

AGENDA
BOARD OF COMMISSIONERS
REGULAR MEETING — THURSDAY, APRIL 20, 2017 @ 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 March 16, 2017.

Special Presentation: Mental Health Services Administration, Capital Funding

Executive Director's Report:

1. Sierra Vista 9% LIHTC Application Scoring Update – Points Letter.
2. National Association of Housing and Redevelopment Officials (NAHRO) Washington Conference, March 26-28, 2017, Washington, D.C.
3. Housing Choice Voucher (HCV) Housing Assistance Payment (HAP) Proration and Potential Program Impacts.
4. Name Change Villa Real, Inc. to Delta Community Developers Corp.
5. Cost of Living Adjustments (COLA's) for Unrepresented Employees.
6. Settlement of U.S. Department of Housing and Urban Development/California Department of Fair Employment and Housing (HUD/DFEH) Venezuela; Case No. STK-CV-LUDR-2016-0006969.
7. Book Donations from Book Rich Environment.

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: Technology.

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

Information Items:

1. 2017-2018 Public Housing Authority (PHA) Plan.

Action Items:

1. Consider Accepting Bid and Awarding Contract No. 1617-018 for Mourfield Site Improvements.
2. Consider Accepting Proposal and Awarding Contract No. 1617-007 for Refinance Term Loan for Central Avenue Property.
3. Consider Approving and Implementing Memorandum of Understanding between Housing Authority of the County of San Joaquin and San Joaquin Housing Authority Employees' Association.
4. Consider Approving and Implementing Memorandum of Understanding between Housing Authority of the County of San Joaquin and San Joaquin Housing Authority Management Association.
5. Consider Authorizing Executive Director to Execute Environmental Documentation and Subsequent Application for Regionalization of Sanitary Sewer Services for Thornton Properties.
6. Consider Approving Sale of Obsolete and Surplus Vehicles.
7. Consider Approving Financial Write-Offs for the Quarter Ending March 31, 2017.



Written Communications: Letter dated March 23, 2017, received from Read to Me, Stockton!

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 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 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); and Consider/Act on April 17, 2017 Demand (Claim).

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a) HUD/DFEH Barber; HUD Case No. 09-16-5483-8; DFEH Case No. 826864-257059.

Conference with Real Property Negotiators. Government Code §54956.8. **Properties:** APN 169-270-02; APN 169-131-01; APN 169-132-02; APN 169-134-03; 149-062-13, 14; and 208-220-08, 25, 32. **Agency Negotiator:** Alan R. Coon.

Negotiating Parties: Housing Authority of the County of San Joaquin and Real Estate Development Services (REDS); Behavioral Health; DFA Development. **Under Negotiation:** Development, Financing, Construction and Partnership Related Agreements concerning Sierra Vista Rehabilitation, DFA Projects (Medici and Cottage Village) and Behavioral Health (Administration Building).

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.

