

AGENDA
BOARD OF COMMISSIONERS
REGULAR MEETING – THURSDAY, JANUARY 19, 2017 @ 4:00 P.M.
AT 421 S. EL DORADO STREET, STOCKTON, CA

Call to Order – Roll Call – Pledge of Allegiance

Approval of the Minutes of the Special Meeting held December 8, 2016 and Regular Meeting held December 15, 2016.

Special Presentation: Laurie Doyle, Vice President of Development Finance, Real Estate Development Services (REDS).

Public Hearings: Amendment to FY 2016–2017 Public Housing Authority (PHA) Plan.

Executive Director’s Report:

1. Update regarding Housing Choice Voucher Lease Up.
2. Low Income Weatherization Program (LIWP) Award / U.S. Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD–VASH) Voucher Award.
3. Update regarding Harney Lane Wastewater Treatment Plant / Conway Homes Kitchen and Bathroom Remodel / Conway Administrative–Business Office / Community Medical Centers.

Reports: Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects; Unlawful Detainer; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Vacancy Report; Internship Report; and, Quarterly Management Reports: Technology.

Public Comments: Resident representatives from Housing Authority owned properties and Members of the General Public.

Action Items:

1. Consider Approving Amendment to FY 2016–2017 Public Housing Authority (PHA) Plan.
2. Consider Awarding Contract No. 1516–046 for a Development Partner (*Tabled 12–15–*



16).

3. Consider Approving General Counsel's Amended 2017 Conferences and Trainings Schedule and Authorizing General Counsel to attend said Conferences and Trainings.
4. Consider Approving Financial Write Offs for the Quarter Ending September 30, 2016.
5. Consider Authorizing Execution and Delivery of Documents and Filing of Applications by or at the Direction of the Housing Authority of the County of San Joaquin, in Connection with the Formation and Composition of Entities and the Sale, Financing, Development and Operation of the Sierra Vista Project, and Providing for Other Related Matters.

Written Communications: Letter dated December 30, 2016 from U.S. Department of Housing and Urban Development (HUD) Regarding Award of 8 HUD-Veterans Affairs Supportive Housing (HUD-VASH) Vouchers.

Commissioners' Questions & Comments/Agenda Building:

Closed Session:

Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Two.

Conference with Legal Counsel - Existing Litigation. Government Code §54956.9 (a) Personal Injury Complaint; Ross vs Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-00324175-CU-PO-STK.

Conference with Legal Counsel - Existing Litigation. Government Code §54956.9 (a); HUD/DFEH Logston; Case No. MAN-CV-LUDR-2016-0009974; HUD Case No. 09-16-4900-B; DFEH No. 787833-238709.

Conference with Legal Counsel - Existing Litigation. Government Code §54956.9 (a) HUD/DFEH Venezuela; Case No. STK-CV-LUDR-2016-0006969.

Conference with Legal Counsel - Existing Litigation. Government Code §54956.9 (a) HUD/DFEH Hornbeak; Case No. LOD-CV-LUDR-2016-0010452; HUD Case Nos. 09-17-6099-8 (Title VIII); 09-17-6099-6 (Title VI); 09-17-6099-4 (Section 504); 09-17-6099-D (ADA).

Conference with Real Property Negotiators. Government Code §54956.8. **Properties:** APN 169-270-02; APN 169-131-01; APN 169-132-02; and APN 169-134-03.

Agency Negotiator: Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Real Estate Development Services (REDS). **Under Negotiation:** Development, Financing and Construction Related Agreements concerning Sierra Vista Rehabilitation.

Conference with Labor Negotiator – Agency Negotiator - Alan R. Coon; Employee Organizations: San Joaquin Housing Authority Management Association and San



Joaquin Housing Authority Employees Association pursuant to Government Code §§54954.5 and 54957.6.

Adjournment

Note:

Persons needing disability-related modification or accommodation in order to participate in this meeting, should contact the Secretary of the Board at (209) 460-5065 at least 48 hours prior to the start of the meeting. [Government Code §54954.2(a)]

The Agenda Package material may be reviewed at the Administrative Office of the Housing Authority of the County of San Joaquin, 448 South Center Street, Stockton, CA, 95203, during normal business hours. Please contact the office in writing to obtain a copy of the Agenda Package. Persons requesting a copy may be charged a small fee for copying the Agenda Package.

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the Housing Authority is governed by §1094.6 of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under §1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the Housing Authority must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Persons wishing to challenge the nature of the above section in court, may be limited to raising only those issues that were raised at the meeting described in this notice, or in written correspondence delivered to the Housing Authority of the County of San Joaquin at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

