AGENDA  SPECIAL MEETING OF THE BOARD OF DIRECTORS
DATE & TIME  Wednesday, July 19, 2023 - 6:01 PM
LOCATION  Independence Plaza, 703 Atlantic Avenue, Alameda - Ruth Rambeau Memorial Community Room

PUBLIC PARTICIPATION  Public access to this meeting is available as follows:
Join Zoom Meeting:
https://us06web.zoom.us/j/88946959564?pwd=OVJpYUcya05ROEFTZEI2aENNaj24vUT09
Meeting ID:  889 4695 9564
Passcode:  067149

Persons wishing to address the Board of Directors 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 Directors meeting
• Call and leave a message at (510) 871-7435.

When addressing the Board, on agenda items or business introduced by Directors, 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 Alameda Affordable Housing Corporation Board of Directors, please contact (510) 747-4325 (voice), TTY/TRS: 711, or jpolar@alamedahsg.org. Notification 48 hours prior to the meeting will enable the Alameda Affordable Housing Corporation Board of Directors to make reasonable arrangements to ensure accessibility or language assistance.

Please note that the packet for this meeting is extremely large. A full paper copy will be available at the front desk of the Housing Authority of the City of Alameda, during the period of July 17, 2023 through July 19, 2023, for review during business hours, and in the meeting room during the meeting. You can also review the original packets for the meeting dates from November 2021 – June 2022 at (Meetings & Events - Housing Authority of the City of Alameda). Please contact (510) 747-4325 (voice), TTY/TRS: 711, or jpolar@alamedahsg.org if you need a paper copy.
PLEDGE OF ALLEGIANCE

1. ROLL CALL - Board of Directors
2. AB2449 COMPLIANCE - The Chair will confirm that there are 2 members in the same, properly noticed meeting room within the jurisdiction of the City of Alameda. Each board member who is accessing the meeting remotely must disclose verbally whether they are able to be remote under AB2449: (1) just cause (max. 2 per year), or (2) emergency circumstances.” For Emergency Circumstances, the request must be approved by a majority vote of the Board of Directors for the emergency circumstances to be used as a justification to participate remotely. Remote Directors must provide a general description of the circumstances relating to need to appear remotely at the given meeting. Directors must also publicly disclose at the meeting, prior to any action, whether any other individuals 18 years or older are present in the room with the member at the remote location, and the general nature of the member’s relationship with such individuals. Note: A Director cannot participate in meetings of the Board of Directors solely by tel

3. DIRECTOR RECUSALS
4. Public Comment (Non-Agenda)

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. Ratify and Approve All Items from the November 17, 2021 Meeting. Page 4
5.B. Ratify and Approve All Items from the December 15, 2021 Meeting. Page 7
5.C. Ratify and Approve All Items from the January 12, 2022 Meeting. Page 10
5.D. Ratify and Approve All Items from the January 19, 2022 Meeting. Page 13
5.E. Ratify and Approve All Items from the February 16, 2022 Meeting. Page 17
5.F. Ratify and Approve All Items from the March 16, 2022 Meeting. Page 21
5.G. Ratify and Approve All Items from the March 30, 2022 Meeting. Page 25
5.H. Ratify and Approve All Items from the April 27, 2022 Meeting. Page 28
5.I. Ratify and Approve All Items from the May 18, 2022 Meeting. Page 31
5.J. Ratify and Approve All Items from the June 15, 2022 Meeting. Page 35

6. AGENDA
7. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
8. ADJOURNMENT OF MEETING

*** Note ***

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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 Directors exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people’s review.

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To: Board of Directors
From: Vanessa Cooper, Executive Director
Prepared By: Vanessa Cooper, Executive Director
Date: July 19, 2023
Re: Ratify and Approve All Items from the November 17, 2021 Meeting.

BACKGROUND
Items approved by the Board in the period November 2021 to June 2022 are being brought back to the Board to be ratified and approved to meet HUD requirements.

DISCUSSION

FISCAL IMPACT

CEQA

RECOMMENDATION
Ratify and Approve All Items from the November 17, 2021 Meeting.

