

Please read "Consideration of Complaints by Commission" before filling in form.

If you wish to address the Commission, you must fill in a form prior to the meeting with your name, address, phone number and the number or letter of the relevant agenda item. Forms are provided on the table by the entrance. Give completed forms to the Secretary.

Commission Members

CHAIR GREGORY D. HARTWIG
VICE-CHAIR MARLENE C. HURD
COMMISSIONER JANNY CASTILLO
COMMISSIONER DONNA GRIGGS-MURPHY
COMMISSIONER LYNETTE JUNG LEE
COMMISSIONER BARBARA MONTGOMERY
COMMISSIONER TANYA PITTS

Executive Director

Eric Johnson

In accordance with Article III, Section 3, of the Oakland Housing Authority Bylaws, NOTICE IS HEREBY GIVEN that a **Regular Meeting** of the Board of Commissioners has been called. The meeting will be held as follows:

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

REGULAR MEETING

Monday October 26, 2015, 6:00 p.m.

1619 Harrison Street, Oakland, California, Commissioners' Room first floor.

If you need special assistance to participate in the meetings of the Oakland Housing Authority Board of Commissioners, please contact (510) 874-1517 (TDD: 510-832-0633). Notification 48 hours prior to the meeting will enable the Oakland Housing Authority Board of Commissioners to make reasonable arrangements to ensure accessibility.

Persons wishing to address the Commission are asked to first read "Consideration of Complaints by Commission," then complete a "Speaker Identification Card" and present it to the Secretary at the beginning of the meeting.



**BOARD OF COMMISSIONERS AGENDA
October 26, 2015**

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
Approval of Minutes of the Regular Meeting of September 28, 2015.
- IV. Old or Unfinished Business:
- 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. Recognition of Moses L. Mayne Jr. for his service on the Oakland Housing Authority Board of Commissioners.
 - B. Consideration of a resolution authorizing a three percent (3.0%) Cost of Living Adjustment (COLA) and a one-time payment of \$300.00 to complete the three-year Memorandum of Understanding between the Oakland Housing Authority and the Local 29, OPEIU (July 1, 2013 – June 30, 2016)
 - C. Consideration of a resolution authorizing the Executive Director to amend the contract with Yardi Systems, Inc. for the use of the Integrated Property Management, Section 8 Housing and Financial Management Software System increasing the amount by \$772,749, for a total amount not-to-exceed \$2,493,319, and that the Executive Director exercise the Authority's option to extend the contract for the two additional one-year option terms.
 - D. Consideration and approval of Commissioner Travel to Attend Selected National, Regional, and State Conferences in Calendar Year 2016.
 - E. 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 26, 2015 following the Meeting

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

Purpose: Pursuant to Government Code § 54956.8 a conference with real property negotiators in regard to price and terms of payment:

- Property: 2700 Alvingroom Court, L.P., a California Limited Partnership/ EC Reems Commons
Address: 2685 (43A-4642-3-6), 2700 (43A-4642-3-7), 2721 (43A-4642-3-8), 2730 (43A-4642-3-9), 2741 (43A-4642-3-10), 2784 (43A-4642-3-11), 2640 (43A-4642-3-12), and 2785 (43A-4642-3-13) EC Reems Court, Oakland, CA 94605
Negotiating Parties: Owner: Managing General Partner: Corporation for Better Housing
Negotiating Parties: Lori Koester, Executive Director
Developer: Eden Housing Corporation, Mosaic Urban Development, Youth Uprisings
Negotiating Parties: Linda Mandolini, President (Eden), Lihbin Shiao, Principal (Mosaic), Olis Simmons, President and CEO (Youth Uprisings)
Oakland Housing Authority: Philip Neville, Bridget Galka and Michelle Brewer, Attorney
- Property: Brooklyn Basin
Address: 101 – 10th (018-0465-002-08; 018-0470-002-05)
Owner: Zarsion OHP I, LLC.
Address: 101 – 10th (018-0465-002-18; 018-0465-002-20; 018-0465-002-22) Avenue and 375 – 8TH (018-0460-004-07) Avenue, Oakland, CA 94606
Owner: City of Oakland
[The plan is for the City to swap 101 – 10th (018-0465-002-22) Avenue, Oakland, CA 94606, and 375 – 8TH (018-0460-004-07) Avenue, Oakland, CA 94606, for 101 – 10th (018-0465-002-08; 018-0470-002-05) Avenue, Oakland, CA 94606].
Negotiating Parties: Owner: Zarsion OHP I, LLC, City of Oakland
Negotiating Parties: Zarsion (Signature Development Group), Michael Ghielmetti, President, Eric Harrison, Vice President of Development, Deborah Tu, Project Manager
Negotiating Parties: City of Oakland: Michelle Byrd, Norma Thompson, Dan Rossi, Attorney
Developer: MidPen Housing
Negotiating Parties: Jan Lindenthal, Vice President, Polo Munoz, Project Manager
Oakland Housing Authority: Philip Neville, Bridget Galka, Michelle Brewer, Attorney

- Property: Foothill Family Apartments

Address: 6946 (39-3291-3; 39-3291-4; 39-3291-5; 39-3291-6; 39-3291-7; 39-3291-8; 39-3291-9; 39-3291-10; 39-3291-11; 39-3291-12; 39-3291-13; 39-3291-14; 39-3291-15; 39-3291-16; 39-3291-17) Foothill Boulevard, Oakland, CA 94605

Negotiating Parties: Owner: Managing General Partner: Oakland Housing Initiatives, Inc.

Negotiating Parties: Ted Dang, Chairman of the Board of Directors

Investor Limited Partner: Highridge Costa Housing Partners

Negotiating Parties: Michael Snowden, Vice President, Michael Costa, President
Oakland Housing Authority: Philip Neville, Bridget Galka, Michelle Brewer, Attorney

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