



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
WEDNESDAY, APRIL 16, 2025

PLEDGE OF ALLEGIANCE

Greg Kats, Director of Administrative Services, called the meeting to order at 6:30 p.m.

1. **ROLL CALL**

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

Absent: Commissioner Husby and Commissioner Tamaoki

Note: Vanessa Cooper, Executive Director, was also present. Greg Kats,
Director of Administrative Services, 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)

Maureen Cadigan, tenant of Anne B. Diament Plaza, expressed concern regarding the lack of fire evacuation procedures for residents, particularly disabled residents.

In response to Ms. Cardigan, Chair Grob stated that the Board will direct staff to investigate this matter and respond to Ms. Cardigan.

Ana Rojas, Regent Street Homeowner and Member of Regent Street Homeowners Association (HOA) stated that it is difficult coordinating the HOA, as it is composed of only 3 members. Thus, the repairs in progress have been difficult. However, she has signed the repair and indemnity agreement. Ms. Rojas expressed appreciation for the Board's patience.

Abbey Nicola, Daughter of Nichola Petochis, Regent Street Homeowner, stated that her father has had the stairs repaired several times, which has caused him financial hardship. As a low-income senior, when the problem occurred last year, he was unable to afford the repairs needed, so he sought financial assistance from the City of Alameda. He has been granted the requested financial assistance, but one member of the HOA is refusing to allow the work to proceed. As a result, her father has been out of his home for over one year. Ms. Nicola presented pictures of the stairs to the Board.

The Board appreciated the public comments.

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

Chair Grob adjourned to Closed Session at 6:40 p.m.

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: Petochis, 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

Chair Grob adjourned Closed Session at 7:46 p.m.

- 7. RECONVENE REGULAR MEETING

Chair Grob reconvened the Regular Meeting at 7:46 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, 5.B, and 5.C and the Board will return to Closed Session after the Regular Meeting.

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 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.

Items accepted or adopted are indicated by an asterisk.

Chair Grob removed item 10.I and continued the item indefinitely.

Chair Grob moved to accept the Consent Calendar items, with item 10.I being continued indefinitely, and Commissioner Kaufman seconded. The motion passed unanimously.

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

11.A. Accept a Report for The Poplar (2615 Eagle Avenue) and Presentation from TWM Architects + Planners.

Jenny Wong, Senior Project Manager, invited the Board Commissioners to community meetings scheduled as part of the design and environmental cleanup process for The Poplar project. The memo for item 11.A includes the list of community meeting dates, which are primarily scheduled to take place on Wednesday evenings. However, the date of the first meeting, currently listed as April 30th, will be rescheduled to take place on May 6th.

Ms. Wong stated that after extensive evaluation of the proposals received, in response to the Request for Qualifications for an architect, The Housing Authority of the City of Alameda (AHA) selected TWM Architects + Planners to serve as the lead architect for The Poplar (2615 Eagle Avenue) project. TWM Architects + Planners were also selected to serve as the ADA redesign architects for Parrot Village and Independence Plaza. Ms. Wong introduced Derek Dutton, Principal, and Brenda Joy Gabbac, Project Designer, from TWM Architects + Planners, who provided a presentation that included an overview of the work performed by the firm, including work being performed in the City of Alameda.

The Board appreciated the presentation and the firm’s goal of designing projects according to the historical architecture of the respective communities, while maximizing the number of housing units on the sites.

Chair Grob moved to accept a Report for The Poplar (2615 Eagle Avenue) and Presentation from TWM Architects + Planners, and Commissioner Joseph-Brown seconded. The motion passed unanimously.

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

11.B. Accept a presentation of the 2024 Social Services Report.

Joshua Altieri, Community Relations Manager, provided a presentation that included an overview of the 2024 Social Services Report; noting that AHA’s social service partnerships are the result of the collaboration and coordinated efforts of many agencies. These partnerships aim to enhance the lives of AHA residents and participants beyond providing the four walls of housing.

In response to Commissioner Joseph-Brown, Mr. Altieri stated that after-school services provided by the City of Alameda Recreation and Parks Department



(ARPD), at the Esperanza Apartments, are open to all AHA youth. ARPD has piloted the after-school program at Parrot Village and, when staffing numbers allow, is willing to pilot at a second property.

