

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 **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

Monday December 14, 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
Special Meeting
December 14, 2015**

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
Approval of Minutes of the Regular Meeting of October 26, 2015.
- 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. Report and discussion on Section 8 leasing challenges and proposed interventions.
 - 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.
 - 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.
 - D. Consideration of a resolution approving revisions to the Oakland Housing Authority Travel Policy.

- 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.

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

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