



Housing Authority
of the County of San Joaquin

Barbara S. Kauss
Executive Director

Rosa Vázquez
*Deputy
Executive Director*

**Board of
Commissioners**

Rudolph Willey
Chairperson

Irenemaree Castillo
First Vice Chairperson

David Renison
Second Vice Chairperson

John Bevanda
Commissioner

Dale Cose
Commissioner

Raymond Hesia
Commissioner

Martha Moore
Commissioner

Alan R. Coon
General Counsel

March 14, 2014

Rudy Willey, Chairperson
John Bevanda, Commissioner
Irenemaree Castillo, First Chairperson
Dale Cose, Commissioner
Raymond Hesia, Commissioner
Martha Moore, Commissioner
David Renison, Second Chairperson

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 March 19, 2014, at 4:00 p.m., at the Alberta Jackson Administration Complex, 421 South El Dorado Street, Stockton, California, to conduct the following business:

Call to Order.

Roll Call.

Approval of the Minutes of the Special Meeting held February 12, 2014.

Executive Director's Report:

1. Meeting with Representatives of Cal-AHA to Discuss Development Bond Financing Options.
2. Update on REAC Inspection Appeal.
3. Possible Division of Claremont Manor into Separate Complexes.

Reports: Major Purchases and Contracts Awarded February 2014; 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 (Construction/Rehabilitation) and Financial Write-Offs.

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



Information Items:

1. National Association of Housing and Redevelopment Officials (NAHRO) Northern California/Nevada Chapter, January 26-28, 2014, Conference Narrative.
2. "Draft" Public Housing Agency (PHA) Annual Plan for 2014-2015.
3. 2010 Capital Fund Obligation Date Extension Appeal.
4. Update on Claremont Manor.

Consent Items:

1. Consider Approving Agreement between Housing Authority of the County of San Joaquin and Community Action Partnership of San Luis Obispo, Inc. (CAPSLO).
2. Consider Approving Agreement between Housing Authority of the County of San Joaquin and Creative Child Care.

Action Items:

1. Consider Approving Proclamation for Recognition of Service.
2. Consider Approving Renewal of Franco Center Housing Assistance Program (HAP) Contract.
3. Consider Authorizing and Directing Executive Director and Director of Finance to Execute Documents Necessary for the Finance of Claremont Manor.

Commissioners' Questions & Comments/Agenda Building.

Closed Session:

Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: Number of cases: Three.

Conference with Legal Counsel – Pending Litigation. Government Code §54956.9 (a)(3)(C.). Claimant: Nafisa Saraway (Tort Claim for Damage to Personal Vehicle).

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a): Vernetta Brown vs. Housing Authority, et al, San Joaquin County Superior Court Case No. 39-2013-00301311-CU-WT-STK.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** 2007 E. Washington Street, Stockton, CA. **Agency Negotiator:** Alan Coon. **Negotiating Parties:** George Lourenco, Grupe Real Estate, for Seller, Housing Authority of the County of San Joaquin; and, Rick McGrath, Platinum Homes, for buyer, Gabriel C. Franco. **Under Negotiation:** Price and terms for sale of said property.

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. **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 property.

Adjournment.

Sincerely,

Connie Henderson
Clerk of the Board of Commissioners

cc: Alan R. Coon, General Counsel