ATTACHMENTS
1. 11. AAHC November 17 2021 - Agenda

Respectfully submitted,

Vanessa Cooper, Executive Director
AGENDA
REGULAR MEETING OF THE BOARD OF DIRECTORS

DATE & TIME
Wednesday, November 17, 2021 - 7:01 PM

LOCATION
Pursuant to Assembly Bill No.361 (Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021, codified at Government Code Section 54953), a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when, among other requirements, a legislative body of a local agency holds a meeting during a proclaimed state emergency, and makes the public meeting accessible "via a call-in option or an internet-based service option" to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.

PUBLIC PARTICIPATION
Public access to this meeting is available as follows:
Join Zoom Meeting:
https://zoom.us/j/94439172029?pwd=dklKOTRTSzQ3RlhHb1o3SIExamlDdz09
Meeting ID: 944 3917 2029
Passcode: 446100

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.

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PLEDGE OF ALLEGIANCE

ROLL CALL - Board of Directors

Public Comment (Non-Agenda)

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.

Approve Minutes of the Alameda Affordable Housing Corporation Meetings held on October 20, 2021.

AGENDA


ORAL COMMUNICATIONS, Non-Agenda (Public Comment)

EXECUTIVE DIRECTOR'S COMMUNICATIONS

DIRECTORS COMMUNICATIONS, (Communications from the Directors)

ADJOURNMENT OF REGULAR MEETING

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To: Board of Directors  
From: Vanessa Cooper, Executive Director  
Prepared By: Vanessa Cooper, Executive Director  
Date: July 19, 2023  
Re: Ratify and Approve All Items from the December 15, 2021 Meeting.  
5.B.  

BACKGROUND  
Items approved by the Board in the period November 2021 to June 2022 are being brought back to the Board to be ratified and approved to meet HUD requirements.  

DISCUSSION  

FISCAL IMPACT  

CEQA  

RECOMMENDATION  
Ratify and Approve All Items from the December 15, 2021 Meeting.  

ATTACHMENTS  
1. 12. AAHC - December 15, 2021 - Agenda  

Respectfully submitted,  
Vanessa Cooper, Executive Director
AGENDA
REGULAR MEETING OF THE BOARD OF DIRECTORS
DATE & TIME
Wednesday, December 15, 2021 - 7:01 PM

LOCATION
Pursuant to Assembly Bill No.361 (Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021, codified at Government Code Section 54953, a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when, among other requirements, a legislative body of a local agency holds a meeting during a proclaimed state emergency, and makes the public meeting accessible “via a call-in option or an internet-based service option” to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.

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PLEDGE OF ALLEGIANCE
1. ROLL CALL - Board of Directors
2. 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 Directors or a member of the public.
   
   4.A. Approve Minutes of the Alameda Affordable Housing Corporation Meetings held on November 17, 2021.
   
   4.B. Upon approval from AHA board, Authorize the Executive Director or designee to negotiate and execute a 3 year contract with Life Skills Training and Education Programs, Inc (“LifeSTEPS”) in the amount of $1,300,000.

5. AGENDA


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

7. EXECUTIVE DIRECTOR’S COMMUNICATIONS

8. DIRECTORS COMMUNICATIONS, (Communications from the Directors)

9. ADJOURNMENT OF REGULAR MEETING

* * * Note * * *

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To: Board of Directors
From: Vanessa Cooper, Executive Director
Prepared By: Vanessa Cooper, Executive Director
Date: July 19, 2023
Re: Ratify and Approve All Items from the January 12, 2022 Meeting.

BACKGROUND
Items approved by the Board in the period November 2021 to June 2022 are being brought back to the Board to be ratified and approved to meet HUD requirements.

DISCUSSION

FISCAL IMPACT

CEQA

RECOMMENDATION
Ratify and Approve All Items from the January 12, 2022 Meeting.

