



AGENDA
BOARD OF COMMISSIONERS
REGULAR MEETING — THURSDAY, OCTOBER 16, 2014 @ 4:00 P.M.
AT 421 SOUTH EL DORADO STREET, STOCKTON, CA

Call to Order — Roll Call — Pledge of Allegiance

Approval of the Minutes of the Regular Meeting held September 18, 2014.

Executive Director's Report:

1. Pre-Real Estate Assessment Center (REAC) Inspections at Franco Center and Tracy Homes.
2. Public Housing Jobs Plus Grant Application.

Reports: Major Purchases and Contracts Awarded September 2014; 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 Report and Financial Write-offs.

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

Information Items:

Amendment to 2014-2015 Public Housing Agency (PHA) Plan.

Action Items:

1. Consider Authorizing General Counsel to Attend Small Claims Court as Representative.
2. Consider Approving Commercial Lease Agreement for Premises Located at 421 South El Dorado, Suite E, Stockton, CA.
3. Consider Approving Modification to Housing Choice Voucher and Public Housing Family Self Sufficiency Job Descriptions.
4. Consider Approving Amendment to Purchase Sale Agreement for Real Property Located at 144 Mun Kwok Lane, Stockton, CA, Commonly known as Franco Center (APN No. 149-040-08).

Written Communications: Letter dated September 24, 2014, from U.S. Department of Housing and Urban Development Regarding Section Eight Management Assessment Program (SEMAP) Remote Review; Letter dated September 29, 2014, from U.S. Department of Housing and Urban Development Regarding Housing Authority Selected to Receive \$249,460 for the FY 2014 Family Self Sufficiency Program (FSS).

Commissioners' Questions & Comments/Agenda Building:

Closed Session:

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Franco Center, 144 Mun Kwok Lane, Stockton, CA. **Agency Negotiator:** Alan Coon. **Negotiating Parties:** RAHD Group. **Under Negotiation:** Price



and terms for sale of said property and/or price and terms for the payment and/or early retirement of outstanding obligations on the property.

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

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

Conference with Legal Counsel – Pending Litigation. Government Code §54956.9 (a)(3)(C). Claimants: Dasani Ross and Kayanna Ross (Tort Claim for Personal Injury).

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.