The Board appreciated the presentation and encouraged Mr. Altieri to pursue partnerships with the various Bay Area minor league teams. Chair Grob moved to accept a presentation of the 2024 Social Services Report, and Commissioner Joseph-Brown seconded. The motion passed unanimously.

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

11.C. Approve a Resolution to Quitclaim an Access Easement at PanAm Way.

Sylvia Martinez, Director of Housing Development, stated that the memo for item 11.C included a lot of detail to provide an outline of the historical agreement for the respective easement. Ms. Martinez provided the Board with a picture that depicts the exact location of the easement; noting that an easement is the legal right to enter/exit a building, which is meaningful if you own the land under or adjacent to it. AHA no longer owns any land where the easement will exist. The request for this Resolution is to clean up the title and to adhere to the City’s request to Quitclaim the easement. AHA legal counsel has reviewed the Quitclaim.

Vice-Chair Sidelnikov moved to approve a Resolution to Quitclaim an Access Easement at PanAm Way, and Commissioner Joseph-Brown seconded. A roll call vote was taken and the motion passed unanimously.

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

11.D. Approve Changes to the Administrative Plan.

On behalf of Sepideh Kiumarsi, Senior Management Analyst, Tonya Schuler-Cummins, Senior Programs Director, provided a presentation that summarized the Administrative Plan revisions; noting that additional revisions made in response to the April 15, 2025, PIH Notice will be presented at a future Board meeting.

Commissioner Joseph-Brown moved to approve changes to the Administrative Plan, and Commissioner Kaufman seconded. The motion passed unanimously.

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



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

None.

13. WRITTEN COMMUNICATIONS

None.

14. EXECUTIVE DIRECTOR'S COMMUNICATIONS

Greg Kats, Director of Administrative Services, stated that the waitlist application period for Linnet Corner is closing at 11 a.m. on Friday, April 18, 2025. Linnet Corner is located at 2000 Lakehurst Circle and is a senior housing community for people aged 62 years or older. Linnet Corner consists of 64 total units, 23 of the studio units are available to the public via the waitlist process, which will be decided through a lottery. Sixteen units, 10 studios and 6 one-bedroom units, are available for senior, unhoused, disabled veterans of any discharge status, and will be filled through referral from the Alameda County Coordinated Entry System (CES). Tenants for the remaining units will be drawn from AHA's existing PBV waitlist. Move-ins are projected to begin in September 2025.

Mr. Kats stated that AHA has distributed home care kits to 27 Emergency Housing Voucher (EHV) households. Extensive outreach, including mailers, emails, and phone calls, was performed for these households. The home care kits include helpful household items such as cleaning supplies, kitchen utensils, and hygiene products. Mr. Kats stated that AHA has received emails from tenants expressing their appreciation for the home care kits, noting that they would not have been able to afford to purchase the needed items.

Mr. Kats stated that staff from the Mastic Senior Center continued their quarterly visits to Independence Plaza (IP) and Anne B. Diamant Plaza (ABD). Fifty-two AHA households engaged with Matic Senior Center staff during the outreach sessions that were held at IP and ABD on February 25, 2025, and March 20, 2025, respectively.

Mr. Kats also stated that AHA staff hosted the City's Department of Housing and Homeless Services monthly Collaboration Advancing Resources Efforts and Supports (CARES), for Alameda's homeless, Meeting on March 20, 2025. This meeting was hosted at IP and attended by representatives from over 25 community organizations and government agencies. AHA staff provided a presentation that included an overview of AHA, with a highlight of North Housing, and requested that meeting attendees spread the word about the North Housing project.

15. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)

Vice-Chair Sidelnikov requested that Mr. Altieri please spread the word about the Alameda Bike Festival that is scheduled to take place on Saturday, April 19, 2025, between the hours of 11:30 a.m. – 2:30 p.m., at Paden Elementary School located on Central Avenue. Free bike repairs and helmets will be available to bikers of all ages.

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

Chair Grob reconvened the Regular Meeting at 8:27 p.m. and adjourned to Closed Session to discuss items 5.D and 5.E.


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

N/A

18. ADJOURNMENT


Chair Grob adjourned the meeting at 8:25 p.m.

Chair Grob readjourned the Regular Meeting at approximately 9:05 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:

06D3563A71964EC...
Gabrielle B. Janssens,
General Counsel, Goldfarb and Lipman LLC
Reviewed for form

