



# From the Board of Commissioners

Thank you for expressing an interest in serving on the Board of Commissioners for the Housing Authority of the City of Alameda.

This presentation is designed to answer your questions about the duties, roles and expectations for AHA Commissioners.



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# Mission Statement

The Housing Authority of the City of Alameda, in partnership with the entire community, advocates and provides quality, affordable, safe housing; encourages self sufficiency; and strengthens community inclusiveness and diversity in housing.



# Current Board of Commissioners

<b>Chair</b>	Carly Grob
<b>Vice Chair</b>	Kenji Tamaoki
<b>Commissioner</b>	Eric Husby
<b>Commissioner</b>	Vadim Sidelnikov
<b>Commissioner</b>	Alex Kaufman
<b>Commissioner</b>	Bachir Hadid
<b>Commissioner</b>	Michaelea Joseph-Brown



The Board is made up of 7 members; two of whom participate in AHA programs and one of which one must be a senior.

# Role of the Board

The Board of Commissioners develops broad policies of governance for the Housing Authority of the City Alameda. In this role, the Board acts as the steward of the agency's mission and ensures the mission remains relevant to the community's needs. The Board approves AHA's investments in real estate projects and community programs/services that serve AHA's mission.

*The Board of Commissioners (BOC) does not carry out day-to-day programs and operations for AHA. The Executive Director is responsible for day to day operations plus staff hiring and terminations.*



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# Commissioner Responsibilities

- Be an active participant in the affairs of AHA.
- Be involved at board meetings, read board packets and other documents in advance, ask questions, discuss, participate in decision making, and exercise initiative.
- Be regular and punctual at all board meetings, if unable to attend, give early notice when possible.
- Stay informed about the background of issues/subject matter in order to discuss them responsibly.
- Acquire and maintain a clear understanding of AHA's financial position.
- Be willing to take an active role on one or more board committee's or task groups.
- Maintain confidentiality of sensitive data.
- Also services as Director of Alameda Affordable Housing Corporation

# **What additional information should potential applicants to the AHA Board of Commissioners consider?**

It is important that AHA Board members avoid any perception of bias or impropriety related to their role on the Commission, especially in regards to potential conflicts of interest. Conflicts of interest can occur when Board members have personal or financial interests that may potentially compromise the Board member's independence of judgment in exercising their responsibilities to AHA and its participants.



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# Attend a Meeting

The Board of Commissioners meets every third Wednesday of the month for both closed and public sessions. To best familiarize yourself with the Board of Commissioners, we encourage interested parties to attend a meeting.

You can find Board of Commissioner meeting information on the Housing Authority website at [AHA website](https://www.alamedahsg.org)

You can also review past meeting information on [AHA website](https://www.alamedahsg.org)



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# Island City Development

- Established in 2014
- A California Public Benefit Corporation (nonprofit)
- Independent Board of Directors – one Commissioner serves on ICD Board
- Purpose is to partner with AHA to develop new homes in the City of Alameda.



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# Affordable Alameda Housing Corporation

- Established in 2017
- A California Public Benefit Corporation
- Board of Directors shared with AHA
- An affiliate of AHA to operate affordable homes in the City of Alameda.



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# Alameda Affordable Housing Corporation

The Board of Directors is the governing body of AAHC. The current members of AHA's Board of Commissioners serve as the sole members of the Board of Directors for the Alameda Affordable Housing Corporation.

The term of each AAHC Director runs concurrently with their term as an AHA Commissioner. AHA's Executive Director is the Board Secretary and the AHA's Finance Director is the Board Treasurer.



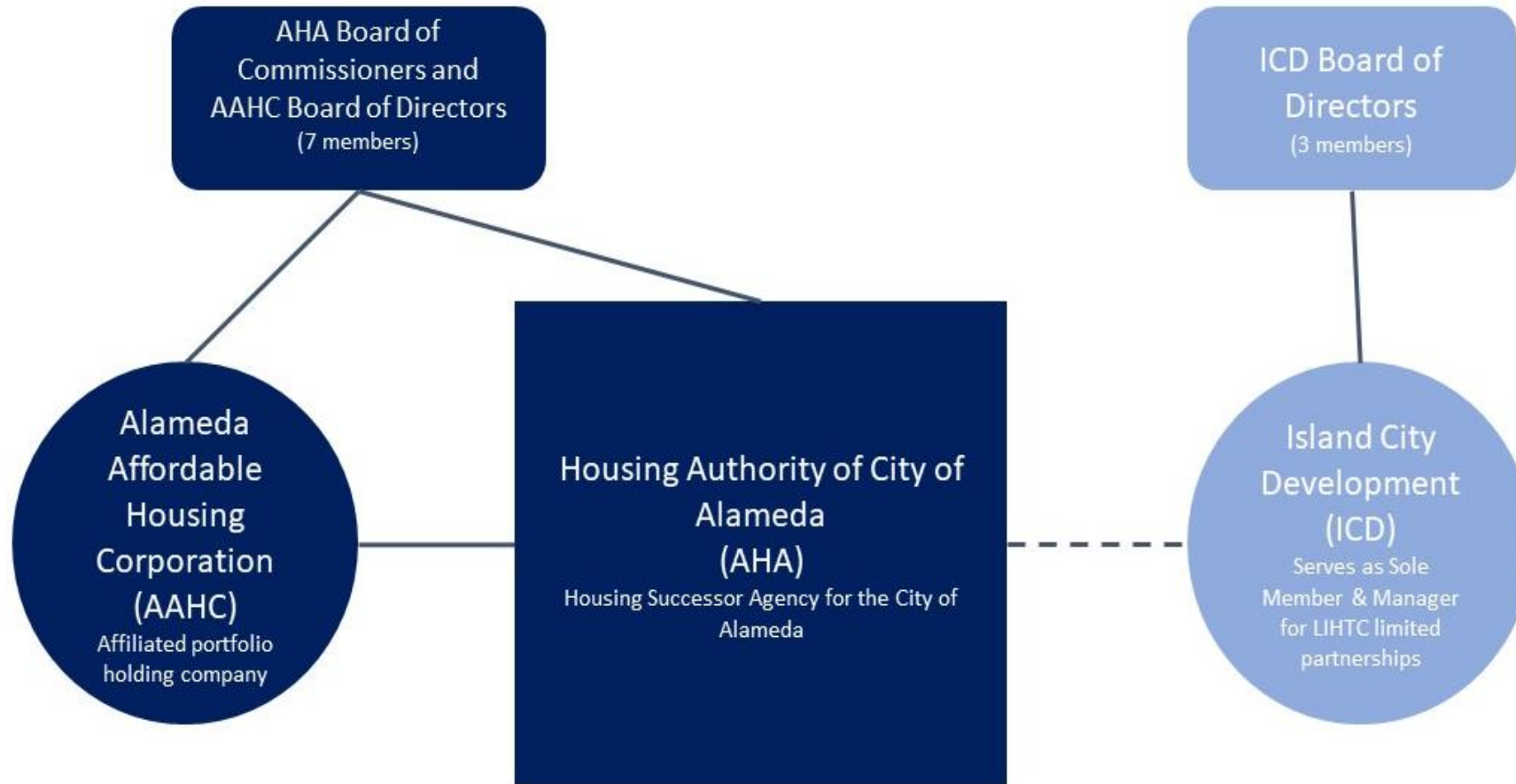
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# How does AHA work with AAHC and ICD?



