



From the Board of Commissioners

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

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



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Mission Statement

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



Current Board of Commissioners

Chair	Carly Grob
Vice Chair	Vadim Sidelnikov
Commissioner	Eric Husby
Commissioner	Kenji Tamaoki
Commissioner	Alex Kaufman
Commissioner	Vacant
Commissioner	Michaelea Joseph-Brown



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

Role of the Board

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

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



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Commissioner Responsibilities

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

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

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



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Attend a Meeting

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

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

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

Island City Development

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



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Alameda Affordable Housing Corporation

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

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



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Affordable Alameda Housing Corporation

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



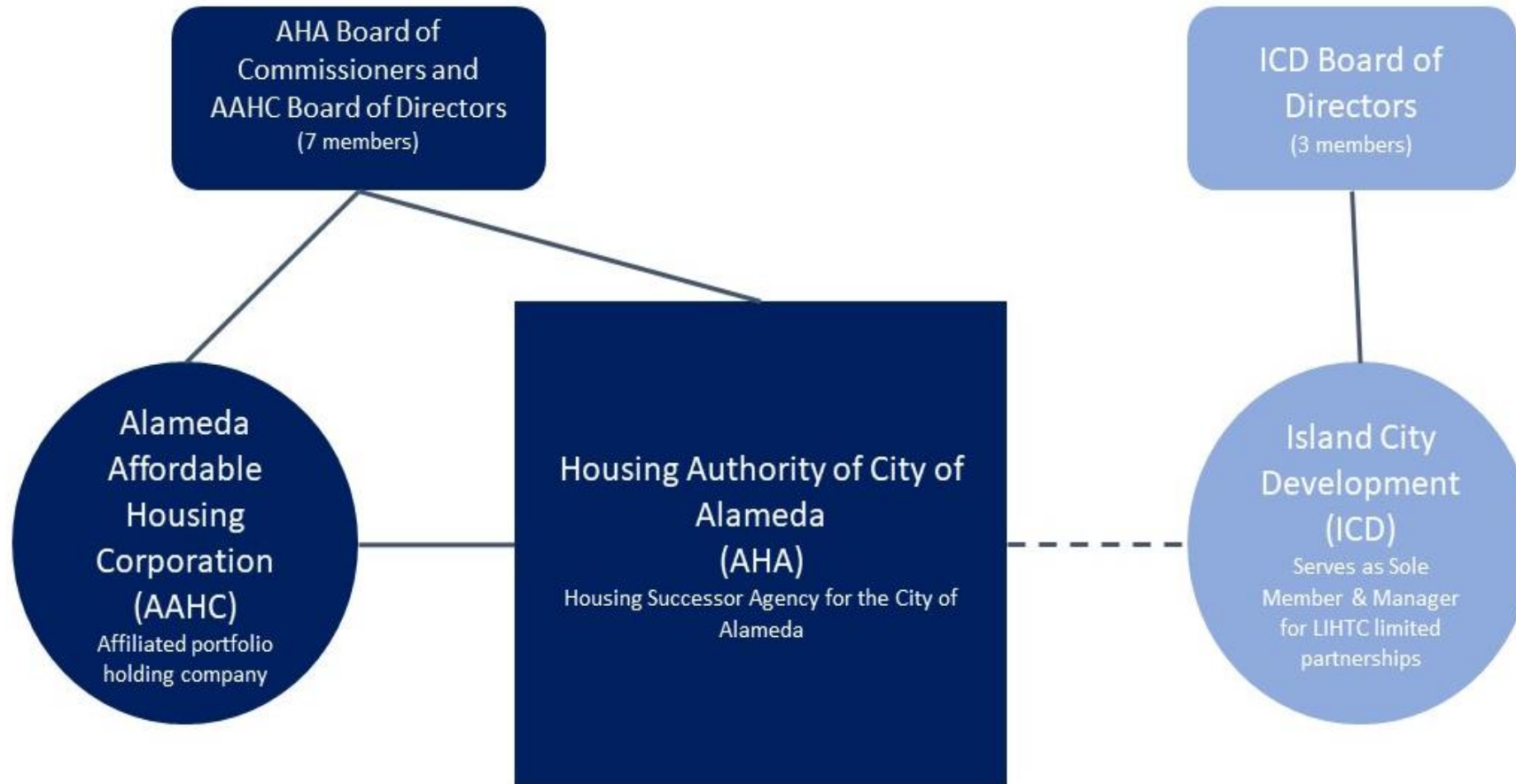
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How does AHA work with AAHC and ICD?



AHA Departments

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



Portfolio Management

- Provision of services that help preserve housing stability and quality of housing
- Manage third party onsite property management
- In-house maintenance services
- Income certification
- Lease enforcement



Section 8: Housing Choice Voucher Program (HCV)

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

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

- 1,500+ households currently served via HCV program.
- Currently 350+ private market landlords rent to HCV households.



Moving to Work

In 2022, AHA was selected by the Department of Housing and Urban Development (HUD) for admission to the Landlord Incentives Cohort of the Moving to Work (MTW) Demonstration Program. AHA was one of only twenty-nine housing agencies from across the nation that was granted admission to the MTW Demonstration Program.

MTW activities commenced in 2023 and these activities include different administrative changes, as well as incentives for private market HCV landlords.



Affordable Housing Development

- Creating quality neighborhoods and affordable communities that serve households at a range of incomes.
- 700 affordable rental homes in the housing pipeline to be built by 2030, with 110 of those built by 2025.
- AHA owns 29 parcels in Alameda.



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Rosefield Village

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



Rica Vista

- In 2023, AHA secured an agreement with Lincoln Avenue Capital (Rica Vista property owner) which preserves the affordability for up to 132 units for the next 55 years for residents earning up to 80% of area median income.



Poppy Place

- 49 studio apartments (with kitchenette)
- 1 to 2 person households
- On-site resident services
- Proximity to public transit, grocery, schools, employment
- Serves households earning up to 60% area median income
- Rents range from \$518 to \$1,554
- Pre-application period opened in October 2023 and move-ins will occur in January 2024



North Housing Neighborhood

- 12 acres for affordable rental housing.
- 586 affordable homes to house the formerly homeless, seniors, families, and veterans.
- Partnership with non-profits, Alameda Point Collaborative and Building Futures to provide on-site services.
- Construction on the first two phases (Linnet Corner and Estuary 1) will begin construction in 2024 and will result in 109 affordable rental homes.



Tilden Commons

- Property transferred from AUSD to AHA in April 2022.
- To bring 40 to 50 affordable rental units to central location on island.
- Preference expected to be provided to staff of the Alameda Unified School District.



2615 EAGLE AVE, ALAMEDA
CA 94501

Community Partnerships

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



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