



**Housing Authority**  
of the County of San Joaquin

July 8, 2016

Peter W. Ragsdale  
*Executive Director*

Greg Arnaudo, Chairperson  
Dale Cose, First Vice Chairperson  
Martha Moore, Second Vice Chairperson  
Lester Patrick, Commissioner  
Rudolph Willey, Commissioner

Board of  
Commissioners

RE: Special Meeting

Dear Commissioners:

Greg Arnaudo  
*Chairperson*

At the order of the Chairperson of the Housing Authority, a Special Meeting of the Commissioners is hereby called for July 13, 2016, at 4:00 p.m., at the Alberta Jackson Administration Complex, 421 South El Dorado Street, Stockton, California, to conduct the following business:

Dale Cose  
*First Vice Chairperson*

**Call to Order.**

Martha Moore  
*Second Vice Chairperson*

**Roll Call.**

**Pledge of Allegiance.**

Lester Patrick  
*Commissioner*

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

Rudolph Willey  
*Commissioner*

**Approval of the Minutes** of the Regular Meeting held June 16, 2016.

**Executive Director's Report:**

1. Section 8 Lease Up/Public Housing Vacancies Update.
  - a. 160 new HCV participants.
  - b. Phone conference with HUD to update them on our leasing activities.
  - c. Significant progress in program performance and progress in spending down \$5 million in HUD held reserves. This will increase annual renewals bring more housing assistance funds to HACSJ.
2. Progressive Church after School Program at Sierra Vista Update.
  - a. Ribbon Cutting / Power Point.

Alan R. Coon  
*General Counsel*



3. Claremont Manor PBV Update.
  - a. Environmental review – in progress.
  - b. BAC loan assumption for Claremont Manor – in progress.
  - c. Tenant canvas for income detail for rent calculation for PBV's – in progress.
  
4. Unsubsidized Units – Tenant Income Outreach.
  - a. Canvas residents for income information for rent increase strategy- in progress.
  - b. Provide rental comparability to Public Housing Flat Rents at 80% of HUD Fair Market Rents.
  
5. BDO Finance Report and Evaluation of HACCSJ Finance Department.
  - a. Review and discussion.
  
6. Development Update.
  - a. RFQ Process for Sierra Vista.
  - b. HUD VASH PBV NOFA (Notice of Funding Availability) for up to 150 VASH units.
  - c. Additional CDBG Award for Mourfield Apts.

**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, Quarterly Management Reports: Technology Department.

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

**Information Items:**

1. Announce the Board of Commissioners' Unanimous Resolution to Amend General Counsel's Agreement.

**Action Items:**

1. Consider Accepting Audited Annual Financial Statement for the Fiscal Year Ended September 30, 2015.
2. Consider Awarding Contract for Vacant Unit Turnover Contractor Services.
3. Consider Awarding Contract for Claremont Property Management Services.
4. Consider Awarding Contract for Infrastructure Funding and Development Partner.
5. Consider Replacing and Appointing Neutral Third Party to Ethics Review Committee.
6. Consider Accepting Donation of Real Property, APN No. 001-150-12 from Habitat for Humanity of San Joaquin County, Inc.
7. Consider Approving By-Laws as Amended July 13, 2016.

**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: Three.

**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. 39-2015-324175-CU-PO-STK. **Public Employee Performance Evaluation.** Government Code §54957 (b) (1). General Counsel.

## Adjournment

Sincerely,

Connie Henderson  
Clerk of the Board

cc: Alan Coon

## 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.