



Housing Authority
of the
City of Alameda

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AMENDED MINUTES
[PURSUANT TO BOARD APPROVAL ON OCTOBER 15, 2025 AND ITEM NO. 10.C]
DRAFT MINUTES
REGULAR MEETING OF THE BOARD OF COMMISSIONERS
FEBRUARY 19, 2025

PLEDGE OF ALLEGIANCE

Chair Grob called the meeting to order at 6:07 p.m.

1. ROLL CALL

Present: Chair Grob, Vice-Chair Sidelnikov, Commissioner Decoy,
and Commissioner Kaufman

Attending
Virtually: Commissioner Joseph-Brown

Absent: Commissioner Husby and Commissioner Tamaoki

Note: Vanessa Cooper, Executive Director, was also present. Sylvia Martinez, Director of Housing Development, functioned as the 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 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.

Chair Grob confirmed that there were 4 Commissioners present in the noticed meeting room and that 1 Commissioner, Commissioner Joseph-Brown, was attending the meeting remotely in accordance with AB2449 just cause circumstances. Chair Grob’s motion, to allow Commissioner Joseph-Brown’s remote attendance of the meeting, was passed unanimously.

3. COMMISSIONER RECUSALS

None.

4. Public Comment (Non-Agenda)

None.

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

Chair Grob adjourned to Closed Session at 6:10 p.m.

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

Chair Grob adjourned the Closed Session at approximately 6:45 p.m.



7. RECONVENE REGULAR MEETING

Chair Grob reconvened the Regular Meeting at 7:00 p.m.

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

Chair Grob stated that during the Closed Session the Board discussed items 5.A through 5.E.

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.

Items accepted or adopted are indicated by an asterisk.

Commissioner Kaufman moved to accept the Consent Calendar items, and Vice-Chair Sidelnikov seconded. The motion passed unanimously.

Yes 5 Chair Grob, Vice-Chair Sidelnikov, Commissioner Decoy, Commissioner Joseph-Brown, and Commissioner Kaufman

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.

Sepideh Kiumarsi, Sr. Management Analyst, and Ana Campos, Management Analyst, provided a presentation that included an overview of the Five-Year Plan, Annual Plan, and MTW Supplement starting July 1, 2025. This presentation also included a timeline of events, highlights from 2020 to 2025, an overview of progress from 2024 to 2025, an overview of the new Five-Year Plan for years (2025-2030), with the new goals and objectives being listed on page



211 of Board Packet, and an overview of the new Annual Plan and MTW Supplement.

Chair Grob opened the meeting for public hearing at 7:16 p.m. Hearing none, Chair Grob closed the public hearing at 7:17 p.m.

11.B. Accept IT Update Presentation.

Steven Zhou, Management Analyst, provided a presentation that summarized the 2024 Housing Authority of the City of Alameda (AHA) IT Achievements.

The Board expressed appreciation for IT's focus on data security to keep the information of our tenants protected.

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

None.

13. WRITTEN COMMUNICATIONS

None.

14. EXECUTIVE DIRECTOR'S COMMUNICATIONS

Sylvia Martinez, Director of Housing Development, stated that the Housing Development Department staff finds both the IT staff and Techordia to be helpful, proactive, and responsive.

Ms. Martinez stated that the Department of Housing and Urban Development awarded the Housing Programs Department of the Housing Authority of the City of Alameda (AHA) with a Certificate of Recognition for its participation in the VASH Program in 2025.

Ms. Martinez stated that staff from the City's Zero Waste program have visited two of AHA's properties, Littlejohn Commons and Anne B. Diamant, where they went door to door to educate the residents on how to reduce waste and provided the residents with recycle totes and compost bins.

Ms. Martinez stated that during the months of March and April, Rhythmix Culture Works will be visiting Independence Plaza and Esperanza to conduct Rising Seas Workshops on the impacts of climate change in the City of Alameda. Artists will perform and conduct activities that will engage the residents. Rising Seas Workshops are a part of a yearlong series of public programs conducted in partnership with the City of Alameda Resident Arts



District, Radium Presents, and the West End Arts District. Ms. Martinez stated that staff continue to distribute home care kits to Emergency Housing Vouchers (EHV) holders. To date, over 25 kits have been distributed with secondary outreach being conducted to follow up with the remaining EHV holders that have been non-responsive to this point. In the month of March, AHA, in partnership with LifeSTEPS, will be launching a rewards program. Residents will receive an attendance card that will be punched at each LifeSTEPS class or session attended by the resident and in July points can be redeemed for a gift card. The program aims to increase the participation of AHA residents in all LifeSTEPS programming, classes, workshops, and community building activities, and to ensure that LifeSTEPS is customizing its programming to garner the interest and attendance of AHA residents and program participants. Ms. Martinez stated that staff is finalizing AHA's 85th Anniversary video, which will be presented during the March Board of Commissioners Meeting.

15. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)

None.

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

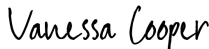
N/A

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

N/A

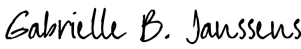
18. ADJOURNMENT

Chair Grob adjourned the meeting at 7:31 p.m.

DocuSigned by:

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Vanessa M. Cooper
Secretary and Executive Director

Signed by:

5410B582GED441F
Carly Grob, Chair
Board of Commissioners

Signed by:

06D3563A7D964EC
Gabrielle B. Janssens,
General Counsel, Goldfarb and Lipman LLC
Reviewed for form

