

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

Executive Director

Eric Johnson

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

HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

SPECIAL MEETING

CLOSED SESSION AGENDA

Monday, December 5, 2016 at 6:00 p.m.

Board of Commissioners Conference Room, 1619 Harrison, Oakland, California

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

Authority Designated Representative: Florice Lewis, Director of Human Resources.

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

SPECIAL MEETING

**Monday, December 5, 2016 at 6:00 p.m. or Immediately
Following Closed Session**

Board of Commissioners Room, 1619 Harrison Street, Oakland, California.

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
December 5, 2016 6:00 p.m.
or immediately following Closed Session**

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
Approval of Minutes of the Annual Meeting of October 24, 2016.
- 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. Consideration of seven resolutions authorizing the Executive Director to conditionally award 490 Project-based Vouchers to: Building Opportunities for Self-Sufficiency for 11 PBVs; Bridge Housing for 80 PBVs; Christian Church Homes for 81 PBVs; East Bay Asian Local Development Corp. for 71 PBVs; Mercy Housing for 92 PBVs; Resources for Community Development for 79 PBVs; and Satellite Affordable Housing Associates for 76 PBVs.
 - B. Consideration of six resolutions authorizing the award of MTW Local Housing Assistance Program Operating Assistance to 289 housing units

and authorizing the Executive Director to execute a Local Housing Assistance Program Agreement with an initial term of up to 15 years with the City of Oakland, East Bay Asian Local Development Corp., Operation Dignity, Resources for Community Development, Satellite Affordable Housing Associates, and St. Mary's Center.

- C. Consideration of a resolution authorizing a three-year Memorandum of Understanding between the Oakland Housing Authority and Local 1021, Service Employees (SEIU) - Assistant Property Administrator and Housing Assistance Representative Unit; and one associated resolution approving a Retiree Medical Vesting Schedule, as required by California Public Retirement System (CalPERS).
- D. Consideration of a resolution authorizing a three-year Memorandum of Understanding between the Oakland Housing Authority and Local 1021, Service Employees (SEIU) - Maintenance Unit; and one associated resolution approving a Retiree Medical Vesting Schedule, as required by California Public Retirement System (CalPERS).
- E. Consideration of a Resolution authorizing the Executive Director to execute Cost-of-Living Adjustments for Employees of the Authority not subject to a Memorandum of Understanding including professional, management, and executive level staff; and one associated resolution approving a Retiree Medical Vesting Schedule, as required by California Public Retirement System (CalPERS).
- F. Consideration of a Resolution authorizing the Executive Director to execute a three-year Memorandum of Understanding Between the Oakland Housing Authority and Local 29, Office & Professional Employees International Union; and one associated resolution approving a Retiree Medical Vesting Schedule, as required by California Public Retirement System (CalPERS).
- G. Consideration of a resolution authorizing a three-year Memorandum of Understanding between the Oakland Housing Authority Building and Construction Trades Council (BCTC) of Alameda County; and one associated resolution approving a Retiree Medical Vesting Schedule, as required by California Public Retirement System (CalPERS).

H. Consent

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 of a resolution authorizing the Executive Director to execute a three-year contract with two additional one-year Option Terms with Automatic Data Processing, Inc. (ADP) to continue using the Human Resources Information System (HRIS), Payroll and Time-Keeping System for in an amount not to exceed \$1,000,000 over the five-year period.
2. Consideration of a resolution authorizing the Executive Director to negotiate and execute a five-year contract in an amount not to exceed \$2,232,000 with David Baker Architects as lead architect for architectural services on the 15th & Harrison Street project.
3. Consideration of a resolution authorizing the Executive Director to execute a five-year contract in an amount not to exceed \$1,775,000 with Yardi Systems, Inc. for ongoing maintenance and operation of the Integrated Property Management, Section 8 Housing & Financial Management Software System including an upgrade to a cloud-based system, and to *Yardi 7S* from *Yardi Voyager*.

I. Recognition of people wishing to address the Commission.

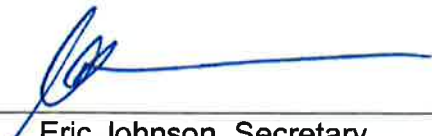
- VII. Written Communications.
- VIII. Executive Director's Report.
- IX. Reports of Commission Committees.
- X. Announcements by Commissioners.
- XI. Adjournment.

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