



Housing Authority
of the
City of Alameda

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

701 Atlantic Avenue • Alameda, California 94501-2161

AGENDA **SPECIAL MEETING OF THE BOARD OF COMMISSIONERS**

DATE & TIME **Wednesday, July 19, 2023 - 6:00 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 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.

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. 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 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
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. COMMISSIONER RECUSALS
4. Public Comment (Non-Agenda)
5. Closed Session - Adjournment to Closed Session to Consider:
 - 5.A. Conference with Legal Counsel-Anticipated Litigation: Significant exposure to litigation pursuant to subdivision (d)(2) of Government Code Section 54956.9: One potential case
6. Adjournment of Closed Session
7. RECONVENE REGULAR MEETING
8. Announcement of Action Taken in Closed Session, if any.
9. Public Comment (Non-Agenda)
10. CONSENT CALENDER
Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Board of Commissioners or a member of the public.
 - 10.A. Ratify and Approve All Items from the November 17, 2021 Meeting. **Page 4**
 - 10.B. Ratify and Approve All Items from the December 15, 2021 Meeting. **Page 10**
 - 10.C. Ratify and Approve All Items from the January 12, 2022 Meeting. **Page 14**
 - 10.D. Ratify and Approve All Items from the January 19, 2022 Meeting. **Page 18**
 - 10.E. Ratify and Approve All Items from the February 16, 2022 Meeting. **Page 23**
 - 10.F. Ratify and Approve All Items from the March 16, 2022 Meeting. **Page 29**



- 10.G. Ratify and Approve All Items from the March 30, 2022 Meeting. **Page 34**
- 10.H. Ratify and Approve All Items from the April 27, 2022 Meeting. **Page 37**
- 10.I. Ratify and Approve All Items from the May 18, 2022 Meeting. **Page 40**
- 10.J. Ratify and Approve All Items from the June 15, 2022 Meeting. **Page 46**
- 11. AGENDA
- 12. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
- 13. ADJOURNMENT

* * * Note * * *

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To: Honorable Chair and Members of the Board of Commissioners
From: 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 Approval All Items from the November 17, 2021 Meeting.

ATTACHMENTS

1. 11. BOC - November 17, 2021 - Agenda

Respectfully submitted,

A handwritten signature in blue ink that reads "Vanessa Cooper".

Vanessa Cooper, Executive Director





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AGENDA **REGULAR MEETING OF THE BOARD OF COMMISSIONERS**
DATE & TIME **Wednesday, November 17, 2021 - 7:00 PM**
Closed Session - 6:00 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://zoom.us/j/94439172029?pwd=dklKOTRTSszQ3RlhHb1o3SIEExamIDdz09>

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:

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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. Notification 48 hours prior to the meeting will enable the Housing Authority of the City of Alameda Board of Commissioners to make reasonable arrangements to ensure accessibility.

PLEDGE OF ALLEGIANCE

1. ROLL CALL
2. COMMISSIONER RECUSALS
3. Public Comment (Non-Agenda)
4. Closed Session - 6:00 p.m. - Adjournment to Closed Session to Consider:
 - 4.A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8.
Property Location: Vacant land between Wood and St. Charles Street, Alameda, CA 94501
Assessor's Parcel Numbers: 074-0906-031-06
Agency Negotiators: Vanessa Cooper, Executive Director, and Sylvia Martinez, Director of Housing Development
Regular Meeting of the Board of Commissioners February 17, 2021
Negotiating Parties: Housing Authority of the City of Alameda and Union Pacific Railroad
Property Owner: Union Pacific Railroad
Under Negotiation: Real estate transaction - price and terms
 - 4.B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code Section 54956.8.
Property Location: 1628 Webster Street, Alameda CA 94501
Assessor's Parcel Number 73-418-4-1
Agency Negotiators: Vanessa Cooper, Executive Director, Sylvia Martinez, Director of Housing Development, and Richard Yoshida, Project Manager,
Negotiating Parties: Alameda Hospitality, LLC; Under Negotiation: Price and Terms of Payment.
 - 4.C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: 1825 Poggi Street Alameda, CA 94501
Assessor's Parcel Numbers: 74-451-1-8
Agency Negotiation: Vanessa Cooper, Executive Director and Sylvia Martinez, Director of Housing Development
Negotiating Parties: Housing Authority of the City of Alameda and Vue Alameda Owner L.P.
Property Owner: Vue Alameda Owner L.P.
Under Negotiation: Investment in Real Property, Price and Terms of Payment
 - 4.D. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8.



Property Location: 2615 Eagle, Alameda, CA 94501

Assessor's Parcel Numbers: 70-161-55-2

Agency Negotiators: Vanessa Cooper, Executive Director, Sylvia Martinez, Director of Housing Development, and Richard Yoshida, Project Manager

Negotiating Parties: Housing Authority of the City of Alameda and Mark Russell, Jeff Aguilar, Brian Hutcherson, CBRE.

