

**MINUTES OF THE REGULAR MEETING
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE
CITY OF OAKLAND, CALIFORNIA**

**[Most meetings are recorded.
A copy of the recorded meetings can be made available
by contacting the Executive Office at 510-874-1512]**

Monday, December 14, 2015

REGULAR MEETING

The Oakland Housing Authority Board of Commissioners convened a Regular Meeting in the Board of Commissioners Room, first floor, at 1619 Harrison Street, Oakland, California on the above date. Chair Gregory Hartwig presided and called the meeting to order at approximately 6:07 p.m.

I. Pledge of Allegiance

II. Roll Call

In attendance: Chair Hartwig, Vice-Chair Hurd, Commissioners Castillo, Griggs-Murphy. Tanya Pitts announced her resignation to the board earlier today and was excused; Barbara Montgomery was excused, Lynette Jung-Lee was excused and is noted that she later joined the meeting at 6:18 p.m.

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of October 26, 2015.

Commissioner Castillo motioned to approve the minutes, Commissioner Griggs-Murphy seconded the motion; and the board voted unanimous approval.

IV. Old or Unfinished Business:

None.

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.

None.

VI. New Business:

A. Report and discussion on Section 8 leasing challenges and proposed interventions.

Executive Director Johnson introduced the item and reviewed the PowerPoint presentation with the Commission. Executive Director Johnson introduced Teela Carpenter, Owner Services Manager and Andres Manriquez, Chief Operations Officer, who provided further detailed information within the report and a Board discussion was held on utilization aspects of the program and report.

- B. Consideration of six (6) resolutions required by California Public Retirement System (CalPERS) Health Resolutions, which changes (increases) the Authority's contribution amount towards active employees' and retirees' CalPERS Health Plan premiums for Local 29 OPEIU, Alameda County Building and Construction Trades Council, and unrepresented employees.

Executive Director Johnson introduced the items and also noted that the SEIU group was absent on the inclusion of the resolution and as still being in the negotiation process.

Commissioner Hurd moved to approve the item, Commissioner Jung-Lee seconded the motion; and the board voted unanimous approval.

- C. Consideration of a resolution authorizing the Executive Director to increase the not-to-exceed amount by \$25,000 per year on a three-year contract with two one-year option terms with Cypress Mandela Training Center for pre-apprentice construction training services for residents for a new amount not-to-exceed of \$125,000 annually.

Following Executive Director Johnson's introduction of the item, Commissioner Hurd moved for approval, Commissioner Jung-Lee seconded the motion; and the board voted unanimous approval.

- D. Consideration of a resolution approving revisions to the Oakland Housing Authority Travel Policy.

Executive Director Johnson introduced the item and gave a brief background about the policy and the role of the Ad Hoc Travel Policy Committee.

Commissioner Castillo moved to approve the item, Commissioner Griggs-Murphy seconded the motion; and the board voted for unanimous approval.

- E. Recognition of people wishing to address the Commission.

There were no speakers wishing to address the Commission.

VII. Written Communications.

Executive Director briefly reviewed the monthly report with the Commission.

VIII. Executive Director's Report.

Items of special interest to the Commission:

Executive Director Johnson will be out of the office December 21 to January 3; Acting Executive Directors during that time will be Andres Manriquez, Chief Operations Officer and Phil Neville, Deputy Executive Director, Office of Real Estate Development.

The Dellums Institute for Social Justice Fundraiser and Legacy Event will take place on January 29, 2016, 7:00 – 10:00 pm.

Executive Director Johnson thanked the Family & Community Partnership and OHA Police Departments for their support of the annual Holiday Splendor Event and the upcoming distribution of toys, where OHA has raised \$8,000 to date.

The annual Mayor's Community Toy Drive collection is underway.

IX. Reports of Commission Committees.

Commissioner Hurd provided that the Education Ad Hoc Committee met on November 18th.

X. Announcements by Commissioners.

Commissioner Castillo announced that advocates will be attending the City of Oakland's upcoming Board of Supervisors meeting to push for the rededication of "boomerang funds" to affordable housing and family services.

Commissioner Hurd expressed her gratitude to the Family & Community Partnerships staff for their dedicated work with residents.

XI. Adjournment to Closed Session.

Chair Hartwig called for adjournment, Commissioner Castillo moved to adjourn; Commissioner Jung-Lee seconded the motion. Adjournment of the meeting to Closed Session took place at 7:57 pm.

Monday, December 14, 2015 Immediately 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

Adjournment of Closed Session took place at 7:40 p.m.

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

THE HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA



Gregory D. Hartwig, Chair of the Commission



Eric Johnson, Secretary