

AGENDA
BOARD OF COMMISSIONERS
REGULAR MEETING – THURSDAY, NOVEMBER 17, 2016 @ 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 Regular Meeting held October 20, 2016.

Executive Director’s Report:

1. Migrant Centers/OMS Operational Update.
2. Project Based Vouchers (PBV) at Claremont Manor Update.
3. Application to U.S. Department of Housing and Urban Development (HUD) for Eight Additional Veterans Affairs Supportive Housing (VASH) Vouchers.
4. Rent Increases for Remainder of Unsubsidized Properties.

Reports: Significant Purchases and Contracts Report; Draft Financials; 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: 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.

Information Items:

1. Low Income Weatherization Program at Claremont Manor Apartments.
2. November is Homeless Youth Awareness Month Announcement.
3. 2017 PHADA Commissioners’ Conference, January 8-11, 2017

Action Items:

1. Consider Approving Lease Agreement Addendum No. 4 between Housing Authority of the County of San Joaquin and Alan R. Coon.
2. Consider Approving Section 8 Management Assessment Program (SEMAP) Certification and Authorizing Submission Thereof.



3. Consider Approving Conflict of Interest Code As Amended, November 17, 2016.
4. Consider Approving Agreement between Housing Authority of the County of San Joaquin and Habitat for Humanity.
5. Consider Approving One Time Donation.
6. Consider Awarding Contract for Auditing Services.

Written Communications: Letter dated November 1, 2016 from the San Joaquin County Board of Supervisors Regarding San Joaquin County Board of Supervisors Homelessness Study Session; Letter dated September 29, 2016 from U.S. Department of Housing and Urban Development Regarding JobsPlus Grant.

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 Real Property Negotiators. Government Code §54956.8. **Properties:** APN 179-530-24; APN 179-530-25; and APN 179-530-26. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Habitat for Humanity. **Under Negotiation:** Development and Construction Agreement for three (3) residential housing units located in Rose Creek.

Conference with Real Property Negotiators. Government Code §54956.8. **Properties:** 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 and Construction Related Agreements concerning Sierra Vista Rehabilitation.

Conference with Labor Negotiator – Agency Negotiator - Alan R. Coon; Employee Organizations: San Joaquin Housing Authority Management Association and San Joaquin Housing Authority Employees Association pursuant to Government Code §§54954.5 and 54957.6.

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.

