



Housing Authority  
of the  
City of Alameda

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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, April 16, 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

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](mailto:jpolar@alamedahsg.org) and [vcooper@alamedahsg.org](mailto: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](mailto: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 NEGOTIATOR Pursuant to Government Code Section 54956.8.  
 Property Location: 1129 Regent Street, Alameda, CA 94501-5330 Units A through C.  
 Assessor's Parcel Number 070-0182-075-00  
 Agency Negotiators: Vanessa Cooper, Executive Director, Sylvia Martinez, Director of Housing Development, Negotiating Parties: Owners: Petrochis, N, Rojas A, and Fikre, A  
 Under Negotiation: Price and Terms
- 5.B. ~~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.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 REAL PROPERTY NEGOTIATORS pursuant to Government Code Section 54956.8.  
Property Location: 2615 Eagle, Alameda, CA 94501  
Assessor's Parcel Numbers: 70-161-55-2  
Agency Negotiators: Vanessa Cooper, Executive Director, Sylvia Martinez, Director of Housing Development, Alicia Southern, Director of Human Resources, Alison Torbett (Nixon Peabody – Counsel)  
Negotiating Parties: Housing Authority of the City of Alameda  
Under Negotiation: Potential litigation
- 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. Counsel Goldfarb & Lipman LLP.
- 5.E. Conference with Legal Counsel-Anticipated Litigation: Anticipated litigation pursuant to subdivision (d)(2) of Government Code Section 54956.9: One potential case. Counsel Liebert Cassidy Whitmore.
- 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 March 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. Authorize the Executive Director or Designee to sign an amendment with Goldfarb & Lipman LLP for general counsel to increase the budget by \$400,000



in an amount not to exceed \$850,000 and to extend the contract for two additional years to 2028.

- 10.I. Authorize the Executive Director or designee to negotiate and execute the purchase of one or both of the two townhomes located at 1129 Regent Street, Alameda, CA 94501-5330 Units A and B. Assessor's Parcel Numbers 70-182-75 and 70-182-74. Approve expenses of up to \$150,000 from AHA for the improvement of the property including repairs of stairs and balcony to be levied against the respective homeowners and recoupable at sale.
11. AGENDA
- 11.A. Accept a Report for The Poplar (2615 Eagle Avenue) and Presentation from TWM Architects + Planners.
- 11.B. Accept a presentation of the 2024 Social Services Report.
- 11.C. Approve a Resolution to Quitclaim an Access Easement at PanAm Way.
- 11.D. Approve Changes to the Administrative Plan.
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.