Property Owner: Alameda Unified School District Under Negotiation: Real estate transaction - price and terms

5. Adjournment of Closed Session
6. RECONVENE REGULAR MEETING - 7:00 p.m.
7. Announcement of Action Taken in Closed Session, if any.
8. Public Comment (Non-Agenda)
9. CONSENT CALENDER
Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Board of Commissioners or a member of the public.
 - 9.A. Approve Minutes of the Board of Commissioners Meeting held October 20, 2021.
 - 9.B. Accept the Monthly Overview Report for Executive Department.
 - 9.C. Accept the Monthly Overview Report for the Housing Programs Department.
 - 9.D. Accept the Monthly Overview Report for the Alameda Rent Program.
 - 9.E. Accept the Monthly Overview Report for Property Operations.
 - 9.F. Accept the Monthly Overview Report for Housing Development.
 - 9.G. Accept the Monthly Development Report for Rosefield Village.
 - 9.H. Accept the Monthly Overview Report on Procurement.
 - 9.I. Accept the Fiscal Year to Date Financial Report through the Month of September 2021.
 - 9.J. Accept the Monthly Overview Report for Emergency Housing Voucher (EHV).
 - 9.K. Authorize the Executive Director to Negotiate and Approve an Extension to and Increase in the Contract Amount Between the Alameda Housing Authority and Liebert Cassidy Whitmore in the Total Not to Exceed Amount of Four Hundred Twenty Five Thousand Dollars and Zero cents (\$425,000.00) through December 31, 2022.
 - 9.L. Authorize the Executive Director to Negotiate and Approve Extensions to and Increases in the Contract Amounts Between the Alameda Housing Authority and Howroyd-Wright Employment Agency, Inc to a Total Not to Exceed Amount of Five Hundred Twenty Five Thousand Dollars and Zero Cents (\$525,000.00) and to 22nd Century Technologies, Inc. to a Total Not to Exceed Amount of Three



Hundred Thousand Dollars and Zero cents (\$300,000.00), both through January 31, 2023.

- 9.M. Accept the Low and Moderate Income Housing Asset Fund Report for FY 2020-2021.
- 9.N. Approve the 2022 AHA Operations (Holiday and Office Closure) Calendar.
- 9.O. Accept the 5th Amendment to the Consultant Services Agreement dated April 15, 2015 with ICD.
- 9.P. Accept the LIHTC Portfolio Asset Management Annual Financial Report for the Fiscal Year 2020.
- 9.Q. Accept the LIHTC Portfolio Asset Management Fiscal Year to Date Financial Report through the Month of September 2021.
10. AGENDA
- 10.A. Accept the Monthly Development Report for North Housing, Authorize the Executive Director, or designee, to negotiate and execute Agreements to accept land from the City, Approve Resolution Authorizing the Executive Director or Designee to Enter into the Option Agreement and Ground Lease(s) for the projects within North Housing Block A.
- 10.B. Video of Rosefield Village Tour.
- 10.C. Adopt the Revised Schedule of Authorized Positions and Pay Schedule for Fiscal Year 2021-2022.
- 10.D. Adopt Resolution of the Board of Commissioners of the Housing Authority of the City of Alameda Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361.
11. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
12. EXECUTIVE DIRECTOR'S COMMUNICATIONS
13. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)
14. CONTINUATION OF CLOSED SESSION OF HOUSING AUTHORITY BOARD OF COMMISSIONERS – IF NEEDED
15. Announcement of Action Taken in Closed Session, if any.
16. ADJOURNMENT

*** Note ***

- Documents related to this agenda are available on-line at:



<http://www.alamedahsg.org/cms/One.aspx?portalId=3723405&pageId=5912638>

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To: Honorable Chair and Members of the Board of Commissioners
From: Vanessa Cooper, Executive Director
Date: July 19, 2023
Re: Ratify and Approve All Items from the December 15, 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 December 15, 2021 Meeting.

ATTACHMENTS

1. 12. BOC - December 15, 2021 - Agenda

Respectfully submitted,

A handwritten signature in blue ink that reads "Vanessa Cooper".

Vanessa Cooper, Executive Director





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AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

DATE & TIME

Wednesday, December 15, 2021 - 7:00 PM

Closed Session - 6:30 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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the meeting will enable the Housing Authority of the City of Alameda Board of Commissioners to make reasonable arrangements to ensure accessibility.

PLEDGE OF ALLEGIANCE

1. ROLL CALL
2. COMMISSIONER RECUSALS
3. Public Comment (Non-Agenda)
4. Closed Session - 6:30 p.m. - Adjournment to Closed Session to Consider:
 - 4.A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code Section 54956.8.
Property Location: 1628 Webster Street, Alameda CA 94501
Assessor's Parcel Number 73-418-4-1
Agency Negotiators: Vanessa Cooper, Executive Director, Sylvia Martinez, Director of Housing Development, and Richard Yoshida, Project Manager,
Negotiating Parties: Alameda Hospitality, LLC; Under Negotiation: Price and Terms of Payment.
 - 4.B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8.
Property Location: 2615 Eagle, Alameda, CA 94501
Assessor's Parcel Numbers: 70-161-55-2
Agency Negotiators: Vanessa Cooper, Executive Director, Sylvia Martinez, Director of Housing Development, and Richard Yoshida, Project Manager
Negotiating Parties: Housing Authority of the City of Alameda and Mark Russell, Jeff Aguilar, Brian Hutcherson, CBRE.
Property Owner: Alameda Unified School District
Under Negotiation: Real estate transaction - price and terms
5. Adjournment of Closed Session
6. RECONVENE REGULAR MEETING - 7:00 p.m.
7. Announcement of Action Taken in Closed Session, if any.
8. Public Comment (Non-Agenda)
9. CONSENT CALENDER

Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Board of Commissioners or a member of the public.

