



AGENDA  
BOARD OF COMMISSIONERS  
REGULAR MEETING — THURSDAY, DECEMBER 18, 2014 @ 4:00 P.M.  
AT 340 W. FOURTH STREET, TRACY, CA

**Call to Order — Roll Call — Pledge of Allegiance**

**Approval of the Minutes** of the Regular Meeting held November 20, 2014.

**Executive Director's Report:**

1. Family Resource & Referral Center 2-1-1- Information and Referral Services.
2. Reading by 3<sup>rd</sup> Grade Initiative.
3. Letters of Commitment – FY 2014 Jobs Plus Pilot Program for Sierra Vista Homes.

**Reports:** Major Purchases and Contracts Awarded November 2014; Capital Fund Projects; Unlawful Detainer; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Internship Report; Vacancy Report; and, Quarterly Management Reports: Development (Construction, Rehabilitation).

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

**Information Items:**

1. Executive Order Declaring December 26<sup>th</sup> as a Federal Holiday.
2. Commissioner Training.
3. Mountain View Pilot Program Update.
4. 2014 National Association of Housing and Redevelopment Officials (NAHRO) National Conference, October 16,- October 18, 2014.

**Action Items:**

1. Consider Approving a Fiscal Year 2014-2015 Public Housing Budget Amendment for Expenses Associated with the Hiring of Temporary Maintenance Personnel.

**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: One.

**Tour:** Various Housing Authority Sites located in Tracy, CA.



### 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.

