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701 Atlantic Avenue • Alameda, California 94501-2161

AGENDA **REGULAR MEETING OF THE BOARD OF DIRECTORS**
DATE & TIME **Wednesday, August 16, 2023 - 7:01 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 and vcooper@alamedahsg.org prior to or during the Board of Directors meeting
- Call and leave a message at (510) 871-7435.

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

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

PLEDGE OF ALLEGIANCE

1. **ROLL CALL**
2. **AB2449 COMPLIANCE** The Chair will confirm that there are 4 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. Director 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 teleconference from a remote location for a period of more than 3 consecutive months or 20% of the regular meetings for AAHC within a calendar year, or more than 2 meetings if the Board of Directors regularly meets fewer than 10 times per calendar year.

3. COMMISSIONER 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. Approve Minutes of the Regular Board of Directors Meetings held May 17, 2023 and Special Board of Directors Meeting held July 19, 2023. **Page 3**

6. AGENDA

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

8. EXECUTIVE DIRECTOR'S COMMUNICATIONS

9. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)

10. ADJOURNMENT

* * * Note * * *

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

KNOW YOUR RIGHTS UNDER THE Ralph M. Brown Act: Government’s duty is to serve the public, reaching its decisions in full view of the public. The Board of Directors exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people’s review.

In order to assist the Alameda Affordable Housing Corporation’s efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Alameda Affordable Housing Corporation accommodate these individuals.





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**DRAFT MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, MAY 17, 2023**

PLEDGE OF ALLEGIANCE

Director Grob called the meeting to order at 7:47 pm

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

Present: Director Grob, Director Tamaoki, Director Husby,
Director Joseph-Brown, and Director Sidelnikov

Absent: Director Hadid and Director Kaufman

2. **AB2449 COMPLIANCE** - The Chair will confirm that there are 4 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 Commissioners for the emergency circumstances to be used as a justification to participate remotely. Remote Commissioners must provide a general description of the circumstances relating to need to appear remotely at the given meeting. Commissioner 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 Commissioner cannot participate in meetings of the Board of Commissioners solely by teleconference from a remote location for a period of more than 3 consecutive months or 20% of the regular meetings for AHA within a calendar year, or more than 2 meetings if the Board of Commissioners regularly meets fewer than 10 times per calendar year.

Director Grob confirmed that five Directors were present in the noticed meeting room, located within the City of Alameda, and no Directors were attending the meeting remotely.

3. **DIRECTOR RECUSALS**



None.

4. Public Comment (Non-Agenda)

None.

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 Board of Directors Meeting held April 19, 2023.

*5.B. Accept Monthly Report on Construction in Progress.

*5.C. Accept AAHC's One Year Budget for Fiscal Year July 1, 2023 to June 30, 2024.

*5.D. Accept the Update on the Alameda Affordable Housing Trust Fund - 2023 Application and Ratify Resolutions 2023-02 and 2023-03 and the First Amendment to the Housing Authority of the City of Alameda (AHA) Agreement.

Items accepted or adopted are indicated by an asterisk.

Director Tamaoki moved to accept the Consent Calendar items, and Director Joseph-Brown seconded the motion. The motion passed unanimously.

Yes	5	Director Grob, Director Tamaoki, Director Husby, Director Joseph-Brown, and Director Sidelnikov
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Absent	2	Director Hadid and Director Kaufman
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6. AGENDA

N/A

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

None.

8. EXECUTIVE DIRECTOR'S COMMUNICATIONS

None.

9. DIRECTORS COMMUNICATIONS, (Communications from the Directors)

None.

10. ADJOURNMENT OF REGULAR MEETING



Director Grob adjourned the meeting at 7:48 p.m.

Vanessa M. Cooper
Secretary and Executive Director

Chair Grob, President
Board of Directors





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**DRAFT MINUTES
SPECIAL MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JULY 19, 2023**

PLEDGE OF ALLEGIANCE

1. ROLL CALL - Board of Directors

Chair Grob called the meeting to order at 6:15 p.m.

Present: Director Grob, Director Tamaoki, Director Hadid,
Director Joseph-Brown, and Director Kaufman

Absent: Director Husby and Director Sidelnikov

2. AB2449 COMPLIANCE - The Chair will confirm that there are 4 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. Director 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 teleconference from a remote location for a period of more than 3 consecutive months or 20% of the regular meetings for AAHC within a calendar year, or more than 2 meetings if the Board of Directors regularly meets fewer than 10 times per calendar year.

Director Grob confirmed that four Directors were present in the noticed meeting room, located within the City of Alameda, and no Directors were attending remotely.

3. DIRECTOR RECUSALS

None.

4. Public Comment (Non-Agenda)



None.

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.
- *5.B. Ratify and Approve All Items from the December 15, 2021 Meeting.
- *5.C. Ratify and Approve All Items from the January 12, 2022 Meeting.
- *5.D. Ratify and Approve All Items from the January 19, 2022 Meeting.
- *5.E. Ratify and Approve All Items from the February 16, 2022 Meeting.
- *5.F. Ratify and Approve All Items from the March 16, 2022 Meeting.
- *5.G. Ratify and Approve All Items from the March 30, 2022 Meeting.
- *5.H. Ratify and Approve All Items from the April 27, 2022 Meeting.
- *5.I. Ratify and Approve All Items from the May 18, 2022 Meeting.
- *5.J. Ratify and Approve All Items from the June 15, 2022 Meeting.

Items accepted or adopted are indicated by an asterisk.

Director Hadid moved to accept the Consent Calendar items, and Director Joseph-Brown seconded. A roll call vote was taken, and the motion passed unanimously.

Yes	5	Director Grob, Director Tamaoki, Director Hadid, Director Joseph-Brown and Director Kaufman
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Absent	2	Director Husby and Director Sidelnikov
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6. AGENDA

N/A

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

None.

8. ADJOURNMENT OF MEETING

Director Grob adjourned the meeting at 6:18 p.m.

Vanessa M. Cooper
Secretary and Executive Director

Chair Grob, President
Board of Directors

