



Housing Authority
of the
City of Alameda

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AGENDA

REVISED 3/15/25 - REGULAR MEETING OF THE BOARD OF COMMISSIONERS

DATE & TIME

Wednesday, March 19, 2025 - 6:30 PM

LOCATION

Independence Plaza, 703 Atlantic Avenue, Alameda - Ruth Rambeau Memorial Community Room

PUBLIC PARTICIPATION Public access to this meeting is available as follows.

To Attend In-Person -

Independence Plaza, 703 Atlantic Avenue, Alameda - Ruth Rambeau Memorial Community Room

To 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 - 6:30 p.m. - Adjournment to Closed Session to Consider:
 - 5.A. **Conference with Real Property Negotiations**
(Government Code § 54956.8)
Property: 500-520 Mosely and 2000 Lakehurst Circle, and remainder, Alameda, CA 94501, APN 074-0905-012-09, Portion of 074-0905-010-12 and Portion 074-0905-010-03, 074-1384-1, 174-1384-2, 074-1384-4, 074-1384-5
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.

ADDED ITEM 3/15/25

5. b. 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 Meeting held on February 19, 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. Adopt an Updated Fee Schedule for Third Party Real Estate Transactions.

11. AGENDA

- 11.A. Accept the Audited Financial Statements Report for Fiscal Year Ending June 30, 2024 and Authorize the Executive Director to Approve and Finalize, with no material changes to the financial position as presented in the Draft Audited Financial Statements.
- 11.B. Accept a Presentation from the Housing Authority of the City of Alameda's (AHA) Social Services Provider, LifeSTEPS.
- 11.C. Accept the Annual Hiring Report as required by AB 2561; approve a revised Schedule of Authorized Positions effective immediately; approve a Pay Schedule effective March 20, 2025; and approve proposals for flexibility in hiring, including extending approvals made in April 2024 for a further year and hiring all new hires and promotions from April 1, 2025 as at-will.
- 11.D. Adopt the Agency's 5-Year Plan, Annual Plan, and Moving to Work (MTW) Supplement for Fiscal Year Starting July 1, 2025 and Authorize the Chair to Certify, By Resolution, that the Board of Commissioners has Approved Submission of the 5-Year Plan, Annual Plan, and MTW Supplement to HUD.
- 11.E. Authorize the Executive Director to Negotiate and Execute a Change Order with J.H. Fitzmaurice Not to Exceed \$3,000,000 for North Housing Soil Offhaul Costs.
- 11.F. Approve Amendment No. 1 to a Consultant Services Agreement Not to Exceed \$2,769,519.07 between the Housing Authority of the City of Alameda and Lakehurst and Mosley LP and Amendment No. 1 to a Consultant Services Agreement Not to Exceed \$6,639,696.14 between the Housing Authority of the City of Alameda and Mabuhay and Lakehurst LP, and Approve a Consultant Services Agreement Not to Exceed \$2,141,922.79 between the Housing Authority of the City of Alameda and Mosely and Mabuhay LP for North Housing Block A Master Development Work.



ADDED AGENDA ITEM 3/15/25

Item 11 G. Provide direction to Staff regarding the Agency's Mission, Vision and Values.

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.

