



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

701 Atlantic Avenue • Alameda, California 94501-2161

AGENDA

DATE & TIME

LOCATION

REGULAR MEETING OF THE BOARD OF DIRECTORS

Wednesday, January 21, 2026 - 7:01 PM

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

By Phone (through Zoom):

Find your local number: <https://us06web.zoom.us/u/kelQZ99OFI>

Meeting ID: 826 1758 3123

Passcode: 406791

Persons wishing to address the Board of Directors are asked to submit comments for the public comment period of the Agenda as follows:

- Send an email with your comment(s) to jpolar@alamedahsg.org and hainfo@alamedahsg.org prior to or during the Board of Directors meeting.
- Call and leave a message at (510) 871-7435, TTY/TRS: 711.
- Complete a speaker card in the meeting room on the day of the meeting.

Written comments may also be submitted via US Mail to:

Attn: Clerk of the Board

Housing Authority of the City of Alameda

701 Atlantic Avenue

Alameda, CA 94501

Written comments received by the Housing Authority prior to 12 Noon on the day of the meeting will be posted on the Housing Authority's website and presented at the meeting



during the public comment period. Written comments received by the Housing Authority after 12 Noon, but prior to the meeting start time, will only be presented during the public comment period. Please mark any submission as "Public Comment" and indicate which agenda item they relate to.

- The public comment period is limited to three minutes per speaker.

Persons in need of special assistance to participate in the meetings of the Housing Authority of the City of Alameda, please contact (510) 747-4325 (voice), TTY/TRS: 711, or jpolar@alamedahsg.org. Notification 72 hours prior to the meeting will assist the Housing Authority of the City of Alameda to make reasonable arrangements to provide accessibility or language assistance.

PLEDGE OF ALLEGIANCE

1. ROLL CALL - Board of Directors
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 Directors for the emergency circumstances to be used as a justification to participate remotely. Remote Directors must provide a general description of the circumstances relating to need to appear remotely at the given meeting. Director 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 Director cannot participate in meetings of the Board of Directors solely by teleconference from a remote location for a period of more than 3 consecutive months or 20% of the regular meetings for AAHC within a calendar year, or more than 2 meetings if the Board of Directors regularly meets fewer than 10 times per calendar year.
3. DIRECTOR RECUSALS
4. Motion to Accept the Order of the Board of Directors Agenda for the January 21, 2026 Meeting.
5. Public Comment (Non-Agenda)
6. 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 Directors or a member of the public.
- 6.A. Approve Minutes of the Regular Board of Directors Meeting held on November 19, 2025. **Page 4**
- 6.B. Accept a Report on the Installation of Gas Meter Seismic Shutoff Valves on Multiple Properties. **Page 8**
- 6.C. Authorize the Executive Director or Designee to negotiate and sign a second



amendment to the consultant services agreement with Novogradac & Company LLP for audit and tax services to increase the total compensation amount by \$100,000, for an increase to the total not to exceed amount from \$312,500 to \$412,500, with no further agreement term extensions. **Page 10**

7. AGENDA
8. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
9. WRITTEN COMMUNICATIONS
10. EXECUTIVE DIRECTOR'S COMMUNICATIONS
11. DIRECTORS COMMUNICATIONS, (Communications from the Directors)
12. ADJOURNMENT OF REGULAR MEETING

* * * Note * * *

Documents related to this agenda are available for public inspection and copying at the Alameda Affordable Housing Corporation office, 701 Atlantic Avenue, during normal business hours.

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 Directors exists to conduct the business of its constituents. Deliberations are conducted before the people and are open for the people's review, subject to limited statutory exceptions.

In order to assist the Alameda Affordable Housing Corporation'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 Alameda Affordable Housing Corporation accommodate these individuals.





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**DRAFT MINUTES
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, NOVEMBER 19, 2025**

PLEDGE OF ALLEGIANCE

Director Grob called the meeting to order at 8:12 p.m.

