



**PHONE:** (510) 747-4300  
**FAX:** (510) 522-7848  
**TTY/TRS:** 711

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701 Atlantic Avenue • Alameda, California 94501-2161

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**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=OVJpYUcya05ROEFTZEI2aENNa24vUT09>

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](mailto:jpolar@alamedahsg.org) and [vcooper@alamedahsg.org](mailto: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](mailto: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](mailto: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 \*\*\*

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.





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**TTY/TRS:** 711

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701 Atlantic Avenue • Alameda, California 94501-2161

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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.  
5.A.

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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 November 17, 2021 Meeting.

**ATTACHMENTS**

1. 11. AAHC November 17 2021 - Agenda

Respectfully submitted,

Vanessa Cooper, Executive Director



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# **ALAMEDA AFFORDABLE HOUSING CORPORATION**

701 Atlantic Avenue, Alameda, CA 94501

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**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=dkIKOTRTSszQ3RlhHb1o3SExamlDdz09>

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](mailto:jpolar@alamedahsg.org) and [vcooper@alamedahsg.org](mailto:vcooper@alamedahsg.org) prior to or during the Board of Commissioners meeting
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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 - Board of Directors
2. Public Comment (Non-Agenda)
3. 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.

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

4. AGENDA

- 4.A. Accept the Update on the Independence Plaza Refinancing Strategy (2015-2026).
- 4.B. 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.

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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**TTY/TRS:** 711

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701 Atlantic Avenue • Alameda, California 94501-2161

---

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





**PHONE:** (510) 747-4300  
**FAX:** (510) 522-7848  
**TTY/TRS:** 711

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701 Atlantic Avenue • Alameda, California 94501-2161

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**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.

**PUBLIC PARTICIPATION**

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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
- 5.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.
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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**TTY/TRS:** 711

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701 Atlantic Avenue • Alameda, California 94501-2161

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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.  
5.C.

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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 12, 2022 Meeting.

**ATTACHMENTS**

01. Special AAHC - January 12, 2022 - Agenda

Respectfully submitted,

Vanessa Cooper, Executive Director





**PHONE:** (510) 747-4300  
**FAX:** (510) 522-7848  
**TTY/TRS:** 711

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701 Atlantic Avenue • Alameda, California 94501-2161

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**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**

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Join Zoom Meeting:

<https://us06web.zoom.us/j/87906376059?pwd=OG5OZ1NkNVhtM0UyeHhrWXBRVUVGQT09>

Meeting ID: 879 0637 6059

Passcode: 125401

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PLEDGE OF ALLEGIANCE

1. ROLL CALL - Board of Directors
2. COMMISSIONER RECUSALS
3. Public Comment (Non-Agenda)
4. AGENDA
- 4.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 3**
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 January 19, 2022 Meeting.  
5.D.

---

**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**

01. AAHC - January 19, 2022 - Agenda

Respectfully submitted,

Vanessa Cooper, Executive Director





**PHONE:** (510) 747-4300  
**FAX:** (510) 522-7848  
**TTY/TRS:** 711

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701 Atlantic Avenue • Alameda, California 94501-2161

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**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.

**PUBLIC PARTICIPATION**

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Join Zoom Meeting:

<https://us06web.zoom.us/j/89822835206?pwd=K1d1Qng1TIBsY01uWIRHaEx2U3JSdz09>

Meeting ID: 898 2283 5206

Passcode: 023235

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

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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 AAHC from \$3,500,000 to \$3,750,000.
- 6.B. 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.

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

8. EXECUTIVE DIRECTOR'S COMMUNICATIONS

9. DIRECTORS COMMUNICATIONS, (Communications from the Directors)

10. 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 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**

02. AAHC - February 16, 2022 - Agenda

Respectfully submitted,

Vanessa Cooper, Executive Director





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701 Atlantic Avenue • Alameda, California 94501-2161

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**AGENDA**

**REGULAR MEETING OF THE BOARD OF DIRECTORS**

**DATE & TIME**

**Wednesday, February 16, 2022 - 7:01 PM**  
**Closed Session 7:02 PM**

**LOCATION**

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**PUBLIC PARTICIPATION**

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Join Zoom Meeting:

<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. 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

\* \* \* 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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**PHONE:** (510) 747-4300  
**FAX:** (510) 522-7848  
**TTY/TRS:** 711

---

701 Atlantic Avenue • Alameda, California 94501-2161

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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.  
5.F.

