



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.C1**  
**DRAFT MINUTES**  
**REGULAR MEETING OF THE BOARD OF COMMISSIONERS**  
**WEDNESDAY, MARCH 19, 2025**

PLEDGE OF ALLEGIANCE

Chair Grob called the meeting to order at 6:33 p.m.

1. ROLL CALL

Present: Chair Grob, Vice-Chair Sidelnikov, Commissioner Decoy,  
Commissioner Husby, Commissioner Tamaoki, and  
Commissioner Tamaoki

Absent: Commissioner Kaufman

Note: Vanessa Cooper, Executive Director, was also present. Louie So, Chief Financial Officer, 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 more than 4 Commissioners present in the noticed meeting room and that no Commissioners were attending virtually.



3. COMMISSIONER RECUSALS

None.

4. Public Comment (Non-Agenda)

None.

5. Closed Session - 6:30 p.m. - Adjournment to Closed Session to Consider:

Chair Grob adjourned to Closed Session at 6:35 p.m.

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.~~

Amended caption:

5.A.

Conference with Legal Counsel—Anticipated Litigation

Significant Exposure to Litigation

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

Number of Cases: One

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

Chair Grob adjourned Closed Session at 7:12 p.m.

7. RECONVENE REGULAR MEETING

Chair Grob reconvened the Regular Meeting at 7:12 p.m.

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



Chair Grob stated that during the Closed Session the Board discussed item 5.A and will discuss item 5.B following the Regular Meeting of the Board of Commissioners.

9. Public Comment (Non-Agenda)

None.

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.

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

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

Yes            6    Chair Grob, Vice-Chair Sidelnikov, Commissioner Decoy, Commissioner Husby, Commissioner Joseph-Brown, and Commissioner Tamaoki

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.

Louie So, Chief Financial Officer, introduced Rich Larsen, from Novogradac & Company LLC, who provided a presentation of the summarized Draft Audited Financial Statements for Fiscal Year Ending June 30, 2024. Mr. Larsen highlighted the three reports resulting from the audit performed: (1) Report of Independent Auditor, which is the report that includes the auditor's opinion on



the Housing Authority of the City of Alameda’s (AHA) financial statements. Novogradac issued an unmodified opinion on AHA’s financial statements, which is the highest level of assurance that can be issued by auditors. (2) Audit in Accordance with Government Auditing Standards which is used by Novogradac to consider AHA’s internal control over financial reporting. Novogradac did not identify any deficiencies in internal controls that were considered to be a material weakness. Also considered in this report is AHA’s Financial Reporting and Compliance. Novogradac indicated that the results of their tests disclosed no instances of noncompliance or other matters that are required to be reported under the Government Auditing Standards; and (3) Report In Accordance with Uniform Guidance, which is federal law. This report reflects Novogradac’s findings on whether AHA complied with all federal law when expending federal program funds. Novogradac issued an unmodified opinion on AHA’s federal compliance. Mr. Larsen also noted that AHA’s financial statements for the period ending June 30, 2024, indicate tremendous liquidity.

The Board appreciated staff for the efforts put forth to obtain a clean/no-finding audit.

Chair Grob moved to 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, and Commissioner Tamaoki seconded. The motion passed unanimously.

Yes	6	Chair Grob, Vice-Chair Sidelnikov, Commissioner Decoy, Commissioner Husby, Commissioner Joseph-Brown, and Commissioner Tamaoki
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.11.B. Accept a Presentation from the Housing Authority of the City of Alameda's (AHA) Social Services Provider, LifeSTEPS.

Joshua Altieri, Community Relations Manager, introduced LifeSTEPS staff, Candace Williams, Regional Director, and Jean Burns, Regional Supervisor, who were in attendance of the meeting, and acknowledged Angel Reyes, DSSS, Trevor Jackman, CM, Raquel Ellis, DSS, and Aliyah Morgan, DSS.

Ms. Williams and Ms. Burns provided a presentation that included an overview of LifeSTEPS’ mission, impact, and the services, provided to AHA residents by LifeSTEPS; noting that AHA’s support is vital to their work and the partnership between LifeSTEPS and AHA is key to improving the City of Alameda.

The Board appreciated LifeSTEPS for their partnership and work to bring vital services to AHA residents.



- 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.

Alicia Southern, Director of Human Resources, provided a presentation that summarized the requirements and impacts of AB 2561, and summarized the request for approval of the revised Schedule of Authorized Positions and revised Pay Scheduled.

Commissioner Tamaoki moved to 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, and Commissioner Joseph-Brown seconded. A roll call vote was taken, and the motion passed unanimously.

Yes            6    Chair Grob, Vice-Chair Sidelnikov, Commissioner Decoy, Commissioner Husby, Commissioner Joseph-Brown, and Commissioner Tamaoki

Chair Grob adjourned the meeting at approximately 7:53 p.m., noting that the meeting will be reconvened after the Alameda Affordable Housing Corporation Meeting.

Chair Grob reconvened the Regular Meeting at 8:11 p.m.

- 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.