ATTACHMENTS
1. 01. Special AAHC - January 12, 2022 - Agenda

Respectfully submitted,

Vanessa Cooper, Executive Director
AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS

DATE & TIME
Wednesday, January 12, 2022 - 6:01 PM

LOCATION
Pursuant to Assembly Bill No.361 (Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021) codified at Government Code Section 54953 a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when, among other requirements, a legislative body of a local agency holds a meeting during a proclaimed state emergency, and makes the public meeting accessible “via a call-in option or an internet-based service option” to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.

PUBLIC PARTICIPATION
Public access to this meeting is available as follows:
Join Zoom Meeting:
https://us06web.zoom.us/j/87906376059?pwd=OG5OZ1NkNVhtM0UyeHhrWXBRVUVGQT09
Meeting ID: 879 0637 6059
Passcode: 125401

Persons wishing to address the Board of Directors 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 Directors meeting
- Call and leave a message at (510) 871-7435.

When addressing the Board, on agenda items or business introduced by Directors, 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 Alameda Affordable Housing Corporation (AAHC) Board of Directors 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 - Board of Directors
2. COMMISSIONER RECUSALS
3. Public Comment (Non-Agenda)
4. AGENDA
5. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
6. EXECUTIVE DIRECTOR’S COMMUNICATIONS
7. DIRECTORS COMMUNICATIONS, (Communications from the Directors)
8. ADJOURNMENT OF REGULAR MEETING

*** Note ***

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BACKGROUND
Items approved by the Board in the period November 2021 to June 2022 are being brought back to the Board to be ratified and approved to meet HUD requirements.

DISCUSSION

FISCAL IMPACT

CEQA

RECOMMENDATION
Ratify and Approve All Items from the January 19, 2022 Meeting.

ATTACHMENTS
1. 01. AAHC - January 19, 2022 - Agenda

Respectfully submitted,

Vanessa Cooper, Executive Director
AGENDA

REGULAR MEETING OF THE BOARD OF DIRECTORS

DATE & TIME
Wednesday, January 19, 2022 - 7:01 PM
Closed Session - 7:02 PM

LOCATION
Pursuant to Assembly Bill No.361 (Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021) codified at Government Code Section 54953 a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when, among other requirements, a legislative body of a local agency holds a meeting during a proclaimed state emergency, and makes the public meeting accessible “via a call-in option or an internet-based service option” to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.

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Join Zoom Meeting:
https://us06web.zoom.us/j/89822835206?pwd=K1d1Qng1TIBsY01uWlRHaEx2U3JSdz09
Meeting ID: 898 2283 5206
Passcode: 023235

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PLEDGE OF ALLEGIANCE

1. ROLL CALL - Board of Directors
2. DIRECTOR RECUSALS
3. Public Comment (Non-Agenda)
4. Closed Session - 7:02 p.m. - Adjournment to Closed Session to Consider:
   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.

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.

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 AAHCC from $3,500,000 to $3,750,000.


7. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
8. EXECUTIVE DIRECTOR'S COMMUNICATIONS
9. DIRECTORS COMMUNICATIONS, (Communications from the Directors)
10. ADJOURNMENT OF REGULAR MEETING

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To: Board of Directors  
From: Vanessa Cooper, Executive Director  
Prepared By: Vanessa Cooper, Executive Director  
Date: July 19, 2023  
Re: Ratify and Approve All Items from the February 16, 2022 Meeting.

5.E.

BACKGROUND  
Items approved by the Board in the period November 2021 to June 2022 are being brought back to the Board to be ratified and approved to meet HUD requirements.

DISCUSSION

FISCAL IMPACT

CEQA

RECOMMENDATION  
Ratify and Approve All Items from the February 16, 2022 Meeting.

ATTACHMENTS  
1. 02. AAHC - February 16, 2022 - Agenda

Respectfully submitted,  

Vanessa Cooper, Executive Director
AGENDA
REGULAR MEETING OF THE BOARD OF DIRECTORS
DATE & TIME
Wednesday, February 16, 2022 - 7:01 PM
Closed Session  7:02 PM
LOCATION
Pursuant to Assembly Bill No.361 (Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021) codified at Government Code Section 54953 a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when, among other requirements, a legislative body of a local agency holds a meeting during a proclaimed state emergency, and makes the public meeting accessible “via a call-in option or an internet-based service option” to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.

