



Housing Authority  
of the  
City of Alameda

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701 Atlantic Avenue • Alameda, California 94501-2161

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**AGENDA**                    **SPECIAL MEETING OF THE BOARD OF COMMISSIONERS**  
**DATE & TIME**            **Thursday, September 29, 2022 - 7:00 PM**  
   **Closed Session - 6:00 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=aE5KbzN6WThWa3ZGdDk0TmF4NnprUT09>

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](mailto:jpolar@alamedahsg.org) and [vcooper@alamedahsg.org](mailto: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](mailto: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. Closed Session - 6:00 p.m. - Adjournment to Closed Session to Consider:
- 4.A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.  
 Property Location: 1845 Bay Street, Alameda, CA 94501, 1825 Paru Street, Alameda, CA 94501, 1416 Sherman Street, Alameda, CA 94501, 745 Lincoln Avenue, Alameda, CA 94501, 2102 Clement Avenue, Alameda, CA 94501, 2116 Clement Avenue, Alameda, CA 94501, 1911 Mulberry Street, Alameda, CA 94501, 2101 Eagle Avenue, Alameda, CA 94501, 2137 Otis Drive , Alameda, CA 94501, 2209 Otis Drive, Alameda, CA 94501, 1825 Shoreline Drive, Alameda, CA 94501, 955 Shorepoint Court , Alameda, CA 94501, 955 Shorepoint Court, Alameda, CA 94501, 965 Shorepoint Court , Alameda, CA 94501  
 Assessor's Parcel Numbers: 73-425-1, 72-384-68, 72-345-25-1, 73-414-14, 71-228-3, 71-228-10, 71228-24, 71-228-46, 71-228-46, 74-1230-104, 74-1230-129, 74-1250-17, 74-1285-300, 74-1285-275, 74-1285-272, 74-1285-220  
 Agency Negotiation: Vanessa Cooper, Executive Director, Stephanie Shipe, Director of Portfolio Management, Sylvia Martinez, Director of Housing Development and Cheley Quiambo, Asset Manager  
 Negotiating Parties: Housing Authority of the City of Alameda and Alameda Affordable Housing Corporation  
 Property Owner: Housing Authority of the City of Alameda  
 Under Negotiation: Investment in Real Property, Price and Terms of Payment
5. Adjournment of Closed Session
6. RECONVENE REGULAR MEETING
7. Announcement of Action Taken in Closed Session, if any.
8. Public Comment (Non-Agenda)
9. 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.
- 9.A. Approve Minutes of the Board of Commissioners Meeting held June 15, 2022. **Page 5**
- 9.B. Approve New Payment Standards for the Section 8 Housing Choice Voucher (HCV) , Project Based Voucher (PBV), and Emergency Housing Voucher (EHV) Programs. **Page 13**
- 9.C. Approve Updates and Revisions to Strategic Plan. **Page 17**
- 9.D. Accept the Annual Police Activity Report for FY2021-2022. **Page 26**
- 9.E. Provide Input on a Development Naming Policy. **Page 32**
- 9.F. Accept the Quarterly Development Report for Tilden Commons. **Page 36**
- 9.G. Accept the Quarterly Development Report for Alameda Hotel Conversion. **Page 38**



- 9.H. Accept the Quarterly Development Report for North Housing PSH I. **Page 40**
- 9.I. Accept the Quarterly Development Report for North Housing PSH II. **Page 44**
- 9.J. Accept the Quarterly Development Report for North Housing Senior Apartments. **Page 48**
- 9.K. Accept the Monthly Development Report for Rosefield Village. **Page 52**
- 9.L. Accept the Quarterly Financial Report through the Month of June 2022. **Page 55**
- 9.M. Accept the Quarterly Investment Report for Period Ending June 30, 2022. **Page 75**
- 9.N. Adopt a Fee Schedule for Third Party Real Estate Transactions. **Page 83**
- 9.O. Accept a report on the revised Board of Commissioners Application Form. **Page 86**
- 9.P. Accept a Report on the Pilot Program for a Training Allowance for Staff. **Page 102**
- 9.Q. Accept an update on the draft Moving to Work (MTW) Supplement to the Agency's Annual Plan. **Page 104**
- 9.R. Accept Report on Wait List Applicants **Page 150**
- 9.S. Accept the Executive Summary of the Annual Customer Survey. **Page 153**
- 9.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. **Page 181**
- 9.U. Accept the Update on the Portfolio Capital Needs Assessment. **Page 184**
- 9.V. Adopt a Backfill Policy for Development Project Applications. **Page 186**
- 9.W. Accept Quarterly Report on Construction in Progress. **Page 188**
- 9.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. **Page 190**
10. AGENDA
- 10.A. Elect a Chair and Vice Chair of the Board of Commissioners. **Page 194**
- 10.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. **Page 196**
- 10.C. Adopt the Resolution to Revise the Housing Authority's Conflict of Interest Code. **Page 208**
- 10.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. **Page 215**

11. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
12. EXECUTIVE DIRECTOR'S COMMUNICATIONS
13. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)
14. CONTINUATION OF CLOSED SESSION OF HOUSING AUTHORITY BOARD OF COMMISSIONERS – IF NEEDED
15. Announcement of Action Taken in Closed Session, if any.
16. ADJOURNMENT

\* \* \* Note \* \* \*

- 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.

