Preservation LP and Baker Tilly Advisory Group, LP, increasing the contract amount by \$86,625, from up to \$414,653 to the new not-to-exceed contract total of up to \$501,278.

Attachment(s)

[Staff Report- First Amendment to the Contract for Consultants](#)
[RAMP Resolution 25-0012](#)
[RAMP Resolution Baker Tilly Advisory Group Amendment 1](#)

- 6.8 26-2440 Adopt a resolution authorizing and approving the Executive Director to execute a Contract between RAMP and Otis Elevator Company for Elevator and Chairlift Services, Repair, Maintenance, Inspection/Testing, Parts, and Modernization for Oak Grove North and Oak Grove South, for a total amount up to \$40,785.81, plus a 20% contingency amount of \$8,157.16, for a total amount up to \$48,942.97, for a term not to exceed September 30, 2029.

Attachment(s)

[Staff Report - Otis Elevator Company](#)
[OHA Resolution No. 5407_Otis Contract for Elevators](#)
[OGSN Elevator contract with Otis 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 26-2435 Oak Groves Senior Housing 1st Quarter 2026 Property Management and Financial Reports.

Attachment(s)

[Staff Report - 1st Quarter 2026 Property Management and Financial Reports](#)
[Oak Groves 1st Quarter 2026 Property Management Report](#)

[Oak Groves March 2026 Financials](#)

- 8.2 26-2436 Oak Groves Senior Housing 1st Quarter 2026 Financial Performance Report.

Attachment(s)

[Staff Report - Oak Groves Senior Housing 1st Quarter 2026 Financial Performance Report](#)

[Oak Groves Financial Dashboard](#)

- 8.3 26-2444 Foothill Family Apartments June Construction Update

Attachment(s)

[Staff Report -Foothill Family Apartments June Construction Update](#)

[RAMP Foothill June Construction Update](#)

9. Announcements

10. Adjournment to Closed Session

11. Closed Session

- 11.1 26-2500 **Conference with Real Property Negotiations (Government Code 54956.8)**

Property: 805 71st Avenue, Oakland, CA, 94621

APN: 041-4166-054

Agency Negotiation: Patricia Wells, Executive Director, Tom Deloye, Chief Officer of Real Estate Development, Isabel Brown, Counsel, Victor Madamba, Director of Finance, Jonathan Young, Senior Development Program Manager, Joel Rubenzahl, Consultant.

Negotiating Parties: Coliseum Transit Village One, LP

Under Negotiation: Price and terms of payment.

12. Adjournment