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Meeting ID:898 2283 5206
Passcode:023235

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PLEDGE OF ALLEGIANCE

1. ROLL CALL - Board of Directors
2. DIRECTOR RECUSALS
3. Public Comment (Non-Agenda)
4. Closed Session - 7:02 p.m. - Adjournment to Closed Session to Consider:
   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. RG18933615
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
     January 12, 2022 and January 19, 2022. Page 4
5.B. Approve Chapter 8 Property Acquisitions (70-153-31, 73-420-32) and Authorize the
     Executive Director, or her Designee, to Negotiate and Execute Purchase Documents. Page 9
5.C. Accept the AHA/ AAHC Portfolio Asset Management Fiscal Year to Date Financial
     Report through the Month of December 2021. Page 14

6. AGENDA
6.A. 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. Page 38

7. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
8. EXECUTIVE DIRECTOR’S COMMUNICATIONS
9. DIRECTORS COMMUNICATIONS, (Communications from the Directors)
10. ADJOURNMENT OF REGULAR MEETING

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To: Board of Directors  
From: Vanessa Cooper, Executive Director  
Prepared By: Vanessa Cooper, Executive Director  
Date: July 19, 2023  
Re: Ratify and Approve All Items from the March 16, 2022 Meeting.  

BACKGROUND  
Items approved by the Board in the period November 2021 to June 2022 are being brought back to the Board to be ratified and approved to meet HUD requirements.

DISCUSSION

FISCAL IMPACT

CEQA

RECOMMENDATION  
Ratify and Approve All Items from the March 16, 2022 Meeting.

ATTACHMENTS  
1. 03. AAHC - March 16, 2022 - Agenda

Respectfully submitted,  
Vanessa Cooper, Executive Director
AGENDA

REGULAR MEETING OF THE BOARD OF DIRECTORS

DATE & TIME
Wednesday, March 16, 2022 - 7:01 PM
Closed Session - 7:02 p.m.

LOCATION
Pursuant to Assembly Bill No.361 (Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021 (codified at Government Code Section 54953) a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when, among other requirements, a legislative body of a local agency holds a meeting during a proclaimed state emergency, and makes the public meeting accessible "via a call-in option or an internet-based service option" to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.

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PLEDGE OF ALLEGIANCE
1. ROLL CALL - Board of Directors
2. DIRECTOR RECUSALS
3. Public Comment (Non-Agenda)
4. Closed Session - 7:02 p.m. - Adjournment to Closed Session to Consider:
   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. RG18933615
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 Directors or a member of the public.
   9.A. Approve Minutes of the Alameda Affordable Housing Corporation Meetings held on February 16, 2022. Page 4
   9.B. Approve to Write-off of Uncollectible Accounts Receivable from Former Tenants. Page 7
10. AGENDA
   10.A. Accept the Audit Report for Fiscal Year Ending June 30, 2021 and Authorize the Executive Director to Approve and Finalize with Minor Changes. Page 10
11. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
12. EXECUTIVE DIRECTOR'S COMMUNICATIONS
13. DIRECTORS COMMUNICATIONS, (Communications from the Directors)
14. ADJOURNMENT OF REGULAR MEETING

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To: Board of Directors
From: Vanessa Cooper, Executive Director
Prepared By: Vanessa Cooper, Executive Director
Date: July 19, 2023
Re: Ratify and Approve All Items from the March 30, 2022 Meeting.

BACKGROUND
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DISCUSSION

FISCAL IMPACT

CEQA

RECOMMENDATION
Ratify and Approve All Items from the March 30, 2022 Meeting.

ATTACHMENTS
1. 03. Special AAHC - March 30, 2022 - Agenda

Respectfully submitted,

Vanessa Cooper, Executive Director
SPECIAL MEETING OF THE BOARD OF DIRECTORS

DATE & TIME
Wednesday, March 30, 2022 - 6:01 PM

LOCATION
Pursuant to Assembly Bill No.361 (Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021, codified at Government Code Section 54953, a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when, among other requirements, a legislative body of a local agency holds a meeting during a proclaimed state emergency, and makes the public meeting accessible “via a call-in option or an internet-based service option” to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.

