

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 ANNE E. GRIFFITH  
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 **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 September 24, 2018, 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  
September 24, 2018**

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
  - A. Approval of Minutes of the Regular Meeting of June 25, 2018.
  - B. Approval of Minutes of the Regular Meeting of July 23, 2018.
- 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.)*
- VI. New Business:
  - A. Consideration of a resolution approving and authorizing the submittal of the Fiscal Year 2018 Moving to Work Annual Report and Certification of Compliance to the U.S. Department of Housing and Urban Development to the U.S. Department of Housing and Urban Development by the deadline of September 30, 2018.
  - B. Consideration of resolution the authorizing the Oakland Housing Authority, through its affiliate OHA Development LLC, to act as the initial limited partner in the Authority-controlled limited partnership that will own and operate the Oak Grove North and South senior housing developments (Oak Groves) and authorizing the Executive Director to enter into an option to lease the land and an option to purchase the Oak Groves improvements to provide site control to the limited partnership.
  - C. Consideration of a resolution authorizing the Executive Director to form an Authority-controlled nonprofit development corporation that will participate in various Authority projects and development activities.

D. 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 of a resolution authorizing the Executive Director to execute a ten-year contract extension agreement with an option to extend for an additional 20-years, with Seven Directions Housing, LP, a California Limited Partnership, and project owner East Bay Asian Local Development Corporation, to continue the Project-based Section 8 assistance for 18 units at Seven Directions Apartments.
2. Consideration of a resolution authorizing the Executive Director to renew the commercial property (fire) insurance policy with HARRG, for the period October 10, 2018 to October 10, 2019, and to make the payment of the annual premium in the amount of \$430,876.
3. Consideration of a resolution authorizing the Executive Director to execute a contract with ThyssenKrupp Elevator Corporation for the replacement of all existing door operators and door equipment for both elevators at 1621 Harrison Street, and increase the contract amount not to exceed by \$210,703.

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, September 24, 2018 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: Alice Harrison Development Site  
Address: 1439-43 Alice St. and 1434 Harrison St., Oakland, CA 94612

Authority Negotiating Parties: Dave Kiddoo; Bridget Galka; Michelle Brewer, Attorney, Goldfarb & Lipman LLP; Jerry Smith, Principal, Citrine Advisors (broker on behalf of Authority).

Seller Negotiating Parties: David Klein, Executive Managing Director, Cushman & Wakefield, Inc. (broker on behalf of seller).

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

Property: Empyrean Tower  
Address: 344 13<sup>th</sup> Street, Oakland, CA 94612, APN 002-0065-011

Owner/Managing General Partner Negotiating Parties:

Harrison Menlo Preservation, L.P., a California limited partnership

By: RCD GP II LLC, A California limited liability company, its general partner

By: Resources for Community Development, a California nonprofit public benefit corporation, its sole member/manager

Daniel Sawislak, Executive Director

Jessica Sheldon, Associate Director of Housing Development

Oakland Housing Authority Negotiating Parties:

David Kiddoo, Bridget Galka, Michelle Brewer, Attorney

**Purpose: Conference with Legal Counsel – Existing Litigation, pursuant to Government Code Section 54956.9(a): Darren Mathieu II and Edward Jackson Jr. v. City of Oakland and Oakland Housing Authority Police Department, U.S. District Court for the Northern District of California, Case No. 4:18-CV-05742.**

**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