



**BOARD OF COMMISSIONERS AGENDA
October 28, 2013**

- I. Pledge of Allegiance

- II. Roll Call

- III. Approval of Minutes:
Approval of Minutes of the Regular Meeting of September 23, 2013.

- IV. Old or Unfinished Business:
 - A. Consideration of a resolution approving a 1.0% cost-of-living adjustment for unrepresented employees effective immediately, and a 1.0% cost-of-living adjustment, effective July 1, 2014.

- V. Modifications to the agenda
(Allows for any change in the order of business or the announcement of the postponement or continuation of agenda items.) The Board can only take action on items listed on this agenda unless a finding is made that an emergency exists or a need arose after agenda posting.

- VI. New Business
 - A. Consideration of a resolution authorizing and approving the issuance and delivery of up to \$19,879,000 of 2013 State Ceiling Qualified Private Activity Bonds; authorizing the lending of the proceeds of the bonds to AvéVista Associates, L.P., for 460 Grand Avenue, and authorizing the execution and delivery of a Master Pledge and Assignment, Master Agency Agreement, Regulatory Agreement and such other documents as may be necessary for the issuance of the bonds.

 - B. Consideration of a resolution authorizing the creation of the OHA Development LLC that would serve as an OHA special limited partner entity in the AvéVista (460 Grand) partnership and in other future developments.

- C. Consideration of a resolution authorizing the Executive Director to execute a Ground Lease, Partnership and Option Agreements, Loan Documents and related financing required to close all construction financing for the AvéVista (460 Grand) project.
- D. Nomination and election of a Director to the Tassafaronga Housing Corporation Board of Directors to fill the vacated seat left by former Commissioner, Adhi Nagraj.
- E. Consideration of a recommendation to the Board of Commissioners for the appointment of twenty members to the Oakland Housing Authority Resident Advisory Board.
- F. Consideration and approval of Commissioner Travel to Attend Selected National, Regional, and State Conferences in Calendar Year 2014

G. Consent Agenda:

Items on the Consent Agenda are considered routine and do not require separate discussion. If a Commissioner wishes to have discussion, or if a member of the public wishes to comment on any consent item, the item may be removed from the consent agenda and considered separately. Questions or clarifications may be considered by the Commission without removal from the Consent Agenda. The Consent Agenda is adopted in one motion.

- 1. Consideration and Approval of Amending and Restating the Articles of Incorporation for California Affordable Housing Initiatives, Inc.
- 2. Consideration of a resolution authorizing the Executive Director to execute a blanket purchase order with Trimble Navigation Limited, for GPS installation and monitoring in an amount not-to-exceed \$90,000.
- 3. Consideration of a resolution authorizing the Executive Director to execute a contract with CelPlan for the purchase and installation of a Security camera System in Lockwood Gardens in the amount of \$648,650 over two years.

H. Recognition of people wishing to address the Commission.

- VII. Written Communications.
- VIII. Executive Director's Report.
- IX. Reports of Commission Committees.
- X. Announcements by Commissioners.
- XI. Adjournment to Closed Session.

Closed Session
Monday, October 28, 2013 following the Regular Meeting

In the Board of Commissioners Room, First Floor,
1619 Harrison Street, Oakland, California.

Purpose: Pursuant to Government Code Section § 54957.6 - Conference with Labor Negotiators.

Authority Designated Representatives: Florice Lewis, Director of Human Resources, Diana Doughtie Legal Counsel.

Employee Organizations: Building and Construction Trades Council of Alameda County, AFL-CIO, SEIU Local 1021 (formerly 1877 and 790), and OPEIU Local 29.

Purpose: Pursuant to Government Code Section § 54956.9 - Anticipated initiation of litigation: one (1) potential case.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

THE HOUSING AUTHORITY OF THE CITY OF
OAKLAND, CALIFORNIA

Gregory D. Hartwig, Chair of the Commission

By _____


Eric Johnson, Secretary