PUBLIC PARTICIPATION
Public access to this meeting is available as follows:

Join Zoom Meeting:
https://us06web.zoom.us/j/83934868375?pwd=UWFmdThpTEdzK2djQkZWdXA1My9zdz09

Meeting ID: 839 3486 8375
Passcode: 750716

Persons wishing to address the Board of Directors 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 Directors meeting
- Call and leave a message at (510) 871-7435.

When addressing the Board, on agenda items or business introduced by Directors, 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 Alameda Affordable Housing Corporation Board of Directors, please contact (510) 747-4325 (voice), TTY/TRS: 711, orjpolar@alamedahsg.org. Notification 48 hours prior to the meeting will enable the Alameda Affordable Housing Corporation Board of Directors to make reasonable arrangements to ensure accessibility.
PLEDGE OF ALLEGIANCE

1. ROLL CALL - Board of Directors
2. DIRECTOR RECUSALS
3. Public Comment (Non-Agenda)
4. AGENDA


5. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
6. EXECUTIVE DIRECTOR'S COMMUNICATIONS
7. DIRECTORS COMMUNICATIONS, (Communications from the Directors)
8. ADJOURNMENT

*** Note ***

Documents related to this agenda are available for public inspection and copying at the Alameda Affordable Housing Corporation office, 701 Atlantic Avenue, during normal business hours.

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 Directors 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 Alameda Affordable Housing Corporation’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 Alameda Affordable Housing Corporation accommodate these individuals.
To: Board of Directors
From: Vanessa Cooper, Executive Director
Prepared By: Vanessa Cooper, Executive Director
Date: July 19, 2023
Re: Ratify and Approve All Items from the April 27, 2022 Meeting.

BACKGROUND
Items approved by the Board in the period November 2021 to June 2022 are being brought back to the Board to be ratified and approved to meet HUD requirements.

DISCUSSION

FISCAL IMPACT

CEQA

RECOMMENDATION
Ratify and Approve All Items from the April 27, 2022 Meeting.

ATTACHMENTS
1. 04. - Special AAHC - April 27, 2022 - Agenda

Respectfully submitted,

Vanessa Cooper, Executive Director
AGENDA  SPECIAL MEETING OF THE BOARD OF DIRECTORS
DATE & TIME  Wednesday, April 27, 2022 - 6:01 PM

LOCATION
Pursuant to Assembly Bill No.361 (Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021) codified at Government Code Section 54953 a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when, among other requirements, a legislative body of a local agency holds a meeting during a proclaimed state emergency, and makes the public meeting accessible “via a call-in option or an internet-based service option” to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.

PUBLIC PARTICIPATION
Public access to this meeting is available as follows:
Join Zoom Meeting:
https://us06web.zoom.us/j/82718834761?pwd=ZDUvakJHUmY2SWFIVHExNEMzaWNTQT09
Meeting ID: 827 1883 4761
Passcode: 727489

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PLEDGE OF ALLEGIANCE

1. ROLL CALL - Board of Directors
2. DIRECTOR RECUSALS
3. Public Comment (Non-Agenda)
4. AGENDA


5. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
6. EXECUTIVE DIRECTOR'S COMMUNICATIONS
7. DIRECTORS COMMUNICATIONS, (Communications from the Directors)
8. ADJOURNMENT OF REGULAR MEETING

*** Note ***

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To:               Board of Directors
From:            Vanessa Cooper, Executive Director
Prepared By:     Vanessa Cooper, Executive Director
Date:            July 19, 2023
Re:              Ratify and Approve All Items from the May 18, 2022 Meeting.

BACKGROUND
Items approved by the Board in the period November 2021 to June 2022 are being brought back to the Board to be ratified and approved to meet HUD requirements.

DISCUSSION

FISCAL IMPACT

CEQA

RECOMMENDATION
Ratify and Approve All Items from the May 18, 2022 Meeting.

