

**APPROVED**  
**MINUTES OF THE SPECIAL JOINT MEETING of the**  
**ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY (ARRA), AND**  
**HOUSING AUTHORITY BOARD OF COMMISSIONERS (HABOC)**

**Wednesday March 4, 2009**

**The meeting convened at 10:30 p.m. with Chair Johnson presiding.**

**2-B**

**1. ROLL CALL**

Present: Commissioner deHaan, Gilmore, Matarrese, Tam, Torrey and Chair Johnson

**2. CONSENT CALENDAR**

- 2-A. Accept Minutes of the Regular Meeting of the Board of Commissioners of the Housing Authority of the City of Alameda Held Tuesday, January 6, 2009.
- 2-B. Accept Housing Authority Audit Report for Fiscal Year Ending June 30, 2008. The Housing Commission and Chief Executive Officer recommend the Board of Commissioners accept the audit report for the fiscal year ending June 30, 2008.
- 2-C. Authorize Submission of Application for Replacement Vouchers for Esperanza Residents.

**Approval of the consent calendar was motioned by Commissioner Matarrese and seconded by Commissioner Torrey and passed by the following voice votes: Ayes: 6 Noes: 0 Abstentions: 0.**

**3. REGULAR AGENDA ITEMS**

- 3-A. Hold a Public Hearing to Approve an Alameda Reuse and Redevelopment Authority Resolution Adopting an Addendum to the Final Environmental Impact Report for the Reuse of Naval Air Station Alameda and Fleet Industrial Supply Center; Approving an Amendment to the 1996 Naval Air Station Alameda Community Reuse Plan for the Main Street Neighborhoods Subarea; and Approving a Legally Binding Agreement for a Homeless Accommodation at the North Housing Parcel (LBA); and Approve a Housing Authority Board of Commissioners Resolution Approving a LBA and Related Memorandum of Understanding.**

Elizabeth Cook, Housing Development Manager, gave a presentation which was an overview of the North Housing Parcel project.

Liz Varela, Executive Director, Building Futures for Women and Children (BFWC), stated that they are excited about the project, as it's a great opportunity for their clients to make change in a safe, stable housing, with support. Doug Biggs, Executive Director, Alameda Point Collaborative, commented on a few points, stating that the process has resulted in a really strong plan, and that all partners came together to create a solid program which draws on the strengths of each provider, the Housing

Authority (HA) and BWFC. He's excited that this plan will permanently end homelessness. He reminded the board that the Homeless Needs Assessment was done a year ago, March 2008, and today, the needs for the homeless is even greater. He addressed a couple of issues discussed in the presentation, including the site plan. He commented that the drawing is only a small portion of entire site, and that the general plan principles are met: housing is closer to the Tinker Ave. transit corridor, which makes for easy access to transportation and schools. Regarding the environmental clean up, Mr. Biggs stated that they are constrained by the ROD (Record of Decision), which limits the Navy's culpability. He discussed that in the worse case to comply with ROD, the HA came up with a plan built into the funding mix, as well as a plan which is part of the service plan to set aside money for insurance. He assured the Board that the project was made to be as risk-averse as much as possible

Member Matarrese stated a few modifications to the recommendation, including making sure the eight acres stay contiguous, and that the Miracle League is specified within the eight acres; that language is worked into the LBA that addresses if the remediation insurance is cross prohibitive, we don't have to take title. Chair Johnson added the provision that outside counsel, or counsel, should make any changes necessary to ensure additional safeguards. Donna Mooney, ARRA General Counsel, summarized that this is an ARRA motion approving the resolution (the addendum to final EIR), amending the Community Reuse Plan, and approving the LBA as modified. **The motion was made by Chair Johnson, seconded by Member Matarrese and passed by the following voice votes: Ayes – 6, Noes – 0, Abstentions – 0.**

As the HABOC, the recommendation was to approve the resolution approving the MOU between the Housing Authority, Alameda Point Collaborative, and Building Futures for Women and Children; and approving the LBA as modified. **The motion was made by Commissioner Torrey, seconded by Commissioner Matarrese, and passed by the following voice votes: Ayes – 6, Noes – 0, Abstentions – 0.**

#### **4. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)**

(Any person may address the governing body in regard to any matter over which the governing body has jurisdiction that is not on the agenda.)

None.

#### **5. COMMUNICATIONS FROM THE GOVERNING BODY**

None.

#### **6. ADJOURNMENT – ARRA, HABOC**

**Meeting was adjourned at 11:50 p.m. by Chair Johnson.**

Respectfully submitted,



Irma Glidden  
ARRA Secretary