

AMENDED AGENDA

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 MOSES L. MAYNE, JR.
VICE CHAIR ROBERT J. PITTMAN, JR.
COMMISSIONER WILLIAM CURRY
COMMISSIONER GREGORY D. HARTWIG
COMMISSIONER MARLENE HURD
COMMISSIONER TANYA PITTS
COMMISSIONER ESTHER PURVIS-ALLEN, M.Ed.

Executive Director

JON GRESLEY

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

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.

SPECIAL MEETING

CLOSED SESSION

Monday, December 8, 2008 before the Special Meeting

In the Commissioners Room, first floor, 1619 Harrison Street, Oakland, California.

Purpose: Pursuant to Government Code § 54956.8 a conference with real

property negotiators.

- **Property: Park Village Apartments, located at 3761 Park Boulevard Terrace in Oakland, CA.
Owner: The Mortimer Howard Trust,**

Negotiation Parties:

Owner: Mort Howard, Ed Higgenbotham, Attorney.

EAH: Al Bonnett, Benny Kwong; Joyce Glatt, Attorney; Bill Karr, TRI Commercial Real Estate.

Oakland Housing Authority: Philip Neville, Deputy Executive Director, Michelle Brewer, Attorney.

- **Property: 616-620 and 634 21st Street, and 635 22nd Street and 2100 and 2126 Martin Luther King Jr. Way (St. Francis Cathedral site), Oakland, CA. Owner: Catholic Diocese of Oakland.**

Negotiating Parties:

Owner: Frank Arthur, TRI Commercial Real Estate.

EAH: Al Bonnett, Benny Kwong, Bill Karr of TRI Commercial Real Estate.

Oakland Housing Authority: Philip Neville, Deputy Executive Director, Michelle Brewer, Attorney.

- **Property: 2923 and 2935 Telegraph Avenue. (Courthouse Athletic Club site), and 550 and 556 29th Street, Oakland, CA.
Owner: Trammell Crow Residential Company.**

Negotiating Parties:

Owner: Alex Waterbury

Oakland Housing Authority: Philip Neville, Deputy Executive Director, and Jerry Suich, Real Estate Attorney.

- **Property: 901 Jefferson Street, Oakland, California
Owner: A.F. Evans Development Inc.**

Negotiating Parties:

Owner: Ruthy Bennett, Jeff Loustau, and Natalia Williams.

Bank: Key Bank: Fred Dockweiler

Oakland Housing Authority: Philip Neville, Deputy Executive Director, and Jerry Suich, Real Estate Attorney

Real Estate Attorney.



AMENDED AGENDA

SPECIAL MEETING

Monday, December 8, 2008 at 6:00 p.m.

1619 Harrison Street, Oakland, California, Commissioners' Room first floor.

I. Pledge of Allegiance

II. Roll Call

III. Approval of Minutes:

Special Meeting/Planning Retreat of September 22, 2008, and
Special Meeting of October 20, 2008.

IV. 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. Report from Legal Counsel regarding final decisions made during closed session

VI. New Business

A. 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 Recommendation to approve a change of bylaws for

California Affordable Housing Initiatives, Inc. (CAHI).

2. Consideration of recommendation to authorize the Executive Director to renew the property (fire) insurance policy and to make payments of the annual premium.

B. Action Items:

1. Consideration of recommendation for the approval of Equity Community Builders/Regent Construction Management, Mosaic Urban Development & Gilbert Chan, Swinerton Management Consulting/ Devine and Gong, Inc. and JSA Consulting to provide development project management consulting services.
2. Report of Audit Committee and consideration of motion to accept report and Audit of the fiscal year ending June 30, 2007.
3. Authorizing the Acquisition of Real Property at 3761 Park Boulevard Way and the Execution of Development Agreements With EAH, Inc. as Necessary to Partner, Lease, Finance and Rehabilitate the Property
4. Authorizing the Acquisition of Real Property known as the St. Francis Cathedral Site located 2100 and 2126 Martin Luther King Jr. Way at 21st and 22nd Streets and the Execution of Development Agreements With EAH, Inc. as Necessary to Partner, Lease, Finance and Construct Affordable Housing on the Property.

C. Briefings:

1. Briefing on rental phase 4, infrastructure and park - Lion Creek Crossings HOPE VI Revitalization
2. Briefing on Tassafaronga Village, Phase 2.
3. Briefing - informational update on OHA's rent reform initiatives.
4. Briefing on status of "State 12" properties.

VII. Recognition of people wishing to address the Commission.

VIII. Written Communications.

IX. Executive Director's report regarding matters of special interest to the Commission occurring since the last meeting of the Commission.

- X. Reports of Commission Committees.
- XI. Announcements by Commissioners.
- XII. Adjournment.

THE HOUSING AUTHORITY OF THE CITY OF
OAKLAND, CALIFORNIA
Moses L. Mayne, Jr., Chair of the Commission

By _____
Jon Gresley, Secretary

cc: Legal Counsel and Mailing List