ATTACHMENTS
1.   05. AAHC - May 18, 2022 - Agenda

Respectfully submitted,

Vanessa Cooper, Executive Director
AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS
DATE & TIME
Wednesday, May 18, 2022 - 7:01 PM
Closed Session - 7:02 p.m.

LOCATION
Pursuant to Assembly Bill No.361 (Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021, codified at Government Code Section 54953, a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when, among other requirements, a legislative body of a local agency holds a meeting during a proclaimed state emergency, and makes the public meeting accessible “via a call-in option or an internet-based service option” to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.

PUBLIC PARTICIPATION
Public access to this meeting is available as follows:
Join Zoom Meeting:
https://us06web.zoom.us/j/89822835206?pwd=K1d1Qng1TlBsY01uWlRHaEx2U3JSdz09
Meeting ID:898 2283 5206
Passcode:023235

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PLEDGE OF ALLEGIANCE
1. **ROLL CALL** - Board of Directors
2. **DIRECTOR RECUSALS**
3. Public Comment (Non-Agenda)
4. Closed Session - 7:02 p.m. - Adjournment to Closed Session to Consider:
   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.  Page 4
       30, 2021.  Page 11
   5.C. Approve to Write-off of Uncollectible Accounts Receivable from Former Tenants.  Page 64
6. **AGENDA**
   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.  Page 88
   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.  Page 93
   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.  Page 98
7. **ORAL COMMUNICATIONS**, Non-Agenda (Public Comment)
8. **EXECUTIVE DIRECTOR'S COMMUNICATIONS**
9. **DIRECTORS COMMUNICATIONS**, (Communications from the Directors)
10. **ADJOURNMENT OF REGULAR MEETING**
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To: Board of Directors
From: Vanessa Cooper, Executive Director
Prepared By: Vanessa Cooper, Executive Director
Date: July 19, 2023
Re: Ratify and Approve All Items from the June 15, 2022 Meeting.

BACKGROUND
Items approved by the Board in the period November 2021 to June 2022 are being brought back to the Board to be ratified and approved to meet HUD requirements.

DISCUSSION

FISCAL IMPACT

CEQA

RECOMMENDATION
Ratify and Approve All Items from the June 15, 2022 Meeting.

ATTACHMENTS
1. 06. AAHC - June 15, 2022 - Agenda

Respectfully submitted,

Vanessa Cooper, Executive Director
AGENDA
DATE & TIME
Wednesday, June 15, 2022 - 7:01 PM
Closed Session - 7:02 PM

LOCATION
Pursuant to Assembly Bill No.361 (Chapter 165, Statutes of 2021) approved by the Governor on September 16, 2021, codified at Government Code Section 54953 a local legislative body is authorized to hold public meetings remotely via teleconferencing without complying with the teleconferencing requirements imposed by the Ralph M. Brown Act when, among other requirements, a legislative body of a local agency holds a meeting during a proclaimed state emergency, and makes the public meeting accessible “via a call-in option or an internet-based service option” to all members of the public seeking to access and attend the meeting, offer public comment, and address the legislative body.

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https://us06web.zoom.us/j/89822835206?pwd=K1d1Qng1TIBsY01uWIRHaEx2U3JSdz09
Meeting ID: 898 2283 5206
Passcode: 023235

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PLEDGE OF ALLEGIANCE
1. **ROLL CALL** - Board of Directors

2. **DIRECTOR RECUSALS**

3. Public Comment (Non-Agenda)

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

6. **CONSENT CALENDAR**

   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.

   6.A. Approve Minutes of the Alameda Affordable Housing Corporation Meeting held on May 18, 2022. **Page 4**

   6.B. Accept AAHC’s One Year Budget for Fiscal Year July 1, 2022 to June 30, 2023. **Page 8**

7. **AGENDA**


8. **ORAL COMMUNICATIONS, Non-Agenda (Public Comment)**

9. **EXECUTIVE DIRECTOR’S COMMUNICATIONS**

10. **DIRECTORS COMMUNICATIONS, (Communications from the Directors)**

11. **ADJOURNMENT OF REGULAR MEETING**

** *** Note *** **

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