1. **ROLL CALL** - Board of Directors

Present: Director Grob, Director Decoy, Director Husby, Director Kaufman, and Director Tamaoki

General

Counsel: Jhaila R. Brown, Goldfarb & Lipman LLP

Absent: Director Joseph-Brown and Director Sidelnikov

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 Directors for the emergency circumstances to be used as a justification to participate remotely. Remote Directors must provide a general description of the circumstances relating to need to appear remotely at the given meeting. Director 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.

Director Grob confirmed that more than 4 Directors were present in the noticed meeting room in the City of Alameda and there were no Directors attending remotely.

3. **DIRECTOR RECUSALS**

None.



4. Motion to Accept the Order of the Board of Directors Agenda for the November 19, 2025 Meeting.

Director Grob moved to accept the Order of the Board of Directors Agenda for the November 19, 2025 Meeting, and Director Tamaoki seconded. The motion passed unanimously.

Yes 5 Director Grob, Director Decoy, Director Husby,
Director Kaufman, and Director Tamaoki

No 0

Abstentions 0

5. Public Comment (Non-Agenda)

None.

6. 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 Directors or a member of the public.

*6.A. Approve Minutes of the Regular Board of Directors Meeting held on September 17, 2025.

*6.B. Accept the quarterly report on the property financials for properties owned by the Housing Authority of the City of Alameda (AHA), Alameda Affordable Housing Corporation (AAHC), and Island City Development (ICD) for the period ending June 30, 2025.

*6.C. Approve the Quarterly Write-off, to September 30, 2025, of Uncollectible Accounts Receivable from Former Residents.

Items accepted or adopted are indicated by an asterisk.

Director Tamaoki inquired about the status of the plumbing pinhole leaks at Everett Commons, as referred to in the memo for item 6.B. Vanessa Cooper, Executive Director, stated that pinhole leaks were discovered in the tube which comes out of the system, which indicates a systematic tubing failure. Nancy Gerardin, Director of Property Operations, stated that the remedy for the tubing failure is to have the water heater expansion tanks installed; which is in process. AHA is still working with the manufacturers and installers to determine the exact cause; samples have been taken and will be analyzed to determine the exact cause. Per, Joseph Nagel, Sr. Construction Project Manager, this issue has not been discovered at any additional properties. Commissioner Tamaoki requested that staff keep the Board apprised of this situation.

Director Tamaoki moved to accept the Consent Calendar items, and Director Husby seconded. The motion passed unanimously.



Yes 5 Director Grob, Director Decoy, Director Husby,
Director Kaufman, and Director Tamaoki

No 0

Abstentions 0

7. AGENDA

- 7.A. Accept Carly Grob and Vadim Sidelinkiov as Ex-Officio President and Ex-Officio Vice President of the Board of Directors, respectively, for Calendar Year 2025-2026, Pursuant to the Alameda Affordable Housing Corporation (AAHC) Bylaws.

Director Grob confirmed that Ms. Cooper would like the recommendation to be modified to clarify that the calendar year is July 1, 2025 through June 30, 2026.

Director Grob moved the motion as amended, to reflect the calendar year as July 1, 2025 through June 30, 2026, to accept Carly Grob and Vadim Sidelinkiov as Ex-Officio President and Ex-Officio Vice President of the Board of Directors, respectively, Pursuant to the Alameda Affordable Housing Corporation (AAHC) Bylaws and Director Kaufman seconded. The motion passed unanimously.

Yes 5 Director Grob, Director Decoy, Director Husby,
Director Kaufman, and Director Tamaoki

No 0

Abstentions 0

8. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
None.

9. WRITTEN COMMUNICATIONS

None.

10. EXECUTIVE DIRECTOR'S COMMUNICATIONS

Ms. Cooper wished everyone a Happy Thanksgiving.

11. DIRECTORS COMMUNICATIONS, (Communications from the Directors)

Director Kaufman wished everyone a Happy Thanksgiving.



12. ADJOURNMENT OF REGULAR MEETING

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

Vanessa M. Cooper
Secretary and Executive Director

Carly Grob, President
Board of Directors

Jhaila R. Brown,
General Counsel, Goldfarb and Lipman LLC
Reviewed for form



To: Honorable Chair and Members of the Board of Commissioners

From: Joseph Nagel, Senior Construction Project Manager

Date: January 21, 2026

Re: Accept a Report on the Installation of Gas Meter Seismic Shutoff Valves on Multiple Properties.

