



**Housing Authority**  
of the County of San Joaquin

**AGENDA**  
**BOARD OF COMMISSIONERS**  
**REGULAR MEETING — THURSDAY, NOVEMBER 20, 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.

**Special Presentation:** Rosa Vazquez, Deputy Executive Director, RE: Special Vacancy Report.

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

**Executive Director's Report:**

1. In Appreciation and Memory of Nancy J. Loucks.
2. Commission on Aging Vacancy.

**Reports:** Major Purchases and Contracts Awarded October 2014; Capital Fund Projects; Unlawful Detainer; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Internship Report; and, Quarterly Management Reports: Financial, including investments; Management Public Housing; Multi-Family Housing; and Housing Choice Voucher Program.

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

**Action Items:**

1. Consider Approving Section 8 Management Assessment Program (SEMAP) Certification.
2. Consider Approving Amendment to 2014-2015 Public Housing Agency (PHA) Plan.
3. Consider Authorizing Closure of Housing Authority Operations Friday, December 26, 2014, and Authorizing Executive Director to Enter into an Agreement with the San Joaquin Housing Authority Employees' Association and the San Joaquin Housing Authority Management Association to Allow Employees' Use of Accrued Leave During Such Closure.
4. Consider Authorizing Closure of Housing Authority Operations Friday, December 26, 2014, and Authorizing Unrepresented Employees' Use of Accrued Leave During Such Closure.
5. Resolution Approving Removal of Public Housing Community Service Liaison Position, Addition of Public Housing Maintenance Technician Position, and Organizational Structure Chart, November 20, 2014.



6. Consider Approving Amended Lease between Housing Authority of the County of San Joaquin and Head Start Child Development Council, Inc., for Premises Located at 8633 Mokelumne Avenue, Thornton, CA.
7. Consider Approving Amended Lease between Housing Authority of the County of San Joaquin and Head Start Child Development Council, Inc., for Premises Located at 340 West Fourth Street, Tracy, CA.
8. Consider Authorizing Executive Director to enter into Memorandum of Understanding and Collaborative Agreement for the City of Stockton Promise Zone Designation.

### **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 (WNC Investment Partners, LLC); CalHFA Loan. **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 Franco Center property.

**Conference with Legal Counsel – Anticipated Litigation:** Significant exposure to litigation pursuant to Government Code §54956.9 (a), (c), and (d)(2) and (4): Number of cases: Two.

**Conference with Labor Negotiators:** Government Code §54957.6(a). Agency Designated Representatives: **Agency Negotiator:** Alan Coon. **Negotiating Parties:** Kim Gillingham, Goyette & Associates, for SJHAEA and SJHAMA. Modify existing MOUs regarding request to exchange Dec. 26, 2014 for different holiday.

**Conference with Legal Counsel – Pending Litigation:** Government Code §54956.9 (a)(d)(1). 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.