# AHA Departments

1. Affordable Housing Development
2. Housing Programs
3. Portfolio Management



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# Portfolio Management

- Provision of services that help preserve housing stability and quality of housing
- Onsite property management
- In-house maintenance services
- After-hours live answer call line for maintenance emergencies
- Income certification
- Lease enforcement



# Section 8: Housing Choice Voucher Program (HCV)

The Housing Authority of the City of Alameda (AHA) administers housing assistance programs, formerly known as "Section 8", which includes Housing Choice Voucher Assistance (HCV) and Project-Based Voucher Assistance (PBV).

The main difference between the two programs is that the Housing Choice Voucher Program (HCV) is tenant-based rental assistance where the assistance moves to a unit selected by the tenant, while the Project-Based Voucher (PBV) assistance is exclusive to a specific unit at a rental property. Both programs empower low-income families and individuals to live in decent, safe, sanitary, and affordable rental housing.

- 1,500+ households currently served via HCV program.
- Currently 400+ private market landlords rent to HCV households.



# Moving to Work

AHA was selected by the Department of Housing and Urban Development (HUD) for admission to the Landlord Incentives Cohort of the Moving to Work (MTW) Demonstration Program.

AHA was one of only twenty-nine housing agencies from across the nation that was granted admission to the MTW Demonstration Program.

MTW activities will commence in summer 2023.



# Affordable Housing Development

- Creating quality neighborhoods and affordable communities that serve households at a range of incomes.
- 700 affordable rental homes in the housing pipeline to be built by 2030, with 110 of those built by 2024.
- AHA owns 29 parcels in Alameda.



# Rosefield Village

- 92 new affordable multi-family units replaced 53 previous units built around 1975.
- Houses families and AUSD employees.
- Residents moved in during summer 2022.



# Rica Vista

- AHA via an agreement with Lincoln Avenue Capital (Rica Vista property owner) will preserve the affordability for up to 132 units.
- The agreement will also provide long-term access to these affordable rental homes for the next 55 years for residents earning up to 80% of area median income.



# Webster Street Hotel Conversion

- Physical needs assessment has been completed on the Webster street property.
- Goal is to adapt the existing building (Hawthorn Suites) into affordable housing (50 Studio apartments).
- The studios will be high-quality units and will serve to address the great need for small, affordable homes in a highly desirable location on the island.



# North Housing Neighborhood

- 12 acres for affordable rental housing.
- 586 affordable homes to house the formerly homeless, seniors, families, and veterans.
- Partnership with non-profits, Alameda Point Collaborative and Building Futures to provide on-site services.
- All construction work has been approved by the City Council, with previous housing already demolished and the road to the site completed.
- Construction on the first two phases will be completed by 2024 and will result in 90 affordable rental homes.



# Tilden Commons

- Property transferred from AUSD to AHA in April 2022.
- To bring 40 to 50 affordable rental units to south end of island near Park street.
- Preference expected to be provided to staff of the Alameda Unified School District.



2615 EAGLE AVE, ALAMEDA  
CA 94501

# COMMUNITY IMPACT IN 2022



Over 3,000 Adults and children housed through the Housing Choice Voucher Program.



Over 40 Housing Authority staff members are dedicated to supporting AHA clients.

40 Veterans housed in the Veterans Affairs Supportive Housing Program.



400+ private market landlords rent to Housing Choice Voucher holders in the City of Alameda.

## MORE AFFORDABLE HOUSING



700+ affordable rental homes in the housing pipeline to be built by 2030, with 110 of those built by 2024.



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# Community Partnerships

- Alameda Boys and Girls Club
- Alameda Family Services
- Alameda Food Bank
- Alameda County Health Services
- City of Alameda Parks and Rec Department
- City of Alameda Council & Staff
- LifeSteps
- Mastick Senior Center



# Contact: Executive Director Vanessa Cooper



vcooper@alamedahsg.org



(510) 747-4325



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