 - 9.A. Approve Minutes of the Board of Commissioners Meeting held November 17, 2021.
 - 9.B. Authorize the Executive Director or Delegate to Negotiate and Sign a License Agreement for Commercial Office Space at 1041 W. Midway, Alameda, CA 94501 and to Negotiate and Sign a Three Year Lease with the City of Alameda;



Direct Staff to bring the Signed Lease and License Agreement back to the Board for Ratification in early 2022.

C. Accept the North Housing Update Report on Potential No Place Like Home Funding

- 9.D. 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.

10. AGENDA

- 10.A. Direct the Executive Director, or her designee, at her discretion to Accept Due Diligence at 2615 Eagle Avenue on or before January 15, 2022.

- 10.B. Adopt Resolution of the Board of Commissioners of the Housing Authority of the City of Alameda Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361.

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

12. EXECUTIVE DIRECTOR'S COMMUNICATIONS

13. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)

14. CONTINUATION OF CLOSED SESSION OF HOUSING AUTHORITY BOARD OF COMMISSIONERS – IF NEEDED

15. Announcement of Action Taken in Closed Session, if any.

16. ADJOURNMENT

* * * Note * * *

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TTY/TRS: 711

701 Atlantic Avenue • Alameda, California 94501-2161

To: Honorable Chair and Members of the Board of Commissioners

From:

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

01. Special BOC - January 12, 2022 - Agenda

Respectfully submitted,

Viviana Corp.





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AGENDA

SPECIAL MEETING OF THE BOARD OF COMMISSIONERS

DATE & TIME

Wednesday, January 12, 2022 - 6:00 PM

Closed Session - 6:00 PM

LOCATION

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Meeting ID: 879 0637 6059

Passcode: 125401

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Commissioners to make reasonable arrangements to ensure accessibility.

PLEDGE OF ALLEGIANCE

1. ROLL CALL
2. COMMISSIONER RECUSALS
3. Public Comment (Non-Agenda)
4. Closed Session - 6:00 p.m. - Adjournment to Closed Session to Consider:
 - 4.A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8.
 Property Location: 2615 Eagle, Alameda, CA 94501
 Assessor's Parcel Numbers: 70-161-55-2
 Agency Negotiators: Vanessa Cooper, Executive Director and Sylvia Martinez, Director of Housing Development
 Negotiating Parties: Housing Authority of the City of Alameda and Mark Russell, Jeff Aguilar, Brian Hutcherson, CBRE.
 Property Owner: Alameda Unified School District
 Under Negotiation: Real estate transaction - price and terms
5. AGENDA
 - 5.A. Ratify Document to Extend Due Diligence Period at 2615 Eagle Avenue. **Page 4**
 - 5.B. Adopt Resolution of the Board of Commissioners of the Housing Authority of the City of Alameda Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361. **Page 6**
6. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
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RECOMMENDATION

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ATTACHMENTS

01. BOC - January 19, 2022 - Agenda

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Vanessa Cooper, Executive Director





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Meeting ID: 898 2283 5206

Passcode: 023235

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3. Public Comment (Non-Agenda)
4. Closed Session - 6:00 p.m. - Adjournment to Closed Session to Consider:
 - 4.A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8.
Property Location: 2615 Eagle, Alameda, CA 94501
Assessor's Parcel Numbers: 70-161-55-2
Agency Negotiators: Vanessa Cooper, Executive Director and Sylvia Martinez, Director of Housing Development
Negotiating Parties: Housing Authority of the City of Alameda and Mark Russell, Jeff Aguilar, Brian Hutcherson, CBRE.
Property Owner: Alameda Unified School District
Under Negotiation: Real estate transaction - price and terms
 - 4.B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code Section 54956.8.
Property Location: 1826 Poggi Street, Alameda CA 94501
Assessor's Parcel Number 73-453-1-5
Agency Negotiators: Vanessa Cooper, Executive Director, Sylvia Martinez, Director of Housing Development
Negotiating Parties: Waterford Property Co., California Statewide Communities Development Authority
Under Negotiation: Price and Terms of Payment.
5. Adjournment of Closed Session
6. RECONVENE REGULAR MEETING - 7:00 p.m.
7. Announcement of Action Taken in Closed Session, if any.
8. Public Comment (Non-Agenda)
9. CONSENT CALENDER
Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Board of Commissioners or a member of the public.
 - 9.A. Approve Minutes of the Board of Commissioners Meeting held December 15, 2021.
 - 9.B. Accept the Monthly Overview Report for Executive Department.
 - 9.C. Accept the Monthly Overview Report for the Housing Programs Department.