BACKGROUND

The Housing Authority of the City of Alameda (AHA) and its affiliate, the Alameda Affordable Housing Authority (AAHC), own and operate multifamily property throughout Alameda. Periodically, work is scheduled to maintain and upgrade existing buildings, or to improve property that is anticipated to be redeveloped in the future. In 2022, AHA and AAHC obtained Physical Needs Assessments on all properties over 5 years old. These assessments delineated capital needs over a 15-year period, but also highlighted any health/safety needs and items for short-term attention. AHA and AAHC have completed or begun all health/safety items, and plan to address short-term needs through the annual budgeting process for every property. In addition, in August 2025, seismic assessments were performed on 3 properties: China Clipper, Anne B. Diamant, and Stanford House. No structural deficiencies were noted. However, gas meter seismic shutoffs were noted as not present.

DISCUSSION

While conducting seismic assessments in August 2025, two AAHC properties, China Clipper and Anne B. Diamant, were identified as lacking proper automatic seismic shutoff valves. These safety components automatically shut off gas flow to buildings in the event of earthquakes or other significant ground movement. Shut off valves were not required by building code when these properties were built, yet, they are recommended for retrofits to all gas meters in areas prone to seismic activity, i.e., Alameda. AHA staff conducted further inspections on the remaining AAHC portfolio and identified 243 gas meters on 7 total properties that have no shutoff valves in place. AHA staff published an RFP for qualified contractors to obtain permits, supply and install 243 gas meters. AHA received 3 proposals and Nation Restoration Inc. was chosen as the preferred contractor at a cost of \$195,958.87 / \$806.42 per unit.



SEISMIC GAS SHUTOFF VALVE INSTALLATIONS AT AAHC AND AHA PROPERTIES		
AAHC	Property Costs	# of Units
LINCOLN WILLOW	\$ 4,032.08	5
ABD	\$ 806.42	1
CHINA CLIPPER	\$ 20,966.79	26
EAGLE VILLAGE	\$ 29,030.94	36
PARROT VILLAGE	\$ 40,320.75	50
ESPERANZA	\$ 96,769.81	120
IP	\$ 4,032.08	5
	\$ 195,958.87	243
AHA	Property Costs	# of Units
LINCOLN HOUSE	\$ 3,225.66	4
SHERMAN HOUSE	\$ 8,064.15	10
PARROT GARDENS	\$ 6,451.32	8
	\$ 17,741.13	22
Total Cost	\$ 213,700.00	
# of Units	265	
Cost per Unit	\$ 806.42	

FISCAL IMPACT

Funding for repairs and maintenance on existing properties owned by either AHA or the AAHC is from either project reserves or the 2025 Reserve Policy Preservation Budget, as adopted by the AHA Board of Commissioners.

CEQA

NONE

RECOMMENDATION

Accept the Report on the Installation of Gas Meter Seismic Shutoff Valves at Multiple Properties.

ATTACHMENTS

None

Respectfully submitted,



Joseph Nagel, Senior Construction Project Manager



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

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To: Board of Directors
From: Louie So, Chief Financial Officer

Prepared By: Louie So, Chief Financial Officer

Date: January 21, 2026

Re: Authorize the Executive Director or Designee to negotiate and sign a second amendment to the consultant services agreement with Novogradac & Company LLP for audit and tax services to increase the total compensation amount by \$100,000, for an increase to the total not to exceed amount from \$312,500 to \$412,500, with no further agreement term extensions.
6.C.

BACKGROUND

As a public housing authority, the Housing Authority of the City of Alameda (AHA) is required to obtain an annual independent financial audit for HUD and other stakeholders. Additionally, AHA's affiliated non-profit Alameda Affordable Housing Corporation (AAHC) is a blended component unit of AHA per HUD, and therefore is required to file entity tax returns.

Currently, the New Jersey office of Novogradac & Company LLP, led by Richard Larsen (Partner), provides audit and tax services to AHA. Please note that the San Francisco office of Novogradac & Company LLP currently is contracted with Island City Development separately for audit and tax work related to North Housing (Estuary I and Linnet Corner).