---

**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





**PHONE:** (510) 747-4300  
**FAX:** (510) 522-7848  
**TTY/TRS:** 711

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**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.

**PUBLIC PARTICIPATION**

Public access to this meeting is available as follows:

Join Zoom Meeting:

<https://us06web.zoom.us/j/89822835206?pwd=K1d1Qng1TIBsY01uWIRHaEx2U3JSdz09>

Meeting ID: 898 2283 5206

Passcode: 023235

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](mailto:jpolar@alamedahsg.org) and [vcooper@alamedahsg.org](mailto:vcooper@alamedahsg.org) prior to or during the Board of Directors meeting
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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**
  - 10.B. 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 95**
11. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
12. EXECUTIVE DIRECTOR'S COMMUNICATIONS
13. DIRECTORS COMMUNICATIONS, (Communications from the Directors)
14. ADJOURNMENT OF REGULAR MEETING

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

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**PHONE:** (510) 747-4300  
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**TTY/TRS:** 711

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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.  
5.G.

---

**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 30, 2022 Meeting.

**ATTACHMENTS**

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

Respectfully submitted,

Vanessa Cooper, Executive Director





**PHONE:** (510) 747-4300  
**FAX:** (510) 522-7848  
**TTY/TRS:** 711

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**AGENDA**                    **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**

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Join Zoom Meeting:

<https://us06web.zoom.us/j/83934868375?pwd=UWFmdThpTEdzK2djQkZWdXA1My9zdz09>

Meeting ID: 839 3486 8375

Passcode: 750716

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PLEDGE OF ALLEGIANCE

1. ROLL CALL - Board of Directors
2. DIRECTOR RECUSALS
3. Public Comment (Non-Agenda)
4. AGENDA
- 4.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.
5. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
6. EXECUTIVE DIRECTOR'S COMMUNICATIONS
7. DIRECTORS COMMUNICATIONS, (Communications from the Directors)
8. ADJOURNMENT

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

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**TTY/TRS:** 711

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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 April 27, 2022 Meeting.  
5.H.

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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 April 27, 2022 Meeting.

**ATTACHMENTS**

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

Respectfully submitted,

Vanessa Cooper, Executive Director





**PHONE:** (510) 747-4300  
**FAX:** (510) 522-7848  
**TTY/TRS:** 711

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**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

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](mailto:jpolar@alamedahsg.org) and [vcooper@alamedahsg.org](mailto:vcooper@alamedahsg.org) prior to or during the Board of Directors meeting
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PLEDGE OF ALLEGIANCE

1. ROLL CALL - Board of Directors
2. DIRECTOR RECUSALS
3. Public Comment (Non-Agenda)
4. AGENDA
- 4.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 3**
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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**TTY/TRS:** 711

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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.  
5.I.

---

**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





**PHONE:** (510) 747-4300  
**FAX:** (510) 522-7848  
**TTY/TRS:** 711

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**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**

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Join Zoom Meeting:

<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. 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**
  - 5.B. Accept Report on the Federal and State Tax Returns for the Fiscal Year Ending June 30, 2021. **Page 11**
  - 5.C. Approve to Write-off of Uncollectible Accounts Receivable from Former Tenants. **Page 64**
6. AGENDA
  - 6.A. Hold a Public Hearing on the Alameda Affordable Housing Trust Fund Guidelines. **Page 67**
  - 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

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



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**TTY/TRS:** 711

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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.  
5.J.

---

**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





**PHONE:** (510) 747-4300  
**FAX:** (510) 522-7848  
**TTY/TRS:** 711

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701 Atlantic Avenue • Alameda, California 94501-2161

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**AGENDA**                    **REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**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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Meeting ID: 898 2283 5206

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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 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.

  - 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
  - 7.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 12**
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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