



Housing Authority
of the
City of Alameda

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AGENDA **SPECIAL MEETING OF THE BOARD OF COMMISSIONERS**
DATE & TIME **Thursday, September 29, 2022 - 7:00 PM**

LOCATION

Independence Plaza, 703 Atlantic Avenue, Alameda, CA

PUBLIC PARTICIPATION

Public access to this meeting is available as follows:

Join Zoom Meeting:

<https://us06web.zoom.us/j/81499349988?pwd=aE5KbzN6WThWa3ZGdDk0TmF4NnpuUT09>

Meeting ID: 814 9934 9988

Passcode: 931660

Persons wishing to address the Board of Commissioners are asked to submit comments for the public speaking portion of the Agenda as follows:

- Send an email with your comment(s) to jpolar@alamedahsg.org and vcooper@alamedahsg.org prior to or during the Board of Commissioners meeting
- Call and leave a message at (510) 871-7435.

When addressing the Board, on agenda items or business introduced by Commissioners, members of the public may speak for a maximum of three minutes per agenda item when the subject is before the Board.

Persons in need of special assistance to participate in the meetings of the Housing Authority of the City of Alameda Board of Commissioners, please contact (510) 747-4325 (voice), TTY/TRS: 711, or jpolar@alamedahsg.org. Notification 48 hours prior to the meeting will enable the Housing Authority of the City of Alameda Board of Commissioners to make reasonable arrangements to ensure accessibility.

PLEDGE OF ALLEGIANCE

1. **ROLL CALL**
2. **BOARD COMMISSIONER RECUSALS**
3. Public Comment (Non-Agenda)



4. 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 Commissioners or a member of the public.

- 4.A. Approve Minutes of the Board of Commissioners Meeting held June 15, 2022.
- 4.B. Approve New Payment Standards for the Section 8 Housing Choice Voucher (HCV) , Project Based Voucher (PBV), and Emergency Housing Voucher (EHV) Programs.
- 4.C. Approve Updates and Revisions to Strategic Plan.
- 4.D. Accept the Annual Police Activity Report for FY2021-2022.
- 4.E. Provide Input on a Development Naming Policy.
- 4.F. Accept the Quarterly Development Report for Tilden Commons.
- 4.G. Accept the Quarterly Development Report for Alameda Hotel Conversion.
- 4.H. Accept the Quarterly Development Report for North Housing PSH I.
- 4.I. Accept the Quarterly Development Report for North Housing PSH II.
- 4.J. Accept the Quarterly Development Report for North Housing Senior Apartments.
- 4.K. Accept the Monthly Development Report for Rosefield Village.
- 4.L. Accept the Quarterly Financial Report through the Month of June 2022.
- 4.M. Accept the Quarterly Investment Report for Period Ending June 30, 2022.
- 4.N. Adopt a Fee Schedule for Third Party Real Estate Transactions.
- 4.O. Accept a report on the revised Board of Commissioners Application Form.
- 4.P. Accept a Report on the Pilot Program for a Training Allowance for Staff.
- 4.Q. Accept an update on the draft Moving to Work (MTW) Supplement to the Agency's Annual Plan.
- 4.R. Accept Report on Wait List Applicants
- 4.S. Accept the Executive Summary of the Annual Customer Survey.
- 4.T. Authorize the Executive Director to negotiate and approve an increase in the contract amount between the Alameda Housing Authority and Goldfarb & Lipman LLP in the amount of Two Hundred Thousand Dollars and Zero cents (\$200,000.00) for a total not to exceed amount of Nine Hundred Thousand dollars and Zero cents (\$900,000.00) and extend the contract for an additional year through October 23, 2023.
- 4.U. Accept the Update on the Portfolio Capital Needs Assessment.
- 4.V. Adopt a Backfill Policy for Development Project Applications.
- 4.W. Accept Quarterly Report on Construction in Progress.



- 4.X. Approve and authorize the Executive Director or Designee to take all necessary actions to recast the existing North Housing predevelopment loan and other loan commitments between the Housing Authority and Island City Development as a grant from the Housing Authority to Alameda Affordable Housing Corporation for business needs.
5. AGENDA
 - 5.A. Elect a Chair and Vice Chair of the Board of Commissioners.
 - 5.B. Adopt the Resolution to Revise the Employer's Contributions for Eligible Employees' Health and Dental/Vision Care, to Provide a Cost of Living Wage Increase for All Eligible Regular and Contract Resident Employees, Adopt the Corresponding Pay Schedule and Salary Schedule, and to Adopt the Revised Schedule of Authorized Positions.
 - 5.C. Adopt the Resolution to Revise the Housing Authority's Conflict of Interest Code.
 - 5.D. Adopt Resolution of the Board of Commissioners of the Housing Authority of the City of Alameda 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 Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361.
6. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
7. EXECUTIVE DIRECTOR'S COMMUNICATIONS
8. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)
9. ADJOURNMENT

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- Documents related to this agenda are available on-line at:
<http://www.alamedahsg.org/cms/One.aspx?portalId=3723405&pageId=5912638>
- Know Your RIGHTS Under The Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Commissioners exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review. In order to assist the Housing Authority's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Housing Authority accommodate these individuals.

