



**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, October 16, 2024 - 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/83030077310?pwd=fv5xIYAEFr5k4f7GI6KQMDOK4vRw4g.1>

Meeting ID: 830 3007 7310  
Passcode: 790402

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.

**PLEDGE OF ALLEGIANCE**

1. **ROLL CALL** - Board of Directors
2. **AB2449 COMPLIANCE** "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 the 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 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 Meeting held on September 18, 2024. **Page 4**

5.B. Authorize the Executive Director to Execute A Second Amendment to a Contract with Athens General Construction for \$200,000 additional costs and a Not to Exceed Amount of \$600,000 for Exterior Repairs at Independence Plaza. **Page 7**

6. AGENDA

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 \* \* \*

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, September 18, 2024**

**PLEDGE OF ALLEGIANCE**

Chair Grob called the meeting to order at 8:18 p.m.

1. ROLL CALL - Board of Directors

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

Note: Vanessa Cooper, Executive Director Cooper was also present. Tonya Schuler-Cummins, Director of Data and Policy acted as meeting host.

2. AB2449 COMPLIANCE "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 the 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 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 there were at least 4 Directors present in the noticed meeting room and no Directors were attending virtually.

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 Regular Board of Directors Meeting held on August 21, 2024.

\*5.B. Approve Additional Charges for the Properties.

\*5.C. Ratify the Second Amendment to the Grant Agreement between the Housing Authority of the City of Alameda and Alameda Affordable Housing Corporation.

**Items accepted or adopted are indicated by an asterisk.**

Director Sidelnikov moved to accept the Consent Calendar items, and Director Husby seconded. The motion passed unanimously.

Yes            7    Director Grob, Director Sidelnikov, Director Decoy,  
Director Husby, Director Joseph-Brown,  
Director Kaufman, and Director Tamaoki

6. AGENDA

6.A. Ratify the positions of President and Vice President of the Board of Directors.

Director Joseph-Brown moved to ratify the positions of President and Vice President of the Board of Directors, and Director Husby seconded. The motion passed unanimously.

Yes            7    Director Grob, Director Sidelnikov, Director Decoy,  
Director Husby, Director Joseph-Brown,  
Director Kaufman, and Director Tamaoki

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 8:20 p.m.

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Vanessa M. Cooper  
Secretary and Executive Director

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Carly Grob, President  
Board of Directors





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To: Board of Directors  
From: Joseph Nagel, Senior Construction Project Manager  
Prepared By: Joseph Nagel, Senior Construction Project Manager

Date: October 16, 2024

Re: Authorize the Executive Director to Execute A Second Amendment to a Contract with Athens General Construction for \$200,000 additional costs and a Not to Exceed Amount of \$600,000 for Exterior Repairs at Independence Plaza.  
5.B.

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## **BACKGROUND**

As part of the Faircloth to RAD refinancing conversion, the Housing Authority of the City of Alameda (AHA) contracted a consultant, Dominion Group, to complete a Capital Needs Assessment for the Independence Plaza property. Noted in this report was the following recommendation: "an observably significant portion of the painted wood siding and trim work throughout all the apartment buildings was observed in poor physical condition, with areas of rotting, swelling, excessive gapping, holes, and overall deterioration. Replacement of approximately 30% of the siding and trim work is recommended. It should be noted that portions of the building feature newer, cedar shake-style siding which was observed in good physical condition. Due to the potential scope of this repair, obtaining multiple contractor bids is recommended to remove and replace painted wood siding and trim." The consultant provided an estimate of approximately \$370,000 for this scope.

## **DISCUSSION**

AHA staff inspected the 5 buildings at Independence Plaza to determine the base scope for siding and trim repair. AHA issued an RFP for the siding and trim repair scope, and 4 proposals were received. Athens Construction was the preferred contractor and a contract was executed for the amount of \$102,815.00. This limited initial scope was contracted to get the project started, and to do the demolition to see what repairs were needed. The siding and trim work has begun and further damage, beyond the contracted scope, is being found. The additional damage includes unforeseen water-damaged building envelope components, (paper and flashing), framing damage, and potential termite damage. To date, AHA has approved and completed \$346,067.90 (the first amendment allowed costs up to \$400,000, and approved by the Board in August 2024) in siding, trim, building vapor barrier and framing repairs. The fifth and final building, where final demolition has been performed, an additional



estimate of \$190,000 required repairs have been identified. The existing siding is also a discontinued product and replacement of damaged sections cannot be executed on a piecemeal basis, without an unattractive 'patched' appearance.

Where damaged existing siding is being replaced, the replacements now need to take place in significantly higher square footage, replacing corner to corner. The change orders will cover the required envelope and framing repairs as well as the additional siding square footage. A pest control firm may also be contracted to assess and remediate any termite infestations, when identified as a separate scope of work. Each location will be demolished and assessed as to the extent of repairs. If approved by the Board, staff recommends that a second change order be signed up to a total cost of \$600,000. This substantial and good faith effort to improve the exteriors will allow the project to move forward under the HUD transaction. The need for another tranche of work will be evaluated in several years' time to continue keeping the building envelope in good condition.

The initial contract was within the Executive Director's approval authority. The first amendment of the contract, allowed total costs up to \$400,000, was authorized by the Board in August 2024. Staff recommends a second amendment of \$200,000 to complete the work.

### **FISCAL IMPACT**

With the Board approval, staff will use current cash flow and the AHA reserves for the work and seek reimbursement from the lender reserves as available. These renovations are a requirement of preparing the property for HUD's review of the Faircloth to RAD refinancing proposal.

### **CEQA**

None

### **RECOMMENDATION**

Authorize the Executive Director to Execute A Second Amendment to a Contract with Athens General Construction for \$200,000 additional costs and a Not to Exceed Amount of \$600,000 for Exterior Repairs at Independence Plaza.

### **ATTACHMENTS**

None

Respectfully submitted,



Joseph Nagel, Senior Construction Project Manager

