



Housing Authority
of the
City of Alameda

PHONE: (510) 747-4300
FAX: (510) 522-7848
TTY/TRS: 711

701 Atlantic Avenue • Alameda, California 94501-2161

AGENDA

DATE & TIME

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

Wednesday, September 17, 2025 - 5:30 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 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 - 5:30 p.m. - Adjournment to Closed Session to Consider:
- 5.A. ***Note: This item will not be discussed at this meeting and will be moved to the October 15, 2025 meeting agenda for discussion.**

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), Neil Saxby (Renew Urban - Consultant)

Negotiating Parties: Housing Authority of the City of Alameda

Under Negotiation: Potential litigation

- 5.B. Conference with Real Property Negotiations (Government Code § 54956.8)
Property: 440 Roth Lane, Alameda, CA 94501, APN 074-1356-134
Agency Negotiation: Vanessa Cooper, Executive Director, Sylvia Martinez, Director of Housing Development, Counsel, Negotiating Parties: Debra Lewis
Under Negotiation: Price and terms of payment.
- 5.C. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to Government Code Section 54956.9 (d)(1))
Mariah Lothlen, et al. v. Housing Authority of the City of Alameda, FPI Management, inc., John Stewart Company, Pulte Homes of California, INC., and DOES 1-10; Alameda County Superior Court Case No. 24CV059969



- 5.D. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to Government Code Section 54956.9 (d)(1))
Jordan v. Housing Authority of the City of Alameda, et.al (Superior Court of California, County of Alameda, Case No. 25CV118302)
- 5.E. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to Government Code Section 54956.9 (d)(1))
Housing Authority of the City of Alameda v Berry Alameda County Superior Court Case No. 25CV108618
- 5.F. 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.
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 Meetings held on May 21, 2025 and June 18, 2025. **Page 6**
 - 10.B. Accept the Monthly Overview Report for the Housing Programs Department. **Page 23**
 - 10.C. Accept the Monthly Overview Report for Property Operations. **Page 29**
 - 10.D. Accept the Monthly Update on Construction in Progress (CIP). **Page 34**
 - 10.E. Accept the Monthly Construction Report for The Estuary I. **Page 38**
 - 10.F. Accept the Monthly Construction Report for Linnet Corner. **Page 44**
 - 10.G. Accept the Monthly Report for North Housing Offsites. **Page 52**
 - 10.H. Accept the Monthly Report for The Poplar. **Page 57**
 - 10.I. Accept the Quarterly Overview Report for the Housing Development Department. **Page 62**
 - 10.J. Accept the Quarterly Development Report for The Estuary II. **Page 67**
 - 10.K. Accept the Quarterly Overview Report for the Executive/Data and Policy and HR Departments. **Page 72**
 - 10.L. Accept the Quarterly Overview Report For the Administration and Services Department. **Page 76**
 - 10.M. Accept the Quarterly Investment Report for the Period Ending June 30, 2025. **Page 86**
 - 10.N. Accept Quarterly Family Self Sufficiency (FSS) Report. **Page 110**



- 10.O. Approve the Quarterly Write-off, to June 30, 2025, of Uncollectible Accounts Receivable from Former Residents. **Page 113**
- 10.P. Accept a Report on the Potential Purchase of Pulte and other Below Market Rate (BMR) Homes, including 440 Roth Lane. **Page 116**
- 10.Q. Authorize the Executive Director to execute the fifth amendment to the agreement with Techordia, LLC. for security camera consultant and network management services. **Page 118**
- 10.R. Approve the Executive Director to sign a contract Not To Exceed \$325,000 with Asbestos Management Group of California, Inc., for Remediation and Demolition of the existing property improvements at "The Poplar", 2615 Eagle Ave. **Page 136**
- 10.S. Approve the 2026 AHA Operations (Holiday and Office Closure) Calendar. **Page 138**
11. AGENDA
- 11.A. Accept the Housing Authority of the City of Alameda's 85th Anniversary video. **Page 141**
- 11.B. Adopt the Resolution to revise the Employer's Contributions for Eligible Employees' Health by up to 5.028% to \$3,039.04 per employee per month and with a 3% increase in Dental/Vision Care up to \$ 255.76 per employee per month. **Page 143**
- 11.C. Adopt the Resolution to: 1) Provide a 1.5% Cost of Living Adjustment for All Eligible Employees; 2) Adopt the Corresponding Pay Schedule and Salary Schedule to be effective retroactively to August 24, 2025; and 3) Adopt the updated Schedule of Authorized Positions. **Page 149**
- 11.D. Elect a Chair and Vice Chair of the Board of Commissioners for 2025-26. **Page 158**
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.

