
ALAMEDA AFFORDABLE HOUSING CORPORATION

701 Atlantic Avenue, Alameda, CA 94501

APPROVED MINUTES

ALAMEDA AFFORDABLE HOUSING CORPORATION MEETING May 19, 2021

Alameda Affordable Housing Corporation (AAHC) Meeting

Open Alameda Affordable Housing Corporation Meeting (The Board of Directors of the Housing Authority of the City of Alameda serving in their capacity as Board of Directors of the Alameda Affordable Housing Corporation)

This is the annual meeting of AAHC for the purpose of organization, election of officers and the transaction of other business.

1. ROLL CALL

At the request of Director Tamaoki, Ms. Vanessa Cooper, Secretary called Roll.

Present: Director Tamaoki, Director Grob, Director Kay; Director Rickard,
Director Sidelnikov

Absent: Director Hadid

2. Public Comment (Non-Agenda)

None.

3. AAHC AGENDA

***Note:** The below items are numbered in accordance to the Agenda of the combined May 19, 2021 meetings of the AAHC and Board of Commissioners. This Agenda can be found here: <http://www.alamedahsg.org/cms/One.aspx?portalId=3723405&pageId=4404268>

16-A. Accept Annual Report and Audited Financial Statements for the Housing Authority of the City of Alameda Showing AAHC's Financials as a Blended Component Unit

Mr. So stated that, as AAHC is the non-profit blended component unit of the AHA, the AAHC audit information is not showcased separately from the AHA audit. The exhibit provided in item 16-A of the AAHC Agenda is the same as the exhibit presented, and approved, in item 9-B of the AHA Board of Directors Meeting.

Director Rickard moved to Accept Annual Report and Audited Financial Statements for the Housing Authority of the City of Alameda Showing AAHC's Financials as a Blended Component Unit and Vice Director Grob seconded the



motion. This meeting took place via Zoom, so a roll call vote was taken, and the motion passed unanimously.

Yes 5 Director Tamaoki, Director Grob, Director Kay,
Director Rickard, and Director Sidelnikov

16-B. Accept Report on the Federal and State Tax Returns for the Fiscal Year Ending June 30, 2020

Mr. So stated that as a non-profit, unlike AHA, AAHC is required to file a tax return with the IRS and State Franchise Tax Board. The AAHC tax returns were included as an attachment to the meeting packet.

Vice Director Grob moved to Accept Report on the Federal and State Tax Returns for the Fiscal Year Ending June 30, 2020 and Director Rickard seconded the motion. This meeting took place via Zoom, so a roll call vote was taken, and the motion passed unanimously.

Yes 5 Director Tamaoki, Director Grob, Director Kay,
Director Rickard, and Director Sidelnikov

16-C. Adopt Authorizing Resolutions for the Real Property Transfer of Properties to Alameda Affordable Housing Corporation, including Authority to Refinance Parrot and Eagle Village, Amend the Property and Asset Management Services Agreement, and Authorize Executive Director, or Designee, to Negotiate and Execute Related Documents

Ms. Martinez stated that item 16-C of the AAHC agenda is a partner to the Resolutions and Authority to the actions took as part of AHA agenda item 9-E. This would allow AAHC to receive the properties transferred from AHA, to sign the seller carryback note, to refinance Parrott and Eagle Villages, as described, and to amend the property and asset management agreements to include the properties mentioned in the agreement and to authorize the Executive Director to execute any related documents.

Director Rickard moved to Adopt Authorizing Resolutions for the Real Property Transfer of Properties to Alameda Affordable Housing Corporation, including Authority to Refinance Parrot and Eagle Village, Amend the Property and Asset Management Services Agreement, and Authorize Executive Director, or Designee, to Negotiate and Execute Related Documents and Vice Director Grob seconded the motion. This meeting took place via Zoom, so a roll call vote was taken, and the motion passed unanimously.

Yes 5 Director Tamaoki, Director Grob, Director Kay,
Director Rickard, and Director Sidelnikov

4. ADJOURNMENT

Director Tamaoki adjourned the meeting at 9:44 p.m.



DocuSigned by:

Vanessa Cooper

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Vanessa M. Cooper
Secretary and Executive Director

DocuSigned by:

Kenji Tamaoki

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Kenji Tamaoki, President
Board of Directors