DISCUSSION

On September 7, 2021, AHA issued a request for proposals for audit and tax services, and staff interviewed multiple accounting firms and proposed Novogradac & Company LLP as AHA's audit firm.

The original contract was executed on November 4, 2021, with a termination date of November 3, 2023 with a not to exceed contract amount of \$125,000. A first amendment was executed on November 4, 2023, extending the termination date to November 3, 2026 and increasing the not to exceed contract amount from \$125,000 to \$312,500 (an increase of \$187,500).

Staff is proposing an increase of \$100,000, which will increase the contract amount from \$312,500 to \$412,500, with no further extension of the termination date of November 2026 (5



January 21, 2026

year mark from the original contract date).

To date, AHA has incurred approximately \$275,000 in costs against the \$312,500 not to exceed contract amount. It is expected that additional work through November 2026 will require approximately \$50,000 to \$100,000 above the current not to exceed contract amount.

Finance staff have been satisfied with the client communication and final deliverables by Novogradac & Company LLP. Novogradac has provided expertise due to continued changes and complexity stemming from federal public policy. Novogradac and Company LLP will present the audited financial statements to the Board of Commissioners by March 2026.

They will also prepare the tax returns that will be presented to the AAHC Board of Directors by May 2026. A request for proposals for audit and tax accounting firms is expected to be issued in the Summer of 2026, with a proposed selection of audit and tax firm in the fall of 2026 (ahead of the contract termination date of November 2026).

FISCAL IMPACT

Increase of \$100,000 is sufficiently covered by the Fiscal Year 2025-2026 budget.

CEQA

N/A

RECOMMENDATION

Authorize the Executive Director or Designee to negotiate and sign a second amendment the consultant services agreement with Novogradac & Company LLP for audit and tax services to increase the total compensation amount by \$100,000, for an increase to the total not to exceed amount from \$312,500 to \$412,500, with no further agreement term extensions.

ATTACHMENTS

1. 03 AHA & NOVOGRADAC CONTRACT (2ND AMENDMENT - 1.2026)

Respectfully submitted,
Louie So

Louie So, Chief Financial Officer

SECOND AMENDMENT TO AGREEMENT

This Second Amendment of the Agreement, entered into this 21st day of January 2026, by and between the HOUSING AUTHORITY OF THE CITY OF ALAMEDA, (hereinafter referred to as "AHA") and NOVOGRADAC & COMPANY LLP, a limited liability partnership (hereinafter referred to as "CONSULTANT") is made with reference to the following:

RECITALS:

- A. On November 4, 2021, an agreement was entered into by and between AHA and Consultant (hereinafter "Agreement") for a Not To Exceed amount of \$125,000 with a contract term date of November 3, 2023 through a Request For Proposals issued on September 9, 2021.
- B. On November 4, 2023, a first amendment to agreement was entered to extend the term to November 3, 2026 with an increase of \$187,500 to the Not To Exceed amount. This increase brings the Not To Exceed amount to \$312,500.

AHA and Consultant desire to modify the Agreement and First Amendment on the terms and conditions set forth herein.

NOW, THEREFORE, it is mutually agreed by and between and undersigned parties as follows:

- 1. The Not To Exceed amount for the entire Agreement shall be increased by ONE HUNDRED THOUSAND DOLLARS (\$100,000) for a total of FOUR HUNDRED TWELVE THOUSAND AND FIVE HUNDRED DOLLARS (\$412,500).
- 2. Consultant confirms that all work completed to January 21, 2026 has been invoiced and the invoices have been received by the AHA. No late invoices that are received after the execution of this second amendment will be honored for payment for the period prior to January 21, 2026.

Except as expressly modified herein, all other terms and covenants set forth in the Agreement shall remain the same and shall be in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this modification of the Agreement to be executed on the day and year first above written.

NOVOGRADAC & COMPANY LLP

HOUSING AUTHORITY OF THE CITY OF
ALAMEDA

Richard Larsen
Partner

Louie So
Chief Financial Officer

Vanessa Cooper
Executive Director