

AGENDA
BOARD OF COMMISSIONERS
ANNUAL MEETING — THURSDAY, MAY 18, 2017 @ 4:00 P.M.
AT 421 S. EL DORADO STREET, STOCKTON, CA

Call to Order — Roll Call — Pledge of Allegiance

Election of Officers for the forthcoming year: Chairperson, First Vice Chairperson, and Second Vice Chairperson

Approval of the Minutes of the Regular Meeting held April 20, 2017.

Adjournment

Convene Villa Real, Inc., Board of Directors Meeting

Action Items:

- 1) Consider Approving Amendment to Articles of Incorporation and Submitting Certificate of Amendment of Articles of Incorporation to California Secretary of State.

Adjournment

Reconvene Housing Authority of the County of San Joaquin Board of Commissioners' Meeting

Public Hearing: Public Housing Agency (PHA) Annual Plan for Fiscal Year 2017-2018.

Executive Director's Report:

1. Resident Consultation Meeting – Sierra Vista Redevelopment Phase I.
2. Housing Choice Voucher (HCV) Utilization / Shortfall Triage / Transitional Housing Preference / Veterans Affairs Supporting Housing (VASH).
3. Construction Updates – Mourfield and Washington Street Apartments.
4. Migrant Center Resident Meetings / Operating Budget.
5. Behavioral Health Services Housing Project Update.

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. San Joaquin County Government Leadership Training Program.



Action Items:

1. Consider Approving and Authorizing Submission of Inventory Removal Application for Disposition of a Portion of Sierra Vista Homes for Sierra Vista Phase I to U. S. Department of Housing and Urban Development.
2. Consider Approving and Implementing Side Letter Agreement between Housing Authority of the County of San Joaquin and San Joaquin Housing Authority Employees' Association and San Joaquin Housing Authority Management Association.
3. Consider Accepting Audited Annual Financial Statement for the Housing Authority of the County of san Joaquin for the Fiscal Year Ended September 30, 2016.
4. Consider Authorizing and Approving Historical Salary Pay Schedules Pursuant to CalPERS Requirements and Close the Audit Finding.
5. Consider Ratifying, Confirming and Approving Acceptance of Bid and Award of Contract No. 1617-018 for Mourfield Site Improvements (*Tabled April 20, 2017*).
6. Consider Adopting Revised Public Housing Tenant Lease.
7. Consider Approving Submission of PHA Certification of Compliance with PHA Plans and Related Regulations U.S. Department of Housing and Urban Development Office of Public and Indian Housing form OMB No. 2577-0226.
8. Consider Accepting and Approving Request for Proposals (RFP) No. 1617-025 for Resident Opportunity and Self-Sufficiency (ROSS) Service Coordinator Services.
9. Consider Accepting and Awarding Contract for IFB No. 16-17-029 for Vacant Unit Turnover Services.

Written Communications: There are none.

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).

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a) HUD/DFEH Parson, et al./Housing Authority of the County of San Joaquin HUD Case No. 09-17-9879-8; DFEH No. 850719-271865.

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.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** APN 208-220-08, 25, 32. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and DFA Development, LLC). **Under Negotiation:** Assignment and Assumption of a Purchase Sale Agreement and/or Option for a Ground Lease.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** APN 169-270-04. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Reno & Cavanaugh. **Under Negotiation:** Legal Service Assignments, Fees and Costs related to Phase I of Sierra Vista



Redevelopment.

Public Employee Performance Evaluation. Government Code §54957 (b) (1). Executive Director.

Public Employee Performance Evaluation. Government Code §54957 (b) (1). General Counsel.

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.

