

**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, October 26, 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. Vice-Chair Marlene Hurd presided and called the meeting to order at approximately 6:10 p.m.

I. Pledge of Allegiance

II. Roll Call

Chair Gregory Hartwig, Vice-Chair Marlene Hurd, Lynette Jung-Lee, Barbara Montgomery, Janny Castillo, Donna Griggs-Murphy and Tanya Pitts were excused.

III. Approval of Minutes:

Approval of Minutes of the Regular Meeting of September 28, 2015.

Janny Castillo motioned for approval, Barbara Montgomery 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. Recognition of Moses L. Mayne Jr. for his service on the Oakland Housing Authority Board of Commissioners.

Executive Director, Johnson introduced the item and Chair Hartwig, who presented the OHA award and memoir book to former Commissioner Mayne for his 16 years of service on the OHA Board of Commissioners. Vice-Chair Hurd presented the State Assembly Acknowledgement Resolution to the former commissioner. Former Executive Director, Jon Gresley and former Commissioner Adhi Nagraj, were present for the award presentation.

- B. Consideration of a resolution authorizing a three percent (3.0%) Cost of Living Adjustment (COLA) and a one-time payment of \$300.00 to complete the three-year Memorandum of Understanding between the Oakland Housing Authority and the Local 29, OPEIU (July 1, 2013 – June 30, 2016).

Executive Director Johnson introduced the item and gave a brief report to the Commission.

Vice-Chair Hurd motioned for approval, Commissioner Montgomery seconded the motion; and the board voted unanimous approval.

- C. Consideration of a resolution authorizing the Executive Director to amend the contract with Yardi Systems, Inc. for the use of the Integrated Property Management, Section 8 Housing and Financial Management Software System increasing the amount by \$772,749, for a total amount not-to-exceed \$2,493,319, and that the Executive Director exercise the Authority's option to extend the contract for the two additional one-year option terms.

Executive Director Johnson introduced the item. Discussion about the system took place with several of the Commissioners whose questions were answered by Chief Finance Officer, Stabler and Director Hasan.

Commissioner Jung-Lee motioned for approval, Commissioner Montgomery seconded the motion; and the board voted unanimous approval.

- D. Consideration and approval of Commissioner Travel to Attend Selected National, Regional, and State Conferences in Calendar Year 2016.

Executive Director Johnson introduced the item.

After review by the Commissioners, Commissioner Montgomery moved to approve the 2016 conference travel, Commissioner Castillo seconded the motion; and the board voted unanimous approval.

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

Romiero Montoya addressed the Commission regarding the project based S8 property where he resides. The property has been experiencing surrounding neighborhood issues of crime, car theft and drug activity.

VII. Written Communications.

The Executive Director reviewed the materials provided in the report and noted that Congresswoman Barbara Lee has been instrumental in discussions related to Fair Market Rates within the City of Oakland.

Executive Director Johnson asked the Commissioners whether December 14 was available to them to set the board meeting. The Commissioners gave their approval of the date.

Commissioner Castillo asked what type of incentives does the agency have to assist Section 3 residents to obtain employment (given the recent announcements of Uber and Nordstrom Rack moving to Oakland, and with the upcoming holidays). Director Wheeler responded to the Commissioner's question.

Commissioner Montgomery commended the Family and Community Partnerships Program for the number of participants that are involved in purchasing a home.

Vice-Chair Hurd made an inquiry about the number of VASH withdrawn households that were in the monthly report.

VIII. Executive Director's Report.

Executive Director gave note to the following items in his report:

He was able to attend a Purpose Built conference in early October in Fort Worth, the Castlemont area has been selected as a participating neighborhood, he also attended the NAHRO conference in Los Angeles, and will be attending PolicyLink's Equity Summit in Los Angeles the 28<sup>th</sup> and 29<sup>th</sup>.

An RFP is being developed for project based S8 vouchers awards.

An RFP has been issued for development at a CAHI property on 9<sup>th</sup> Avenue it is under review and any recommendation will be made to the CAHI board;

Vice-Chair Marlene Hurd was given a Certificate of Appreciation from NAHRO President, Preston Prince.

IX. Reports of Commission Committees.

Commissioner Castillo announced that the Special Needs Ad Hoc Committee was ongoing and the second roundtable is to be scheduled soon.

Vice-Chair Hurd announced that the Education Ad Hoc Committee's next meeting is scheduled to take place on November 18, 5:30 p.m.

Announcements by Commissioners.

Vice-Chair Hurd attended the NAHRO National Conference in Los Angeles earlier this month and noted a video documentary entitled “Brick by Brick, A Civil Rights Story”. The Commissioner also noted speakers who presented: Magic Johnson, Anita Woodley (former OHA resident), and Congresswoman Maxine Waters of California’s 43<sup>rd</sup> congressional district.

Commissioner Castillo announced a Residents’ United Retreat to take place November 9, in Burlingame and;

St. Mary’s Center’s annual event to honor those who have passed away on our streets, to take place on December 9<sup>th</sup>.

X. Adjournment to Closed Session.

Chair Hartwig called for adjournment; Commissioner Castillo seconded the motion. Adjournment took place to Closed Session at 7:30 p.m.

**CLOSED SESSION**

**Monday, October 26, 2015 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 – 10<sup>th</sup> (018-0465-002-08; 018-0470-002-05)  
Owner: Zarsion OHP I, LLC.  
Address: 101 – 10<sup>th</sup> (018-0465-002-18; 018-0465-002-20; 018-0465-002-22) Avenue and 375 – 8<sup>TH</sup> (018-0460-004-07) Avenue, Oakland, CA 94606  
Owner: City of Oakland

[The plan is for the City to swap 101 – 10<sup>th</sup> (018-0465-002-22) Avenue, Oakland, CA 94606, and 375 – 8<sup>th</sup> (018-0460-004-07) Avenue, Oakland, CA 94606, for 101 – 10<sup>th</sup> (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

- Property: Foothill Family Apartments

Address: 6946 (39-3291-3; 39-3291-4; 39-3291-5; 39-3291-6; 39-3291-7; 39-3291-8; 39-3291-9; 39-3291-10; 39-3291-11; 39-3291-12; 39-3291-13; 39-3291-14; 39-3291-15; 39-3291-16; 39-3291-17) Foothill Boulevard, Oakland, CA 94605

Negotiating Parties: Owner: Managing General Partner: Oakland Housing Initiatives, Inc.

Negotiating Parties: Ted Dang, Chairman of the Board of Directors

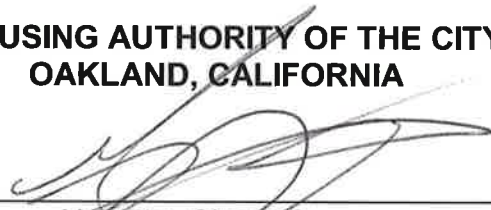
Investor Limited Partner: Highridge Costa Housing Partners

Negotiating Parties: Michael Snowden, Vice President, Michael Costa, President  
Oakland Housing Authority: Philip Neville, Bridget Galka, Michelle Brewer, Attorney

Adjournment of Closed Session took place at 9:15 p.m.

## HOUSING AUTHORITY OF THE CITY OF OAKLAND, CALIFORNIA

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Gregory D. Hartwig, Chair of the Commission



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Eric Johnson, Secretary