



AGENDA
BOARD OF COMMISSIONERS
REGULAR MEETING — THURSDAY, OCTOBER 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 September 21, 2017.

Executive Director's Report:

1. First Tee of San Joaquin County / Conway Homes.
2. Short Fall Update – Housing Choice Voucher Program.
3. Upcoming Sierra Vista Phase I Closing / Phase II Design and Application.

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

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

Information Items: None

Consent Items: None

Action Items:

1. Consider Authorizing Executive Director to Attend 2018 Conferences and Trainings.
2. Consider Authorizing General Counsel to Attend 2018 Conferences and Trainings.
3. Consider Approving Additional Financial Write-Offs for Tracy Homes.
4. Consider Approving Award of Contract No. 1617-02 for Sartini Manor Building Renovations.
5. Consider Approving Donation of Two Parcels to Habitat for Humanity of San Joaquin County.

Written Communications: None

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) 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) – Voluntary Compliance Agreement.

Conference with Legal Counsel – Existing Litigation. (HUD Complaint and Tort Claim). Government Code §§54954.5 (c), 54956.9 (d): Claim of Andrea Hornbeak v. Housing Authority of the County of San Joaquin;

Conference with Real Property Negotiators. Government Code §54956.8. **Properties:** (Sierra Vista) 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, Construction Partnership Related Agreements concerning Sierra Vista Rehabilitation – Phase I.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** (Cottage Village Apartments, 510, 512 & 524 Cottage Avenue, Manteca, CA) APN 208-220-08, 25, 32; (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:** Status of Low Income Housing Tax Credit (LIHTC) award; Project Based Voucher (PBV) award; management and related business terms and participation.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** (CalWeber, 506 N. California Street, Stockton, CA) APN 149-170-031, 32, 33. 506 N. California Street, Stockton, CA. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and DFA Development, LLC). **Under Negotiation:** Status of Low Income Housing Tax Credit (LIHTC) award; Project Based Voucher (PBV) award; management and related business terms and participation.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** (Administration Buildings) APN #149-062-13 and 149-02-14. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and San Joaquin County Behavioral Health Services. **Under Negotiation:** Construction and Partnership Related Agreement concerning Rehabilitation of Administration Buildings.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** (Rose Creek Subdivision) APN #179-530-01 through 09 and APN #179-530-14 through 44. **Agency Negotiator:** Alan R. Coon.

Conference with Real Property Negotiators. Government Code §54956.8. **Properties:** (Rubino Properties) APN 153-090-60 and APN 153-101-31. **Agency Negotiator:** Alan R. Coon.

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.

