



AGENDA
BOARD OF COMMISSIONERS
REGULAR MEETING — THURSDAY, NOVEMBER 15, 2018 @ 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 October 23, 2018.

Executive Director's Report:

1. Sierra Vista Phase 2 Relocation / Phase 1 Lease Up
2. Waiting List Update
3. Homeless Emergency Aid Program (HEAP) Application
4. The First Tee of San Joaquin Program Update

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

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

Information Items:

1. Vacant Unit Turnover Services

Consent Items: None

Action Items:

1. Consider Approving Section 8 Management Assessment Program (SEMAP) Certification and Authorizing Submission Thereof.
2. Consider Authorizing Bank Accounts and Signatures Therefore.
3. Consider Accepting Proposal and Awarding Contract for Housing Quality Standards (HQS) Services.

Written Communications: Thank You Letter dated September 28, 2018, from St. Mary's Dining Room; Thank You Letter dated September 24, 2018, from the YMCA.

Commissioners' Questions & Comments/Agenda Building:

Closed Session:

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Sierra Vista, Stockton, CA, APN No. 169-270-09. **Agency Negotiator:** Alan R. Coon.

Conference with Real Property Negotiators. Government Code §54956.8. **Properties:** Sierra Vista Phase II, APN No. 169-



270-08. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Real Estate Development Services (REDS) and tbd. **Under Negotiation:** Development, Financing, Construction Partnership Related Agreements concerning Sierra Vista Rehabilitation – Phase II.
Conference with Real Property Negotiators. Government Code §54956.8. **Property:** 1725 S. Stockton Street, Stockton, CA, APN No. 163-220-27. **Agency Negotiator:** Alan R. Coon.
Conference with Legal Counsel – Pending Litigation. Significant exposure to litigation pursuant to Government Code §54956.9(b)(3)(C): Serna Tort Claims. Number of cases: Eight.
Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a)
Raashida Brisco vs. Housing Authority of the County of San Joaquin, Case No. STK-CV-UWM-2018-12622.
Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Medici Artist Lofts, 228-234 E. Miner Avenue & N. Sutter Street. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and DFA Development, LLC. **Under Negotiation:** Application and Agreements Necessary for Bond (4%) Project/Development Agreements; Project Based Voucher (PBV) award; management and related business terms and participation.

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.

