

# AFFORDABLE HOUSING BERKELEY, INC. (AHB)

## Regular Board Meeting

### DRAFT AGENDA

Thursday, April 17, 2025

4:30 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=M2VWY0tUUFUySDVzMVFY2FzVXcw  
dz09&omn=87344601586](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:”

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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. **Agenda Adjustments**
4. **Comments from the Public** – Limited to 3 minutes per speaker.
5. **Approval of Minutes**
6. **Report from the Board Chair** Oral Report
7. **New Business**

- a) RESOLUTION NO. 25-01 OF AFFORDABLE HOUSING BERKELEY, INC. (AHB), AUTHORIZING A RESOLUTION FOR THE FORMATION OF A LIMITED PARTNERSHIP WITH AHB OR AN AFFILIATE OF AHB OR A LIMITED LIABILITY COMPANY in which AHB IS THE SOLE MEMBER AND MANAGER, AS CO-GENERAL PARTNER, AND ACQUISITION, FINANCING, AND CONTRACTING ACTIVITY FOR THE DEVELOPMENT OF AN APPROXIMATELY 85 UNIT PERMANENT SUPPORTIVE HOUSING AFFORDABLE HOUSING PROJECT LOCATED ON PROPERTY AT THE NORTH BERKELEY BART STATION IDENTIFIED AS PARCEL A
- b) RESOLUTION NO. 25-02 OF AFFORDABLE HOUSING BERKELEY, INC. (AHB), AUTHORIZING A RESOLUTION FOR THE FORMATION OF A LIMITED PARTNERSHIP WITH AHB OR AN AFFILIATE OF AHB OR A LIMITED LIABILITY COMPANY IN WHICH AHB IS THE SOLE MEMBER AND MANAGER, AS CO-GENERAL PARTNER, AND ACQUISITION, FINANCING, AND CONTRACTING ACTIVITY FOR THE DEVELOPMENT OF AN APPROXIMATELY 60 UNIT AFFORDABLE HOUSING PROJECT LOCATED ON PROPERTY AT THE NORTH BERKELEY BART STATION IDENTIFIED AS PARCEL D

8. **Closed Session:**

Conference with Real Property Negotiations  
(Government Code § 54956.8)

Property: Ground Lease Interest in Parcel A of BART Owned Property at the North Berkeley BART Station, bounded by Virginia Street, Delaware, Sacramento and Acton, Berkeley, CA 94702

Agency Negotiation: James Williams, Executive Director, Jonathan Zimmerman, AHB Consultant, and Jhaila Brown, General Counsel

Negotiating Parties: BRIDGE Housing Corporation and Insight Housing, Inc.

Under Negotiation: Price and terms of payment.

Conference with Real Property Negotiations  
(Government Code § 54956.8)

Property: Ground Lease Interest in Parcel D of BART Owned Property at the North Berkeley BART Station, bounded by Virginia Street, Delaware, Sacramento and Acton, Berkeley, CA 94702

Agency Negotiation: James Williams, Executive Director, Jonathan Zimmerman, AHB Consultant, and Jhaila Brown, General Counsel

Negotiating Parties: East Bay Asian Local Development Corporation

Under Negotiation: Price and terms of payment.

9. **Board Member Questions and Matters**

10. **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 May 17, 2025, at 4:30 pm at the 1947 Center Street, Berkeley, CA 94704.