



Housing Authority
of the County of San Joaquin

November 5, 2015

Peter W. Ragsdale
Executive Director

Rosa Vázquez
Deputy Executive Director

Board of
Commissioners

Greg Arnaudo
Chairperson

Dale Cose
First Vice Chairperson

Martha Moore
Second Vice Chairperson

Rudolph Willey
Commissioner

Irenemaree Castillo
Commissioner

Lester Patrick
Commissioner

Alan R. Coon
General Counsel

Greg Arnaudo, Chairperson
Dale Cose, First Vice Chairperson
Martha Moore, Second Vice Chairperson
Rudy Willey, Commissioner
Irenemaree Castillo, Commissioner
Lester Patrick, Commissioner

RE: Special Meeting

Dear Commissioners:

At the order of the Chairperson of the Housing Authority, a Special Meeting of the Commissioners is hereby called for November 12, 2015, at 4:00 p.m., at 421 S. El Dorado Street, Stockton, California, to conduct the following business:

Call to Order.

Roll Call.

Pledge of Allegiance.

Approval of the Minutes of the Special Meeting held October 22, 2015.

Executive Director's Report:

1. Update about Real Estate Assessment Center (REAC) Inspections Conducted October 28 and 29, 2015 at Sierra Vista Homes.
2. Procurement – Request for Proposal (RFP) Development for Low Income Housing Tax Credit (LIHTC) Services
 - a. Clarify Scope
 - b. Identify potential development projects
3. Bank Balances
 - a. Update of current services
4. Loans.
 - a. Update of current obligations of Housing Authority of the County of San Joaquin
5. Curb Appeal – Central and Site Offices
 - a. Phone menu / Customer service initiative
6. Budgets – Budget Process
 - a. Estimates of revenues (subsidy) / expenses



7. Payment in Lieu of Taxes (PILOT) – Update
8. Ribbon Cutting – Mountain View
 - a. VIPs / Time tables / Occupancy
9. Sewer District – Thornton
 - a. Grant funding / Engineering time table
 - b. Alternatives
10. Internet Use Policy
 - a. Review with general counsel / update
11. Public Housing (PH) Over income families / Flat rent
 - a. Media attention / updated HUD guidance

Reports:

Major Purchases and Contracts Awarded October 2015; 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: Financials; 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 Changing Cost of Living Adjustments (COLA's) Calculation Dates for Unrepresented Employees.

Questions/Comments from Commissioners:

Closed Session:

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

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a): Housing Discrimination Complaint; Hernandez vs. HACSJ HUD Case No, 09-15-1274-8 Title VIII and 09-15-1274-4 Section 504.

Adjournment:

Sincerely,

Connie Henderson
Clerk of the Board of Commissioners

cc: Alan Coon, General Counsel

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.