

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 ANNE GRIFFITH
COMMISSIONER JANNY CASTILLO
COMMISSIONER LYNETTE JUNG LEE
COMMISSIONER BETTYE LOU WRIGHT
COMMISSIONER BARBARA MONTGOMERY
COMMISSIONER MARK J. TORTORICH

Executive Director

Patricia Wells

In accordance with Article III, Section 1 and 2, of the Oakland Housing Authority Bylaws, NOTICE IS HEREBY GIVEN that the **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 9, 2019, 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.



AGENDA
Special Meeting
December 9, 2019
6:00 pm

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
Approval of Minutes of the Regular Meeting of October 28, 2019.
- 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
- VI. New Business:
 - A. Presentation and acceptance of the Certificate of Achievement for Excellence in Financial Reporting to the Oakland Housing Authority by the Government Finance Officers Association (GFOA).
 - B. Consideration of a resolution authorizing the Executive Director on behalf of the Oakland Housing Authority to take additional actions necessary to secure financing to rehabilitate Oak Groves North and South and to implement the rehabilitation, including: (i) approving the addition of California Bank and Trust as co-lender with U.S. Bank National Association; (ii) entering into updated transaction documents to reflect an increase in appraised land value from \$343,000 to \$600,000, including updated amounts for ground lease rent, the ground lease loan, the purchase price for the improvements and the seller carryback loan amount; (iii) bifurcating the Authority construction/permanent loan using two promissory notes and confirming the escrow of loan funds and the authority to execute title documents.
 - C. Recognition of people wishing to address the Commission.

- VII. Written Communications.
- VIII. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission.
- IX. Reports of Commission Committees.
- X. Announcements by Commissioners.
- XI. Adjournment to Closed Session.

Closed Session
Monday, December 9, 2019 following the Meeting
In the Board of Commissioners Room, First Floor,
1619 Harrison Street, Oakland, California.

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

Authority Designated Representative: Drew Felder, 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.

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

Property: 500 Lake Park development site
 Address: 500 Lake Park Avenue, Oakland, CA 94610


Authority Negotiating Parties: Patricia Wells; Dave Kiddoo; Bridget Galka; Michelle Brewer, Attorney, Goldfarb & Lipman LLP

Seller Negotiating Parties: Welton Jordan, Senior Vice President, EAH Housing; Tessa Quintanilla, Project Manager, EAH Housing

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  _____
 Patricia Wells, Secretary