



Housing Authority
of the
City of Alameda

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701 Atlantic Avenue • Alameda, California 94501-2161

AGENDA

AMENDED AGENDA

REGULAR MEETING OF THE BOARD OF COMMISSIONERS

DATE & TIME

Wednesday, February 18, 2026 - 7:00 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/85229497654?pwd=ERF4c2daq8Agm7t8SwqaXfix0iHEve.1>

Meeting ID: 852 2949 7654

Passcode: 141405

By Phone (through Zoom):

Find your local number: <https://us06web.zoom.us/j/85229497654?pwd=ERF4c2daq8Agm7t8SwqaXfix0iHEve.1>

Meeting ID: 852 2949 7654

Passcode: 141405

Persons wishing to address the Board of Commissioners 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 Commissioners 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
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. Motion to Accept the Order of the Board of Commissioners Agenda for the February 18, 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 Commissioners or a member of the public.



- 6.A. Approve Minutes of the Regular Board of Commissioners Meetings held on December 16, 2025 and January 21, 2026.
- 6.B. Accept the Monthly Overview Report for the Housing Programs Department.
- 6.C. Accept the Monthly Overview Report for Property Operations.
- 6.D. Accept the Monthly Update on Construction in Progress (CIP).
- 6.E. Accept the Quarterly Stabilization Report for The Estuary I.
- 6.F. Accept the Quarterly Development Report for The Estuary II.
- 6.G. Accept the Quarterly Stabilization Report for Linnet Corner.
- 6.H. Accept the Monthly Report for The Poplar.
- 6.I. Accept the Quarterly Overview Report for the Executive/Data and Policy and HR Departments.
- 6.J. Accept the Quarterly Overview Report For the Administration and Services Department.
- 6.K. Accept the Quarterly Overview Report for the Housing Development Department.
- 6.L. 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 December 31, 2025.
- 6.M. Approve the Quarterly Write-off, to December 31, 2025, of Uncollectible Accounts Receivable from Former Residents.
- 6.N. Accept the Quarterly Financial Report for the month ended December 31, 2025.
- 6.O. Accept the Quarterly Investment Report for the Period Ending December 31, 2025.
- 6.P. Accept Report on the Housing Authority of the City of Alameda's Records Disposition.
- 6.Q. Authorize the Executive Director to Execute a Third Contract Amendment to the Consultant Services Agreement between the Housing Authority of the City of Alameda and Downs Pham and Kuei LLP for Additional Legal Services increasing the maximum contract amount by \$60,000 to the new maximum not to exceed contract amount of \$360,000.
- 6.R. Accept this report and authorize the Executive Director to continue to budget for Yardi Systems Inc. through June 30, 2027, the end of the next budget cycle.
- 7. AGENDA
- 7.A. **Notice: This hearing has been rescheduled to take place on March 18, 2026.**
Conduct the Public Hearing for the Annual Plan and Moving to Work Supplement for Fiscal Year Starting July 1, 2026.
- 7.B. Accept a presentation of the draft 2026-2030 Strategic Plan, provide feedback



- and authorize the Executive Director to make necessary changes and to publish the 2026-2030 Strategic Plan.
- 7.C. Adopt a Resolution to Revise the Housing Authority's Conflict of Interest Code.
- 7.D. Adopt a Resolution to revise the Housing Authority of the City of Alameda's Employee Policies and Procedures Handbook.
- 7.E. Adopt a resolution approving a revised Schedule of Authorized Positions effective immediately and Pay Schedule effective February 19, 2025 and extend the Board approved flexibility in hiring authority for the Executive Director to March 1, 2027.
- 7.F. Approve 2026 Out-of-State conference attendance and travel for Staff and Commissioners.
- 7.G. Approve the 2025-2026 Goals for the Executive Director and Approve a Minor Change to the Employment Contract between the Executive Director and the Housing Authority of the City of Alameda.
8. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)
9. WRITTEN COMMUNICATIONS
10. EXECUTIVE DIRECTOR'S COMMUNICATIONS
11. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)
12. 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, subject to limited statutory exceptions. 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.