Sepideh Kiumarsi, Senior Management Analyst, provided a presentation on the Five-Year Plan, Annual Plan, and Moving to Work Supplement (MTW) starting July 1, 2025. This presentation included updates made to the timeline of events, since last presented, which resulted from the extensions allowed by HUD for the MTW program.

Commissioner Joseph-Brown moved to 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, and Commissioner Tamaoki seconded. A roll call vote was taken and the motion passed unanimously.

Yes            6    Chair Grob, Vice-Chair Sidelnikov, Commissioner Decoy,



Commissioner Husby, Commissioner Joseph-Brown, and Commissioner Tamaoki

- 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.

Sylvia Martinez, Director of Housing Development, provided a presentation that summarized the Soil Offhaul Approvals, noting that the presentation also applies to item 11.F. Both items 11.E and 11.F are related to the work being performed at the North Housing site.

Vice-Chair Sidelnikov moved to 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, and Commissioner Joseph-Brown seconded. The motion passed unanimously.

Yes            6    Chair Grob, Vice-Chair Sidelnikov, Commissioner Decoy, Commissioner Husby, Commissioner Joseph-Brown, and Commissioner Tamaoki

- 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.

Commissioner Joseph-Brown moved to 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, and Commissioner Decoy seconded. The motion passed unanimously.

Yes            6    Chair Grob, Vice-Chair Sidelnikov, Commissioner Decoy, Commissioner Husby, Commissioner Joseph-Brown, and Commissioner Tamaoki

- 11.G. Provide Direction to Staff on the Mission, Vision and Values statement.



Ms. Cooper stated that staff proposed a number of changes to the AHA Mission Statement, primarily made to streamline the Mission Statement, with the recommendation that staff bring the Mission Statement back to the Board for review in 2026.

Chair Grob stated that she agreed with the recommendation made by the Executive Director and reiterated AHA's commitment to fair housing for tenants and landlords and fair employment for staff and acknowledged that AHA is extremely effective and successful because of the staff's ability to respect each other and respect the differences that each person brings to the organization. Chair Grob stated that she fully anticipates that staff will continue to build on this strength.

Chair Grob moved to approve the changes proposed by staff for item 11.G, and Commissioner Joseph-Brown seconded. The motion passed five to one, with one opposition.

Yes 5 Chair Grob, Vice-Chair Sidelnikov, Commissioner Decoy, Commissioner Husby, and Commissioner Tamaoki

Opposed 1 Commissioner Joseph-Brown

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

Chair Grob Adjourned to Closed Session at 8:22 p.m.

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

Chair Grob adjourned Closed Session and reconvened the Regular Meeting of the Board of Commissioners at 8:51 p.m. Chair Grob stated that during Closed Session the Board discussed item 5.B and will now hear item 11.G.

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

None.

15. WRITTEN COMMUNICATIONS

None.

16. EXECUTIVE DIRECTOR'S COMMUNICATIONS

Mr. So stated that the Housing Wait List for Linnet Corner will open on April 4<sup>th</sup> and remain open through April 18<sup>th</sup>. This is an opportunity for anyone that is 62



years or older, to live in a studio apartment in a great location within the City of Alameda. Available via this wait list and the eventual lottery are 23 studio apartments, which feature individual bathrooms and kitchens, and are suitable for one to two person households. The lottery will be conducted no later than April 25<sup>th</sup> and applicants can expect to hear back by May 30<sup>th</sup> or sooner. Move-ins are projected to begin later this year in September 2025.

Mr. So stated that staff from the College of Alameda will be tabling at Rosefield Village on April 16<sup>th</sup> and Esperanza Apartments on April 23<sup>rd</sup>. They will share information about upcoming enrollments for both Summer and Fall semesters and highlight higher educational opportunities, as well as vocational training programs.

Mr. So went on to state that The City of Alameda's Zero Waste Program will be visiting Rosefield Village on March 20<sup>th</sup>, Parrot Gardens and Parrot Village on March 25<sup>th</sup>, and China Clipper on April 15<sup>th</sup>. Once all the visits are completed, the team will have visited 7 AHA properties to distribute compost bins, recycle totes, and information materials. Mr. So also stated that Mastick Senior Center staff tabled at Independence Plaza on February 25<sup>th</sup>, in which 32 residents were informed about all Mastick senior programming. Mastick staff will be at Anne B. Diamant Plaza on March 20<sup>th</sup>.

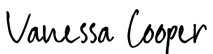
Mr. So reminded the Board that their Form 700 and Ethics training are due on April 1<sup>st</sup>. Mr. So reminded the Board that their Form 700 must include both the Board of Commissioners and Alameda Affordable Housing Corporation and that they must complete no less than 2 hours of Ethics Training.

17. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)


None.

18. ADJOURNMENT

Chair Grob adjourned the meeting at 8:56 p.m.

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Vanessa M. Cooper  
Secretary and Executive Director

Signed by:  
  
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Carly Grob, Chair  
Board of Commissioners

Signed by:  
  
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Gabrielle B. Janssens,  
General Counsel, Goldfarb and Lipman LLC  
Reviewed for form

