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701 Atlantic Avenue • Alameda, California 94501-2161

AMENDED AGENDA
[PURSUANT TO BOARD APPROVAL ON OCTOBER 15, 2025 AND ITEM NO. 10.C]

AGENDA **REGULAR MEETING OF THE BOARD OF COMMISSIONERS**

DATE & TIME **Wednesday, February 19, 2025 - 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/82617583123?pwd=BM3TenEVxEayocip8V0NHIZ9Qi0nYb.1>

Meeting ID: 826 1758 3123

Passcode: 406791

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.

PLEDGE OF ALLEGIANCE

1. ROLL CALL



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 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.

3. COMMISSIONER RECUSALS

4. Public Comment (Non-Agenda)

5. Closed Session - 6:00 p.m. - Adjournment to Closed Session to Consider:

5.A. ~~Conference with Real Property Negotiations~~

~~(Government Code § 54956.8)~~

~~Property: 501 Mosely Street, Alameda, CA 94501, APN 074-0905-012-09~~

~~Portion of 074-0905-010-12 and Portion 074-0905-010-03~~

~~Agency Negotiation: Vanessa Cooper, Executive Director, Sylvia Martinez,~~

~~Director of Housing Development, Alison Torbitt (Nixon and Peabody—counsel)~~

~~Negotiating Parties: Housing Authority of the City of Alameda~~

~~Under Negotiation: Price and terms of payment.~~

Amended caption:

5.A.(i)

Conference with Real Property Negotiations

(Government Code § 54956.8)

Property: 500 Mosley Street, Alameda, CA 94501 APN: 074-0905-012-09 now

known as 074-1384-1 Agency Negotiation: Vanessa Cooper, Executive

Director, Sylvia Martinez, Director of Housing Development,

Alison Torbitt (Nixon and Peabody - counsel) Negotiating Parties : Lakehurst

and Mosley, LP (AKA Estuary I) Under Negotiation: Price and terms of license.

5.A.(ii)

Conference with Real Property Negotiations

(Government Code § 54956.8)



Property: 520 Mosley Street, Alameda, CA 94501 (aka Estuary II) APN: 074-0905-012-09 now known as 074-1384-1 Agency Negotiation: Vanessa Cooper, Executive Director, Sylvia Martinez, Director of Housing Development, Alison Torbitt (Nixon and Peabody - counsel) Negotiating Parties: Mosley and Mabuhay, LP (AKA Estuary II) Under Negotiation: Price and terms of license.

5.A.(iii)

Conference with Real Property Negotiations

(Government Code § 54956.8)

Property: 2000 Lakehurst Circle , Alameda, CA 94501 APN: 074-0905-012-09 now known as 074-1384-2 Agency Negotiation: Vanessa Cooper, Executive Director, Sylvia Martinez, Director of Housing Development, Alison Torbitt (Nixon and Peabody - counsel) Negotiating Parties: Mabuhay and Lakehurst LP (AKA Linnet Corner) Under Negotiation: Price and terms of license.

5.B. ~~Conference with Real Property Negotiations~~

~~(Government Code § 54956.8)~~

~~Property: 2000 Lakehurst Circle , Alameda, CA 94501, APN 074-0905-012-09.~~

~~Agency Negotiation: Vanessa Cooper, Executive Director, Tonya Schuler-Cummins, Director of Data and Policy, Adrian Guerra, Legal Counsel.~~

~~Negotiating Parties: Mabuhay and Lakehurst LP~~

~~Under Negotiation: Price and terms of payment.~~

Amended caption:

5.B.

