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

November 12, 2026

Gerry Beaudin
City Manager
City of Alameda
2263 Santa Clara Ave. Rm 320
Alameda, CA 94501

RE: The Housing Authority of the City of Alameda Board of Commissioners' Response to the City of Alameda's Staff Report Associated with the November 17, 2026 Agenda Item 7C

Dear City Manager Beaudin:

The Housing Authority of the City of Alameda ("AHA") Board of Commissioners ("Board") reviewed the Staff Report prepared in support of the City of Alameda's ("City's") November 17, 2026 Agenda Item 7C. The Board is not taking a position in this letter on whether the City Council should study alternative governance models; our purpose is limited to correcting material factual statements concerning AHA staff and the Board's decision-making.

For over 85 years, AHA has provided a range of housing assistance to low-income households in Alameda. AHA's primary goal is to provide quality, affordable, and safe housing in Alameda through its programs including the Housing Choice Vouchers ("HCV"), specialized housing assistance, affordable real estate development, resident services, and management of AHA-owned properties. AHA staff regularly work with City staff in the coordination and implementation of its housing assistance programs. Furthermore, AHA has met at least quarterly with the City staff since 2014 and separately with the Mayor quarterly since 2022, to further Alameda's affordable housing goals and program implementation in view of HUD policies and budgets.

The November 17, 2026 Staff Report for Item 7C asserts that City staff have observed instances of the Board receiving insufficient information or too much information to make an informed decision. The Board submits this letter, in part, to correct these misrepresentations and to reject such assertions.

The Board's role is to independently evaluate the information presented by staff, ask questions, and deliberate on the issues presented. The Board is uniquely positioned to determine whether additional information is necessary to make an informed decision. To suggest that the Board is provided either too little or too much information discounts the Board's ability to identify what information is needed to make an informed decision and fully deliberate on matters before it.

During the September 16, 2026 Board Meeting, commissioners actively questioned staff, deliberated on the information presented, and exercised their independent judgment when

considering AHA's 2027 budget forecast. Had the Board believed that additional information was necessary to make an informed decision, it would have directed staff to provide supplemental materials or ask for clarifications as needed. In fact, the Board did exactly that and requested that staff return with additional information and updates in both October and November. These actions illustrate that this Board is fully capable of determining what information is needed to fulfill its responsibilities and make informed decisions.

Further, the *City r*equested a special meeting on August 17, 2026. In an effort to work with the City, AHA staff posted the agenda as quickly as possible to comply with Brown Act requirements and held the meeting on August 19, 2026. Given the limited preparation time, staff provided an extended presentation to the Board. The Board deliberated at length during the meeting.

The Board is also concerned by the Staff Report's suggestion that AHA employees may personally benefit when AHA-affiliated developments receive funding. AHA staff do not receive personal compensation or financial incentives based on such awards. Furthermore, AHA's new developments have gone through the same competitive award process for Project-Based Vouchers ("PBVs") as third-party developers (such as Eden, MidPen, and Mercy). The Board welcomes an objective review of AHA's applicable financial and conflict-of-interest controls.

AHA shares the City's commitment to expanding affordable housing opportunities and has repeatedly demonstrated that commitment, along with its support of the RESHAP project. AHA's inability to grant the City's request to commit 30 PBVs to Stardust Gardens during the August 19, 2026 Board meeting did not arise out of a lack of alignment between the two agencies. It arose out of the federal requirements governing the selection of developments to receive PBVs and AHA's inability to project sufficient available funding.

Since then, AHA staff have prioritized efforts to find a legal and financial path to funding vouchers for RESHAP. Staff are collaborating with consultants and exploring with HUD waiver options including potential HUD regulatory or Moving to Work ("MTW") waivers or both that could permit a budget-neutral transition of assistance from Alameda Point Collaborative to Stardust Gardens. The Board and staff also have initiated cost-saving policy changes and undertaken further detailed data review to maximize the possibility of demonstrating sufficient funding available for additional vouchers to be committed in 2027 and staff will report on this again during the November 18, 2026 Board meeting.

AHA recognizes the importance of the RESHAP project and remains committed to working with the City to identify a lawful and financially responsible path forward. In short, this remains a priority for AHA and staff continue to pursue available options.

Sincerely,

Vadim Sidelnikov
Chairperson of the Board of Commissioners
Housing Authority of the City of Alameda