- 9.D. Accept the Monthly Overview Report for the Alameda Rent Program.
- 9.E. Accept the Monthly Overview Report for Property Operations.
- 9.F. Accept the Monthly Overview Report for Housing Development.
- 9.G. Accept the Monthly Development Report for Rosefield Village.
- 9.H. Accept the Monthly Overview Report on Procurement.
- 9.I. Accept the Fiscal Year to Date Financial Report through the Month of November 2021.
- 9.J. Accept the Quarterly Investment Report for Period Ending December 31, 2021.
- 9.K. Accept the Annual Review of the Investment Policy.
- 9.L. Accept the Monthly Overview Report for Emergency Housing Voucher (EHV).
- 9.M. Accept a report on Pension Liabilities.
- 9.N. Approve an Internship Program to Provide Research and Analysis Support for Housing Authority Projects and Programs and Offer Professional Development Opportunities to Undergraduate and Graduate Students
- 9.O. Accept the Monthly Development Report for North Housing.
10. AGENDA
- 10.A. Alameda Boys and Girls Club Presentation.
- 10.B. 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.
- 10.C. 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.
11. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
12. EXECUTIVE DIRECTOR'S COMMUNICATIONS
13. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)
14. CONTINUATION OF CLOSED SESSION OF HOUSING AUTHORITY BOARD OF COMMISSIONERS – IF NEEDED
15. Announcement of Action Taken in Closed Session, if any.
16. ADJOURNMENT



* * * Note * * *

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Housing Authority
of the
City of Alameda

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

701 Atlantic Avenue • Alameda, California 94501-2161

To: Honorable Chair and Members of the Board of Commissioners
From: Vanessa Cooper, Executive Director
Date: July 19, 2023
Re: Ratify and Approve All Items from the February 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 February 16, 2022 Meeting.

ATTACHMENTS

02. BOC - February 16, 2022 - Agenda

Respectfully submitted,

Vanessa Cooper

Vanessa Cooper, Executive Director





Housing Authority
of the
City of Alameda

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

701 Atlantic Avenue • Alameda, California 94501-2161

AGENDA

DATE & TIME

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

Wednesday, February 16, 2022 - 7:00 PM

Closed Session - 6:00 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

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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. Notification 48 hours prior to the meeting will enable the Housing Authority of the City of Alameda Board of Commissioners to make reasonable arrangements to ensure accessibility.



PLEDGE OF ALLEGIANCE

1. ROLL CALL
2. BOARD COMMISSIONER RECUSALS
3. Public Comment (Non-Agenda)
4. Closed Session - 6:00 p.m. - Adjournment to Closed Session to Consider:
 - 4.A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code Section 54956.8.
Property Location: 1826 Poggi Street, Alameda CA 94501
Assessor's Parcel Number 73-453-1-5
Agency Negotiators: Vanessa Cooper, Executive Director, Sylvia Martinez, Director of Housing Development
Negotiating Parties: Waterford Property Co., California Statewide Communities Development Authority
Under Negotiation: Price and Terms of Payment.
 - 4.B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code Section 54956.8.
Property Location: 1628 Webster Street, Alameda CA 94501
Assessor's Parcel Number 73-418-4-1
Agency Negotiators: Vanessa Cooper, Executive Director, and Sylvia Martinez, Director of Housing Development, Negotiating Parties: Alameda Hospitality, LLC; Under Negotiation: Price and Terms of Payment.
 - 4.C. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8.
Property Location: 2615 Eagle, Alameda, CA 94501
Assessor's Parcel Numbers: 70-161-55-2
Agency Negotiators: Vanessa Cooper, Executive Director and Sylvia Martinez, Director of Housing Development
Negotiating Parties: Housing Authority of the City of Alameda and Mark Russell, Jeff Aguilar, Brian Hutcherson, CBRE.
Property Owner: Alameda Unified School District
Under Negotiation: Real estate transaction - price and terms
 - 4.D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: 1825 Poggi Street Alameda, CA 94501
Assessor's Parcel Numbers: 74-451-1-8
Agency Negotiation: Vanessa Cooper, Executive Director and Sylvia Martinez, Director of Housing Development
Negotiating Parties: Housing Authority of the City of Alameda and Vue Alameda Owner L.P.
Property Owner: Vue Alameda Owner L.P.
Under Negotiation: Investment in Real Property, Price and Terms of Payment



- 4.E. 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 - 7:00 p.m.
7. Announcement of Action Taken in Closed Session, if any.
8. Public Comment (Non-Agenda)
9. CONSENT CALENDER
Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Board of Commissioners or a member of the public.
 - 9.A. Approve Minutes of the Board of Commissioners Meetings held January 12, 2022 and January 19, 2022. **Page 6**
 - 9.B. Accept the Monthly Overview Report for Executive Department. **Page 16**
 - 9.C. Accept the Monthly Overview Report for the Housing Programs Department. **Page 24**
 - 9.D. Accept the Monthly Overview Report for Emergency Housing Voucher (EHV). **Page 33**
 - 9.E. Accept the Monthly Overview Report for the Alameda Rent Program. **Page 36**
 - 9.F. Accept the Monthly Overview Report for Property Operations. **Page 47**
 - 9.G. Accept the Monthly Overview Report for Housing Development. **Page 52**
 - 9.H. Accept the Monthly Development Report for North Housing. **Page 55**
 - 9.I. Accept the Monthly Development Report for Rosefield Village. **Page 59**
 - 9.J. Accept the Monthly Overview Report on Procurement. **Page 71**
 - 9.K. Accept the Fiscal Year to Date Financial Report through the Month of December 2021. **Page 73**
 - 9.L. Authorize Executive Director to Execute Documents Pertaining to Rosefield Village's Unsecured Loan Promissory Note. **Page 91**
 - 9.M. 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 98**
 - 9.N. Authorize the Executive Director, or her designee, to accept the due diligence on the purchase at 2615 Eagle Street and execute any necessary documents to purchase the property not to exceed the terms previously approved by the Board on June 2, 2021. **Page 103**
 - 9.O. Accept the AHA/ AAHC Portfolio Asset Management Fiscal Year to Date Financial Report through the Month of December 2021. **Page 105**
10. AGENDA