Conference with Legal Counsel—Anticipated Litigation

Significant Exposure to Litigation

[Pursuant to Government Code section 54956.9 (d)(2)]

Number of Cases: One

5.C. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

(Pursuant to Government Code Section 54956.9 (d)(1))

Kathleen Moore v. Housing Authority of the City of Alameda, Alameda Affordable Housing Corporation, Mariel Rivera and Does 1-30, inclusive (Alameda County Superior Court Case No. 23CV042958)

5.D. Conference with Legal Counsel-Anticipated Litigation: Significant exposure to litigation pursuant to subdivision (d)(2) of Government Code Section 54956.9: One potential case

5.E. Conference with Legal Counsel-Anticipated Litigation: Anticipated litigation pursuant to subdivision (d)(4) 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. Approve Minutes of the Regular Board of Commissioners Meetings held on December 18, 2024 and January 15, 2025.
- 10.B. Accept the Monthly Overview Report for the Housing Programs Department.
- 10.C. Accept the Monthly Overview Report for Property Operations.
- 10.D. Accept the Monthly Update on Construction in Progress (CIP).
- 10.E. Accept the Monthly Construction Report for The Estuary I.
- 10.F. Accept the Monthly Construction Report for Linnet Corner.
- 10.G. Accept the Monthly Report for North Housing Offsites.
- 10.H. Accept the Quarterly Overview Report for the Housing Development Department.
- 10.I. Accept the Quarterly Development Report for The Estuary II.
- 10.J. Accept the Quarterly Development Report for The Poplar.
- 10.K. Accept the Quarterly Overview Report for the Executive/Data and Policy and HR Departments.
- 10.L. Accept the Quarterly Overview Report For the Administration and Services Department.
- 10.M. Accept the Quarterly Overview Report for the Asset Management Department.
- 10.N. Accept the Quarterly LIHTC Portfolio Asset Management Fiscal Year-to-Date Financial Report through December 31, 2024.
- 10.O. Accept the Quarterly Financial Report for the month ended December 31, 2024.
- 10.P. Accept the Quarterly Investment Report for the Period Ending December 31, 2024.
- 10.Q. Accept Quarterly Family Self Sufficiency (FSS) Report.
- 10.R. Accept Report on the Housing Authority of the City of Alameda's Records Disposition.
- 10.S. Accept the Summary Memo on North Housing Predevelopment Funding.
- 10.T. Accept the Housing Authority of the City of Alameda (AHA) 2024 Annual Risk Management Report for the Calendar Year 2024 (January 1, 2024 – December 31, 2024).
- 10.U. Authorize the Executive Director or designee to amend and sign the regulatory agreements on AHA/AAHC and ICD sites as necessary and as permitted by other lenders and investors.



- 10.V. Authorize the Executive Director or Designee to sign an amendment with Hawkins Delafield & Wood, LLP for legal services to increase the budget by \$150,000 in an amount not to exceed \$300,000 and to extend the contract for one additional year to 2026.
- 10.W. Approve the Quarterly Write-off to December 31, 2024 of Uncollectible Accounts Receivable from Former Residents.
- 10.X. Approve and Authorize the Executive Director to Execute Contract Amendment No.1 Not to Exceed \$250,000 with Downs Pham and Kuei LLP for The Poplar.
- 10.Y. Approve Limited Emergency Powers for the Executive Director (or Designee) to Respond to a Significant or Sudden Change in Regulation or Funding Impacting the Housing Authority or its Programs and Direct the Executive Director to Report Back to the Board of Commissioners No Later Than the Next Regularly Scheduled Board of Commissioners Meeting.
11. AGENDA
- 11.A. Conduct the Public Hearing for the Annual Plan, 5-Year Plan, and Moving to Work Supplement for Fiscal Year Starting July 1, 2025.
- 11.B. Accept IT Update Presentation.
12. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
13. WRITTEN COMMUNICATIONS
14. EXECUTIVE DIRECTOR'S COMMUNICATIONS
15. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)
16. CONTINUATION OF CLOSED SESSION OF HOUSING AUTHORITY BOARD OF COMMISSIONERS – IF NEEDED
17. Announcement of Action Taken in Closed Session, if any.
18. ADJOURNMENT

*** Note ***

- Documents related to this agenda are available on-line at: <https://www.alamedahsg.org/meetings/>
- 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.

