

# AFFORDABLE HOUSING BERKELEY, INC. (AHB)

## Regular Board Meeting

### AGENDA

Thursday, January 9, 2025  
4:00 pm

This meeting will Occur In Person at the  
1947 Center St., Berkeley, CA 94704 (5<sup>th</sup> Floor)  
and via Teleconference

#### Zoom Link:

<https://us02web.zoom.us/j/3044140707?pwd=M2VWY0tUUFUySDVzMVFY2FzVXcwdz09&omn=87344601586>

Dial in #: 888-475-4499 or 877-853-5257

Zoom Meeting ID: 304 414 0707

Password: 403702

#### CHRIS SCHILDT, **Chair**

ALI KASHANI, **Vice Chair**  
Board Member, Max Levine  
Board Member, Dan Rossi

Board Member, Ayanna Davis  
Board Member, Tracy Matthews  
Board Member, Alexandria Thomas-Rodriguez

**AB2449 Compliance:** The Chair will confirm that there are 4 Board Members in the same, properly noticed meeting room within the jurisdiction of the City of Berkeley, accessible to the public. Each Board Member who is accessing the meeting remotely must disclose verbally whether they are requesting to meet remotely under AB2449 due to: (1) just cause (max. 2 per year, 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 Board Members meeting remotely must provide a general description of the circumstances relating to need to appear remotely at the given meeting. A Board Member 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. Note, a Board Member cannot participate in meetings of the Board of Directors solely by teleconference from a remote location due to “emergency circumstances” for a period of more than 3 consecutive months or 20% of the regular meetings for AHB within a calendar year, or more than 2 meetings if the Board of Directors regularly meets fewer than 10 times per calendar year.

“This meeting is accessible via teleconference pursuant to Assembly Bill 2449 [(Rubio) open meetings: local agencies teleconferences (Chapter 285) (2021-2022)]. To participate via teleconference please use the Zoom link below:”

Join by phone: 888-475-4499 or 877-853-5257

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This meeting is held in a wheelchair accessible location. If you need special assistance to participate in the meetings of the Affordable Housing Berkeley, Inc., please contact James Williams, Reasonable Accommodation Coordinator, at (510) 981-5485, [jwilliams@cityofberkeley.info](mailto:jwilliams@cityofberkeley.info) or via California Relay Service (711). Notification 48 hours prior to the meeting will enable the Agency to make reasonable arrangement to ensure accessibility. Please refrain from wearing scented products at the meeting, as attendees may be sensitive to various scents in products and materials, whether natural or manufactured. 

1. **Call to Order**
2. **Roll Call**
3. **Comments from the Public** – *Limited to 3 minutes per speaker.*
4. **Consent Calendar**
5. **Approval of Minutes:**
  - a) *Not applicable, there are no minutes for approval.*
6. **New Business**
  - a) *Strategic Planning Update*
7. **Closed Session:**

*Conference with Real Property Negotiations  
(Government Code § 54956.8)  
Property: Affordable Housing Development at North Berkeley BART Transit-Oriented Development,  
Berkeley, CA 94702  
Agency Negotiation: James Williams, Executive Director, Jhaila Brown, General Counsel, Jonathan  
Zimmerman, real estate consultant  
Negotiating Parties: BRIDGE Housing Corporation, Insight Housing, and East Bay Asian Local  
Development Corporation  
Under Negotiation: Price and terms of payment.*

8. **Board Member Questions and Matters**
9. **Adjournment**

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This agenda was posted on the doors of the Affordable Housing Berkeley at 1947 Center Street, Berkeley, CA 94704; as well as the Berkeley Housing Authority website [www.cityofberkeley.info/bha](http://www.cityofberkeley.info/bha). The next Regular Board meeting is scheduled for February 13, 2025, at 5:30 pm at the 1947 Center Street, Berkeley, CA 94704.

