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**APPROVED MINUTES  
ALAMEDA AFFORDABLE HOUSING CORPORATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, JANUARY 19, 2022**

PLEDGE OF ALLEGIANCE

1. ROLL CALL - Board of Directors

Present: Director Grob, Director Tamaoki, Director Kay  
Director Mun, Director Rickard, and Director Sidelnikov

Absent: Director Hadid

2. DIRECTOR RECUSALS

None.

3. Public Comment (Non-Agenda)

None.

4. Closed Session - 7:02 p.m. - Adjournment to Closed Session to Consider:

Director Grob called the meeting to order at approximately 7:51 p.m. and announced that the Board would adjourn to Closed Session.

4.A. Conference with Legal Counsel-Anticipated Litigation: Exposure to litigation pursuant to subdivision (D)(2) of Government Code Section 54956.9:  
One potential case.

Chair Grob adjourned Closed Session at approximately 7:56 p.m. and announced that the Board discussed item 4.A.

5. CONSENT CALENDER

Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Board of Directors or a member of the public.



- \*5.A. Approve Minutes of the Alameda Affordable Housing Corporation Meeting held on December 15, 2021.

**Item accepted or adopted is indicated by an asterisk.**

Director Tamaoki moved to approve the Consent Calendar item and Director Rickard seconded the motion. This meeting took place via Zoom, so a roll call vote was taken, and the motion passed unanimously.

Yes	4	Director Grob, Director Tamaoki, Director Kay Director Mun, Director Rickard, and Director Sidelnikov
Abstention	2	Director Kay and Director Sidelnikov

6. AGENDA

- 6.A. Accept the Update Report on the 2800 Fifth Street BMR Purchase of Eighteen Units; Ratify the Regulatory Agreement with the City; and Direct the Executive Director to Execute an Amended and Restated Promissory Note for a Loan from the Housing Authority to AAHC from \$3,500,000 to \$3,750,000.

Sylvia Martinez, Director of Housing Development stated that this item is in response to the acceptance of agenda item 10.B of the January 9, 2022 the Alameda Housing Authority (AHA) Board of Commissioners Meeting. The reserve policy approved by the AHA Board of Commissioners in the fall of 2021, contemplated for this increase in the loan amount, therefore the funding is available for the modified loan amount of \$3,750,000.

Director Sidelnikov moved to accept the Update Report on the 2800 Fifth Street BMR Purchase of Eighteen Units; Ratify the Regulatory Agreement with the City; and Direct the Executive Director to Execute an Amended and Restated Promissory Note for a Loan from the Housing Authority to AAHC from \$3,500,000 to \$3,750,000, and Director Tamaoki seconded the motion. This meeting took place via Zoom, so a roll call vote was taken, and the motion passed unanimously

Yes	6	Director Grob, Director Tamaoki, Director Kay Director Mun, Director Rickard, and Director Sidelnikov
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- 6.B. Adopt Resolution of the Board of Directors of the Alameda Affordable Housing Corporation Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Directors Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361.

Director Sidelnikov moved to adopt the Resolution of the Board of Directors of the



Alameda Affordable Housing Corporation Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Directors Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361, and Director Kay seconded the motion. This meeting took place via Zoom, so a roll call vote was taken, and the motion passed unanimously.

Yes            6            Director Grob, Director Tamaoki, Director Kay  
Director Mun, Director Rickard,  
and Director Sidelnikov

7.    ORAL COMMUNICATIONS, Non-Agenda (Public Comment)

None.

8.    EXECUTIVE DIRECTOR'S COMMUNICATIONS

None.

9.    DIRECTORS COMMUNICATIONS, (Communications from the Directors)

None.

10. ADJOURNMENT OF REGULAR MEETING

Director Grob adjourned the meeting at approximately 8:00 p.m.

DocuSigned by:

*Vanessa Cooper*

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Vanessa M. Cooper  
Secretary and Executive Director

DocuSigned by:

*Carly Grob*

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Carly Grob, President  
Board of Directors

