



**AGENDA**  
**BOARD OF COMMISSIONERS**  
**REGULAR MEETING — THURSDAY, JUNE 15, 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 Annual Meeting held May 18, 2017, and Special Meeting held May 24, 2017.

**Adjournment**

**Convene Villa Real, Inc., Board of Directors Meeting**

**Action Items:**

1. Consider Approving Standard Agreement Amendment No. 1 to Standard Agreement Construction/Rehabilitation Contract No. 15-OMS-10731 for Artesi II and Artesi III Migrant Centers.
2. Consider Approving the Fiscal Year 2017-2018 and Fiscal Year 2018-2019 Operation and Maintenance Contracts between the State of California Department of Housing and Community Development and Villa Real, Inc. Contract Nos. 17-OMS-11343 for Artesi II and III and Contract No. 17-OMS-11344 for Harney Lane.
3. Consider Accepting Forgiveness of Loan from Housing Authority of the County of San Joaquin.

**Adjournment**

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

**Executive Director's Report:**

1. California Tax Credit Allocation Committee (CTCAC) Reservation Letter.
2. Audited Annual Financial Statement for the Fiscal Year Ended September 30, 2016 Submission to Federal Audit Clearinghouse / Financial Data Schedule (FDS) Submission to U.S. Department of Housing and Urban Development.
3. Housing Choice Voucher (HCV) Utilization / Shortfall Triage / Veterans Affairs Supportive Housing (VASH) 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; and Internship Report.

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

**Information Items:** 2017 NAHRO Summer Conference.

**Action Items:**

1. Consider Adopting the Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring/Reporting Plan for the Thornton Wastewater Planning Project, Wastewater Treatment Facility and Authorizing Executive Director to Execute and File Notice of Determination with the San Joaquin County Clerk and the State Clearinghouse.
2. Consider Approving Submission of Housing Authority of the County of San Joaquin Thornton Wastewater Improvements



Project Application to the State Board.

3. Consider Approving Transfer of Central Office Cost Center Funds to Villa Real, Inc.
4. Consider Authorizing Transfer of Funds from Unrestricted Net Position to Restricted Net Position.
5. Consider Approving Forgiveness of Loan from Housing Authority of the County of San Joaquin to Villa Real, Inc.
6. Consider Approving, by Resolution, Term Sheets for DFA – Cottage Village Senior Apartments and DFA – Medici Artist Lofts.

**Written Communications:** Letter dated May 10, 2017 from Human Services Agency regarding Appreciation for Donation; Letter dated May 19, 2017 from Greater Stockton Chamber of Commerce regarding Appreciation for Sponsorship; Thank you Card from Haven of Peace for Donation.

### 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) Hornbeak vs Housing Authority of the County of San Joaquin, Superior Court of California, Case No. STK-CV-SC-2017-0005483.

**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 Legal Counsel – Existing Litigation.** Government Code §54956.9 (a) Consideration of Claim by King submitted on or about May 6, 2017.

**Conference with Legal Counsel – Existing Litigation.** Government Code §54956.9 (a) HUD Archer, et al./Housing Authority of the County of San Joaquin HUD Case No. 09-17-8821-8.

**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 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.

**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).

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

**Conference with General Counsel – Anticipated Litigation:** pursuant to Government Code §54956.9 (c) **and Personnel Matter:** pursuant to Government Code §54957 (b) Response to Grand Jury Report 2016-2017.



## 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.

