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**APPROVED MINUTES  
SPECIAL MEETING OF THE BOARD OF DIRECTORS  
WEDNESDAY, MAY 18, 2022**

**PLEDGE OF ALLEGIANCE**

1. **ROLL CALL** - Board of Directors

Present: Director Tamaoki, Director Hadid,  
Director Rickard, and Director Sidelnikov

Absent: Director Grob, Director Mun

2. **DIRECTOR RECUSALS**

None.

3. **Public Comment (Non-Agenda)**

None.

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

Director Tamaoki called the meeting to order at approximately 8:28 p.m. and announced that the Board provided direction to staff, on the Closed Session items, during the Housing Authority Board of Commissioners Meeting.

4.A. Pursuant to Government Code Section 54956.9(a)  
Conference with Legal counsel re existing litigation: Housing Authority of the City of Alameda v. Johnson, Alameda County Superior Court No. RG18-933615

4.B. Pursuant to Government Code Section 54956.9(a)  
Conference with Legal counsel re existing litigation: Housing Authority of the City of Alameda v. Camanag, Alameda County Superior Court No. RG21109420

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 Meetings held on March 16, 2022, March 30, 2022, and April 27, 2022.
- \*5.B. Accept Report on the Federal and State Tax Returns for the Fiscal Year Ending June 30, 2021.
- \*5.C. Approve to Write-off of Uncollectible Accounts Receivable from Former Tenants.

**Items accepted or adopted are indicated by an asterisk.**

Director Sidelnikov moved to accept the Consent Calendar items, and Director Hadid seconded the motion. This meeting took place via Zoom, so a roll call vote was taken, and the motion passed unanimously.

Yes	4	Director Tamaoki, Director Hadid, Director Rickard, and Director Sidelnikov
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6. AGENDA

- 6.A. Hold a Public Hearing on the Alameda Affordable Housing Trust Fund Guidelines.

At approximately 8:31 p.m. Director Tamaoki opened the Public Hearing on the Alameda Affordable Housing Trust Fund Guidelines.

Sylvia Martinez, Director of Housing Development provided a presentation which summarized the Alameda Affordable Housing Trust Fund Guidelines.

In response to the Board, Ms. Martinez stated that funds contributed to the Trust Fund are done so as irrevocable grants which are then loaned out and become a revolving loan fund. However, the initial grantor does not receive any proceeds from the loan fund so the loan fee of up to 5% addresses the initial contribution and any related costs. Ms. Martinez confirmed that the term 'loan fee' could be modified to indicate that this is a 'grant fee.'

In response to Director Tamaoki, Ms. Martinez stated that the MOU with the Alameda Unified School District (AUSD) indicates that the 'extra boost' for the BMI program is for AUSD employees only. Staff will respond to the public comment (email) submitted by Jennifer Stein.

At the request of Counsel, Director Tamaoki read the three emails submitted as public comment by Teresa Delgado, Jennifer Stein, and Julianne Guevara. With the permission of Emari McClellan, AFL CIO Housing Investment Trust, Sylvia Martinez, read the email submitted as public comment by Mr. McClellan.

Director Tamaoki closed the Public Hearing at approximately 8:53 p.m.



- 6.B. Accept Report for Balcony Replacements at Independence Plaza and Approve Executive Director to Procure, Negotiate, and Sign a Contract for Repairs and Related Costs Not to Exceed \$1,850,000; Approve Internal AHA Loan to AAHC for Independence Plaza not to exceed \$800,000 to Bridge Other Sources.

Director Tamaoki stated that item was heard during the Housing Authority Board of Commissioners Meeting.

Director Hadid moved to accept the Report for Balcony Replacements at Independence Plaza and Approve Executive Director to Procure, Negotiate, and Sign a Contract for Repairs and Related Costs Not to Exceed \$1,850,000; Approve Internal AHA Loan to AAHC for Independence Plaza not to exceed \$800,000 to Bridge Other Sources, 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 Tamaoki, Director Hadid, Director Rickard, and Director Sidelnikov
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- 6.C. Adopt Authorizing Resolution for the Real Property Transfer of Properties to a Limited Liability Company, Amend the Property and Asset Management Agreement, and Authorize the Executive Director, or Designee, to Negotiate and Execute Related Documents.

This item was deferred to the June 15, 2022 meeting.

- 6.D. 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 Hadid moved to accept the Consent Calendar items, and Director Sidelnikov seconded the motion. This meeting took place via Zoom, so a roll call vote was taken, and the motion passed unanimously.

Yes	4	Director Tamaoki, Director Hadid, Director Rickard, and Director Sidelnikov
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7. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)

None.

8. EXECUTIVE DIRECTOR'S COMMUNICATIONS

Vanessa Cooper, Executive Director stated that the next meeting is scheduled to take



AAHC Board of Directors Meeting  
May 18, 2022

Page 4

place on June 15, 2022 and requested that the Directors please notify staff if they are unavailable to attend.

9. DIRECTORS COMMUNICATIONS, (Communications from the Directors)

None.

10. ADJOURNMENT OF REGULAR MEETING

Director Tamaoki adjourned the meeting at approximately 8:56 p.m.

DocuSigned by:

*Vanessa Cooper*

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Vanessa M. Cooper  
Secretary and Executive Director

DocuSigned by:

*Kenji Tamaoki*

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Kenji Tamaoki, Acting President  
Board of Directors

