



## AGENDA

I. Pledge of Allegiance

II. Roll Call

III. Approval of Minutes:

Approval of Minutes of the Special Meeting of September 24, 2012.

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.

V. New Business

A. Consideration of a resolution authorizing execution of a Disposition and Development Agreement and adoption of environmental findings and mitigation measures pursuant to CEQA for Phase 5 of the Lion Creek Crossings (formerly Coliseum Gardens) HOPE VI Revitalization.

### Adjournment to Closed Session

#### **Pursuant to Government Code Section § 54957.6 - Conference with Labor Negotiators.**

Authority Designated Representatives: Florice Lewis, Director of Human Resources, Patricia Ison and Janet Rice, Deputy Executive Directors.  
SEIU Local 1021 (formerly 1877 and 790).

### Reconvene Open Session

B. Consideration of a resolution authorizing a three-year Memorandum of Understanding between the Oakland Housing Authority and Local 1021, Service Employees; and one associated CalPERS Health Resolution that changes (increases) the Authority's contribution amount towards retirees' CalPERS Health Plan premiums.

- C. Presentation of Fiscal Year 2012 Year End Financial Report.
- D. Presentation and Discussion of September 2012 Site Based Wait List Opening demographics report.
- E. Consideration of a request for approval of Commissioner travel to attend selected National, Regional, and State Conferences in Calendar Year 2013.

F. 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 approval of nine (9) resolutions required by California Public Retirement System (CalPERS), and to comply with the agreements and memorandum of understandings between the Authority and the bargaining units.
2. Consideration a resolution authorizing the Executive Director to execute a three-year contract with two one-year option terms for the property management services of Palo Vista Gardens with the John Stewart Company.
3. Consideration a resolution authorizing the Executive Director to execute a contract with OnPoint Construction in the amount not to exceed \$82,650 for the exterior painting of the property at 950 40<sup>th</sup> Street.
4. Consideration a resolution authorizing the Executive Director to enter into a contract in the amount not to exceed \$71,274 with Sonrise Roofing, Inc. for the roof replacement at 3336-3352 Arkansas Street.
5. Consideration a resolution authorizing the Executive Director to enter into a contract with Sonrise Roofing, Inc. in the amount not to exceed \$53,908, for the replacement of the Composition Shingle Roof at 3901 Webster Street
6. Consideration a resolution authorizing the Executive Director to write off \$248,409.50 in Tenant Account Receivables deemed uncollectable from tenants who vacated public housing units during the period July 1, 2011 through December 31, 2011.

- G. Recognition of people wishing to address the Commission.
- VI. Written Communications.
- VII. Executive Director's Report.
- VIII. Reports of Commission Committees.
- IX. Announcements by Commissioners.
- X. Adjournment to Closed Session. If any final decisions requiring public reporting are made during the Closed Session, the Board of Commissioners will reconvene in Open Session to announce such decisions.

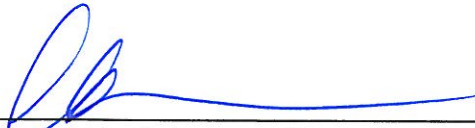
**Purpose: Conference with legal counsel – anticipated litigation.** Significant exposure to litigation pursuant to Government Code Section 54956.9(b): One potential case, based on June 20, 2012 letter from R.L. Anguiano.

## 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

  
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Eric Johnson, Secretary