- 10.A. Alameda Family Services Presentation. **Page 130**
- 10.B. Presentation regarding 1826 Poggi Street, Summer House. **Page 132**
- 10.C. Adopt the Resolution to Amend the Housing Authority's Revised Employee Policies and Procedures Handbook, Last Revised 2.16.2022, Effective 2.17.2022. **Page 157**
- 10.D. Adopt the Revised Schedule of Authorized Positions and Pay Schedule for Fiscal Year 2021-2022. **Page 254**
- 10.E. Approve the Housing Authority of the City of Alameda to Submit the Moving to Work (MTW) Annual Contribution Contract (ACC) Amendment to the Public Housing and Housing Choice Voucher ACCs and Authorize the Executive Director to Execute Any Documents Required by the U.S. Department of Housing and Urban Development (HUD) to Execute the MTW ACC Amendment to the PHA Annual Plan. **Page 259**
- 10.F. Adopt Resolution of the Board of Commissioners of the Housing Authority of the City of Alameda Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361. **Page 270**
11. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
12. EXECUTIVE DIRECTOR'S COMMUNICATIONS
13. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)
14. CONTINUATION OF CLOSED SESSION OF HOUSING AUTHORITY BOARD OF COMMISSIONERS – IF NEEDED
15. Announcement of Action Taken in Closed Session, if any.
16. ADJOURNMENT

*** Note ***

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To: Honorable Chair and Members of the Board of Commissioners
From: Vanessa Cooper, Executive Director
Date: July 19, 2023
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BACKGROUND

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DISCUSSION

FISCAL IMPACT

CEQA

RECOMMENDATION

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

ATTACHMENTS

1. 03. BOC - March 16, 2022 - Agenda

Respectfully submitted,

A handwritten signature in blue ink that reads "Vanessa Cooper".

Vanessa Cooper, Executive Director





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AGENDA

DATE & TIME

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

Wednesday, March 16, 2022 - 7:00 PM

Closed Session - 6:00 PM

LOCATION

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PLEDGE OF ALLEGIANCE

1. ROLL CALL
2. BOARD COMMISSIONER RECUSALS
3. Public Comment (Non-Agenda)
4. Closed Session - 6:00 p.m. - Adjournment to Closed Session to Consider:
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Property Location: 1826 Poggi Street, Alameda CA 94501
Assessor's Parcel Number 73-453-1-5
Agency Negotiators: Vanessa Cooper, Executive Director, Sylvia Martinez, Director of Housing Development
Negotiating Parties: Waterford Property Co., California Statewide Communities Development Authority
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Under Negotiation: Investment in Real Property, Price and Terms of Payment



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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 - 7:00 p.m.
7. Announcement of Action Taken in Closed Session, if any.
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9. CONSENT CALENDER
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 - 9.A. Approve Minutes of the Board of Commissioners Meetings held February 16, 2022. **Page 5**
 - 9.B. Accept the Monthly Overview Report for Executive Department. **Page 13**
 - 9.C. Approve the Proposed Temporary Policy Addressing COVID-19 Supplemental Paid Sick Leave and Authorize the Executive Director or Designee to Make any Necessary Changes to the Policy in order to Comply with State or Federal Law Without Returning to the Board for Approval. **Page 21**
 - 9.D. Accept the Monthly Overview Report for the Housing Programs Department. **Page 29**
 - 9.E. Accept the Monthly Overview Report for Emergency Housing Voucher (EHV). **Page 37**
 - 9.F. Accept the Monthly Overview Report for the Alameda Rent Program and Approve the Executive Director to Take Steps Necessary to Start and Manage the Transfer Process, in the Event that the City Council Votes to Transfer the Rent Program to the City. **Page 40**
 - 9.G. Accept the Monthly Overview Report for Property Operations. **Page 52**
 - 9.H. Accept the Monthly Overview Report for Housing Development. **Page 57**
 - 9.I. Accept the Monthly Development Report for North Housing. **Page 60**
 - 9.J. Accept the Monthly Development Report for Rosefield Village. **Page 64**
 - 9.K. Accept the Monthly Overview Report on Procurement. **Page 76**
 - 9.L. Accept Report on Housing Authority Records Disposition. **Page 79**
 - 9.M. Accept 2021-2022 Strategic Plan Update. **Page 95**
 - 9.N. Accept the LIHTC Portfolio Asset Management Fiscal Year to Date Financial Report through the Month of December 2021. **Page 101**
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 126**



- 10.B. Public Hearing to Hear Comments on Housing Authority Annual Plan for Fiscal Year Starting July 1, 2022. **Page 211**
- 10.C. Adopt the Annual Plan for Fiscal Year Starting July 1, 2022 and Authorize the Chair to Certify, By Resolution, that the Board of Commissioners has Approved Submission of the Agency Plan to HUD. **Page 230**
- 10.D. Accept Alameda Family Services Presentation. **Page 236**
- 10.E. Adopt Resolution of the Board of Commissioners of the Housing Authority of the City of Alameda Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361. **Page 238**
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15. Announcement of Action Taken in Closed Session, if any.
16. ADJOURNMENT

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To: Honorable Chair and Members of the Board of Commissioners
From: Vanessa Cooper, Executive Director
Date: July 19, 2023
Re: Ratify and Approve All Items from the March 30, 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 30, 2022 Meeting.

