

AGENDA
BOARD OF COMMISSIONERS
REGULAR MEETING — THURSDAY, DECEMBER 15, 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 November 17, 2016.

Executive Director's Report:

1. Claremont Manor PBV Update.
2. Low Income Housing Tax Credit (LIHTC) Markets and Application for Public Housing Projects and Demolition/Disposition.
3. Conway Homes Kitchens/Bathrooms Renovation Project.

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: Development.

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

Information Items:

1. Rental Assistance Demonstration (RAD) Conversion Application.
2. Project Based Voucher Assistance---U.S. Department of Housing and Urban Development (HUD) Administration Plan HR 3700.

Action Items:

1. Consider Awarding Contract No. 1516-046 for a Development Partner.
2. Consider Approving Extension to Agreement between Housing Authority of the County of San Joaquin and DFA Development Pertaining to Cottage Village Apartments.
3. Consider Approving 2017 Executive Director's Conference and Training Schedule.
4. Consider Approving 2017 General Counsel's Conference and Training Schedule.

Written Communications: Letter dated November 14, 2016 from U.S. Department of Housing and Urban Development Regarding Project Basing HUD-VASH Voucher Application for 40 PBV Units,; Letter dated November 14, 2016 from U.S. Department of Housing and Urban Development Regarding Project Basing HUD-VASH Voucher Application for 34 PBV Units.

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: One.

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a) Personal Injury Complaint; Ross vs Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-00324175-CU-PO-STK.

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a); HUD/DFEH Logston; Case No. MAN-CV-LUDR-2016-0009974; HUD Case No. 09-16-4900-B; DFEH No. 787833-238709.

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a) HUD/DFEH Venezuela; Case No. STK-CV-LUDR-2016-0006969.

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).

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.

