

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

SPECIAL MEETING

Monday June 4, 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
June 4, 2018**

- I. Pledge of Allegiance
- II. Roll Call
- III. Approval of Minutes:
Approval of Minutes of the Regular Meeting of May 14, 2018.
- IV. Old or Unfinished Business:
 - A. Consideration of a resolution approving the Oakland Housing Authority Comprehensive Budget, Public Housing Program AMP Budgets, and Staffing Plan for the Fiscal Year Ending June 30, 2019 and HUD Certification.
- 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. Recognition of 2018 OHA college scholarship program participants.
 - B. Consideration of a resolution authorizing the Executive Director to execute a one-year Intergovernmental Agreement with the City of Oakland to provide direct funding in the amount not to exceed \$450,000 for enrollment and participation of up to 250 Authority youth in the Earn & Learn East Bay Summer Youth Employment program.
 - C. Consideration of a resolution authorizing the Executive Director to amend the contract with BBI Construction Inc. to increase the budget from \$75,000 to \$175,000 and to permit the Executive Director to further modify the contract scope and/or increase the contract amount by up to an additional 20%, if needed, up to a maximum of \$210,000, to assist OHA staff with the rehabilitation of Oak Groves North and South.
 - D. Consideration of a resolution authorizing the Executive Director to execute a one year contract, with four additional one-year Option Terms, with NOVA Commercial Company, Inc. to provide janitorial services at the Authority's

administrative office buildings, in the amount not to exceed \$306,000 for the initial term and \$306,000 for each option year.

- E. Consideration of three (3) resolutions approving and authorizing changes to the Oakland Housing Authority compensation and benefits packages: 1) a Resolution approving FY19 Salary Schedule, including 11.5% raise for sworn officers; 2) a Resolution approving cessation of Employer Paid Member Contributions for Classic Safety Members; and 3) a Resolution to approve 2.5% Cost-Sharing Program for Classic Safety Members, as required by CalPERS regulations.

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 a resolution authorizing the Executive Director to extend the contract through December 31, 2018 with Macias, Gini's & O'Connell, LLP, and increasing the amount not-to-exceed by \$210,400, for FY2018 financial auditing services.
2. Consideration of a resolution authorizing the Executive Director to execute a contract extension agreement with Creekside Housing Partners, L.P., a California Limited Partnership, to continue the Lion Creek Crossings, Phase III Project-based Section 8 assistance for 16 units, for a 20-year term.
3. Consideration of a resolution authorizing the Executive Director to renew the general commercial liability insurance policy with HAI Group (HARRG), for the period June 11, 2018 to June 11, 2019, and to make the payment of the annual premium in the amount of \$252,349.
4. Consideration of a resolution authorizing the Executive Director to execute a contract with Corodata Records Management, Inc. for digital and paper document management, conversion, restoration, archiving, destruction and preservation services in the amount not to exceed \$120,000 for a two-year term.
5. Consideration of a resolution authorizing the Executive Director to issue blanket purchase orders for routine, recurring, low-dollar amount materials and services purchases for Fiscal Year 2018-2019 up to the amounts as listed in Attachment A of this Resolution.

6. Consideration of a resolution authorizing the Executive Director to issue blanket purchase orders to various vendors with ongoing contracts, intergovernmental arrangements and routine, recurring, low-dollar amount purchases for Fiscal Year 2018-2019.
 7. Consideration of a resolution authorizing the Executive Director to purchase 400 Microsoft Office Suite licenses with Software Assurance from Dell Inc. for the amount not to exceed \$220,000.
- G. 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, June 4, 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: Chestnut Court
Address: 1060 W Grand Ave, Oakland, CA 94607

Authority Negotiating Parties: Dave Kiddoo, Bridget Galka, Michelle Brewer, Attorney

Owner/Managing General Partner Negotiating Parties:
Chestnut Linden Associates, a California limited partnership, Cynthia Parker, President, BRIDGE Housing Ventures, Inc.

Investor Limited Partner Negotiating Parties:

Alliant Tax Credit Funds XV, Ltd, a Florida Corporation, Shawn Horwitz, Chief Executive Officer

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

Property: Mandela Gateway
Address: 1350 7th St, Oakland, CA 94607

Authority Negotiating Parties: Dave Kiddoo, Bridget Galka, Michelle Brewer, Attorney

Owner/Managing General Partner Negotiating Parties:

Mandela Gateway Associates, a California limited partnership, BRIDGE Housing Ventures, Inc., Cynthia Parker, President, BRIDGE Housing Ventures, Inc.

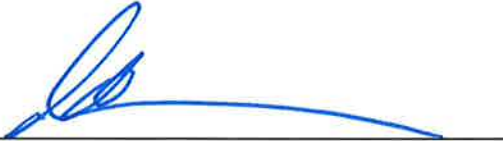
Investor Limited Partner Negotiating Parties: Alden Torch Financial LLC, Alan Fair, Chief Executive Officer

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