ATTACHMENTS

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

Respectfully submitted,

A handwritten signature in blue ink that reads "Vanessa Cooper".

Vanessa Cooper, Executive Director





PHONE: (510) 747-4300
FAX: (510) 522-7848
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701 Atlantic Avenue • Alameda, California 94501-2161

AGENDA **SPECIAL MEETING OF THE BOARD OF COMMISSIONERS**
DATE & TIME **Wednesday, March 30, 2022 - 6:00 PM**

LOCATION

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Meeting ID: 839 3486 8375

Passcode: 750716

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Commissioners to make reasonable arrangements to ensure accessibility.

PLEDGE OF ALLEGIANCE

1. ROLL CALL
2. COMMISSIONER RECUSALS
3. Public Comment (Non-Agenda)
4. AGENDA
- 4.A. Adopt Resolution of the Board of Commissioners of the Housing Authority of the City of Alameda Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361.
5. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
6. EXECUTIVE DIRECTOR'S COMMUNICATIONS
7. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)
8. ADJOURNMENT

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To: Honorable Chair and Members of the Board of Commissioners
From: 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 Board of Commissioners - April 27, 2022 - Agenda

Respectfully submitted,

Vanessa Cooper

Vanessa Cooper, Executive Director





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of the
City of Alameda

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AGENDA **SPECIAL MEETING OF THE BOARD OF COMMISSIONERS**
DATE & TIME **Wednesday, April 27, 2022 - 6:00 PM**

LOCATION

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- Call and leave a message at (510) 871-7435.

When addressing the Board, on agenda items or business introduced by Commissioners, members of the public may speak for a maximum of three minutes per agenda item when the subject is before the Board.

Persons in need of special assistance to participate in the meetings of the Housing Authority of the City of Alameda Board of Commissioners, please contact (510) 747-4325 (voice), TTY/TRS: 711, or jpolar@alamedahsg.org. Notification 48 hours prior to the meeting will enable the Housing Authority of the City of Alameda Board of Commissioners to make reasonable arrangements to ensure accessibility.



PLEDGE OF ALLEGIANCE

1. ROLL CALL
2. COMMISSIONER RECUSALS
3. Public Comment (Non-Agenda)
4. AGENDA
- 4.A. Adopt Resolution of the Board of Commissioners of the Housing Authority of the City of Alameda Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361. **Page 3**
5. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
6. EXECUTIVE DIRECTOR'S COMMUNICATIONS
7. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)
8. ADJOURNMENT

* * * Note * * *

- Documents related to this agenda are available on-line at: <http://www.alamedahsg.org/cms/One.aspx?portalId=3723405&pageId=5912638>
- Know Your RIGHTS Under The Ralph M. Brown Act: Government's duty is to serve the public, reaching its decisions in full view of the public. The Board of Commissioners exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review. In order to assist the Housing Authority's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Housing Authority accommodate these individuals.





Housing Authority
of the
City of Alameda

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

701 Atlantic Avenue • Alameda, California 94501-2161

To: Honorable Chair and Members of the Board of Commissioners
From: 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. Board of Commissioners - May 18, 2022 - Agenda

Respectfully submitted,

A handwritten signature in blue ink that reads "Vanessa Cooper".

Vanessa Cooper, Executive Director





Housing Authority
of the
City of Alameda

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

701 Atlantic Avenue • Alameda, California 94501-2161

AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

DATE & TIME

Wednesday, May 18, 2022 - 5:30 PM

Closed Session - 5:31 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/89822835206?pwd=K1d1Qng1TIBsY01uWIRHaEx2U3JSdz09>

Meeting ID:898 2283 5206

Passcode:023235

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PLEDGE OF ALLEGIANCE

1. ROLL CALL
2. BOARD COMMISSIONER RECUSALS
3. Public Comment (Non-Agenda)
4. Closed Session - 5:31 p.m. - Adjournment to Closed Session to Consider:
 - 4.A. Conference with Legal Counsel-Anticipated Litigation: Significant exposure to litigation pursuant to subdivision (d)(2) of Government Code Section 54956.9: One potential case
 - 4.B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8.
Property Location: 401 Willie Stargell Avenue, Alameda, CA 94501
Assessor's Parcel Numbers: 074-0905-042-03
Agency Negotiators: Vanessa Cooper, Executive Director, Stephanie Shipe, Director of Portfolio Management, and Cheley Quiambao, Asset Manager
Negotiating Parties: Housing Authority of the City of Alameda and Shinsei Gardens Apartments, L.P.
Property Owner: Shinsei Gardens Apartments, L.P.
Under Negotiation: Exercise of purchase option and right of first refusal.
 - 4.C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
Property Location: 1825 Poggi Street Alameda, CA 94501
Assessor's Parcel Numbers: 74-451-1-8
Agency Negotiation: Vanessa Cooper, Executive Director and Sylvia Martinez, Director of Housing Development
Negotiating Parties: Housing Authority of the City of Alameda and Vue Alameda Owner L.P.
Property Owner: Vue Alameda Owner L.P.
Under Negotiation: Investment in Real Property, Price and Terms of Payment
 - 4.D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code Section 54956.8.
Property Location: 1628 Webster Street, Alameda CA 94501
Assessor's Parcel Number 73-418-4-1
Agency Negotiators: Vanessa Cooper, Executive Director, and Sylvia Martinez, Director of Housing Development, Negotiating Parties: Alameda Hospitality, LLC; Under Negotiation: Price and Terms of Payment.
 - 4.E. 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.F. 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. RECONVENE REGULAR MEETING - 7:00 p.m.
7. Announcement of Action Taken in Closed Session, if any.
8. Public Comment (Non-Agenda)
9. CONSENT CALENDER
Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Board of Commissioners or a member of the public.
 - 9.A. Approve Minutes of the Board of Commissioners Meetings held March 16, 2022, March 30, 2022, and April 27, 2022. **Page 6**
 - 9.B. Accept the Quarterly Overview Report for Executive Department. **Page 18**
 - 9.C. Accept the Quarterly Overview Report for the Housing Programs Department. **Page 26**
 - 9.D. Accept the Monthly Overview Report for Emergency Housing Voucher (EHV). **Page 35**
 - 9.E. Accept the Quarterly Overview Report for Property Operations. **Page 38**
 - 9.F. Accept the Quarterly Overview Report for Housing Development. **Page 43**
 - 9.G. Accept the Quarterly Development Report for North Housing. **Page 46**
 - 9.H. Accept the Monthly Development Report for Rosefield Village. **Page 50**
 - 9.I. Accept the Quarterly Overview Report on Procurement. **Page 54**
 - 9.J. Accept the Fiscal Year to Date Financial Report through the Month of March 2022. **Page 57**
 - 9.K. Accept the Quarterly Investment Report for Period Ending March 30, 2022. **Page 75**
 - 9.L. Approve an increase in the financial consulting contract with Nan McKay and Associates of \$50,000 for a total not-to-exceed of \$300,000. **Page 83**
 - 9.M. Approve the Executive Director or designee to make certain limited changes to the recurring and hiring process and to return to the Board of Commissioners at the next routine Board meeting for ratification. Authorize the ED or designee to:
 - A) advertise and/or make a hire at a pay range or title level lower than is approved by the Board in the schedule of authorized positions, provided the role still reports to the same supervisor and is in the same department; and/or B) change titles of approved positions provided they do not substantially change the job duties and do not change the pay range (notwithstanding item A above) and provided the role still reports to the same supervisor and is in the same department. This authorization would be valid through December 31, 2023 only due to the current tight job market. **Page 103**
 - 9.N. Approve the Sixth Amendment to the Consultant Services Agreement dated 4/15/15 between Island City Development and the Housing Authority of the City



of Alameda. **Page 105**

- 9.O. Approve Amendment of Administrative Plan for Chapters 8, 12, and 19. **Page 109**
- 9.P. Accept the LIHTC Portfolio Asset Management Fiscal Year to Date Financial Report through the Month of March 2022. **Page 156**
10. AGENDA
- 10.A. Adopt the Resolution to Approve the Housing Authority's One-Year Budget for Fiscal Year July 1, 2022 to June 30, 2023 including approval of: A) Summary of the FY2022-23 Budget and related income and expenses; B) Housing Assistance Payment (HAP) Budget and related expenditure of HUD-held HAP reserves; C) Capital Improvement Project (CIP) Budget and related use of property and agency reserves and any surplus operating cash from Fiscal Year 2022-23 to cover these expenses; D) Transfer by the Executive Director of up to \$1,325,697 in this budget year, as needed, from AHA property reserves to cover losses in the Housing Programs Department administrative operating budget and E) Revised Schedule of Authorized Positions effective July 1, 2022. **Page 182**
- 10.B. Approve the Update to the 2022-23 Reserve Policy. **Page 200**
- 10.C. Adopt Resolution to Loan Island City Development Up To a) Up to \$8 million for an adaptive reuse acquisition and an Option to Ground Lease to Island City Development, b) Up to \$4.4 million for 2615 Eagle Avenue and an Option to Ground Lease to Island City Development, b) Up to \$3 million for North Housing PSH I, c) Up to \$1.5 million for North Housing PSH II, d) Up to \$4.538 million for North Housing Senior to Island City Development and authorize the Executive Director or her designee to sign options to ground lease and loan award letters and other documents for State of California funding applications. **Page 206**
- 10.D. 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 212**
- 10.E. Accept the Monthly Overview Report for the Alameda Rent Program and Authorize the Executive Director or Designee to take all actions necessary to transfer the Program to the City and Provide Direction to Staff on whether to issue a 180 day notice to the City. **Page 217**
- 10.F. 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 229**
- 10.G. Adopt Resolution of the Board of Commissioners of the Housing Authority of the City of Alameda Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361. **Page 237**



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

* * * Note * * *

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Housing Authority
of the
City of Alameda

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

701 Atlantic Avenue • Alameda, California 94501-2161

To: Honorable Chair and Members of the Board of Commissioners

From:

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. Board of Commissioners - June 15, 2022 - Agenda

Respectfully submitted,

Varela Corp.





Housing Authority
of the
City of Alameda

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

701 Atlantic Avenue • Alameda, California 94501-2161

AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

DATE & TIME

Wednesday, June 15, 2022 - 7:00 PM

Closed Session - 6:00 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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<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
2. BOARD COMMISSIONER RECUSALS
3. Public Comment (Non-Agenda)
4. Closed Session - 6:00 p.m. - Adjournment to Closed Session to Consider:
 - 4.A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
 Property Location: 1845 Bay Street, Alameda, CA 94501, 1825 Paru Street, Alameda, CA 94501, 1416 Sherman Street, Alameda, CA 94501, 745 Lincoln Avenue, Alameda, CA 94501, 2102 Clement Avenue, Alameda, CA 94501, 2116 Clement Avenue, Alameda, CA 94501, 1911 Mulberry Street, Alameda, CA 94501, 2101 Eagle Avenue, Alameda, CA 94501, 2137 Otis Drive , Alameda, CA 94501, 2209 Otis Drive, Alameda, CA 94501, 1825 Shoreline Drive, Alameda, CA 94501, 955 Shorepoint Court , Alameda, CA 94501, 955 Shorepoint Court, Alameda, CA 94501, 965 Shorepoint Court , Alameda, CA 94501
 Assessor's Parcel Numbers: 73-425-1, 72-384-68, 72-345-25-1, 73-414-14, 71-228-3, 71-228-10, 71228-24, 71-228-46, 71-228-46, 74-1230-104, 74-1230-129, 74-1250-17, 74-1285-300, 74-1285-275, 74-1285-272, 74-1285-220
 Agency Negotiation: Vanessa Cooper, Executive Director, Stephanie Shipe, Director of Portfolio Management, Sylvia Martinez, Director of Housing Development and Cheley Quiambo, Asset Manager
 Negotiating Parties: Housing Authority of the City of Alameda and Alameda Affordable Housing Corporation
 Property Owner: Housing Authority of the City of Alameda
 Under Negotiation: Investment in Real Property, Price and Terms of Payment
 - 4.B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8.
 Property Location: 1825 Poggi Street Alameda, CA 94501
 Assessor's Parcel Numbers: 74-451-1-8
 Agency Negotiation: Vanessa Cooper, Executive Director and Sylvia Martinez, Director of Housing Development
 Negotiating Parties: Housing Authority of the City of Alameda and Vue Alameda Owner L.P.
 Property Owner: Vue Alameda Owner L.P.
 Under Negotiation: Investment in Real Property, Price and Terms of Payment
 - 4.C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR Pursuant to Government Code Section 54956.8.
 Property Location: 1628 Webster Street, Alameda CA 94501
 Assessor's Parcel Number 73-418-4-1
 Agency Negotiators: Vanessa Cooper, Executive Director, and Sylvia Martinez, Director of Housing Development, Negotiating Parties: Alameda Hospitality,



LLC; Under Negotiation: Price and Terms of Payment.

- 4.D. 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.E. 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. RECONVENE REGULAR MEETING - 7:00 p.m.
7. Announcement of Action Taken in Closed Session, if any.
8. Public Comment (Non-Agenda)
9. CONSENT CALENDER
Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Board of Commissioners or a member of the public.
- 9.A. Approve Minutes of the Board of Commissioners Meeting held May 18, 2022. **Page 5**
- 9.B. Accept the Communications and Outreach Plan Update. **Page 14**
- 9.C. Accept the Monthly Overview Report for Housing Development. **Page 23**
- 9.D. Accept the Monthly Development Report for Rosefield Village. **Page 26**
- 9.E. Accept Revised Procurement Policy. **Page 40**
- 9.F. Accept the Monthly Overview Report for the Alameda Rent Program and Authorize the Executive Director or Designee to take all actions necessary to transfer the Program to the City, by the target date of October 1, 2022, including, if necessary, issuing a 180-day notice to the City. **Page 69**
10. AGENDA
- 10.A. Moving To Work Presentation. **Page 81**
- 10.B. Establish a Nominating Ad Hoc Committee for the Appointment of the Chair and Vice Chair of the Board of Commissioners for the Period of July 1, 2022 - June 30, 2023. **Page 101**
- 10.C. Approve Amended and Restated Island City Development (ICD) Bylaws and Accept Names for Appointee to the ICD Board. **Page 103**
- 10.D. Authorize the Executive Director to Negotiate and Execute a Purchase and Sale Agreement for 1628 Webster Street. **Page 117**
- 10.E. Authorize the Executive Director, or her designee, to Execute an Option for Island City Development, or its affiliate, to purchase the Improvements at 1628 Webster Street. **Page 167**
- 10.F. Adopt Resolution of the Board of Commissioners of the Housing Authority of the



City of Alameda Ratifying the Proclamation of a State of Emergency by the Governor of the State of California on March 4, 2021, and Making Findings Authorizing Continued Remote Teleconference Meetings of the Board of Commissioners Pursuant to Brown Act Provisions, as amended by Assembly Bill No. 361. **Page 174**

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