



Housing Authority
of the County of San Joaquin

AGENDA
BOARD OF COMMISSIONERS
REGULAR MEETING — THURSDAY, AUGUST 18, 2016 @ 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 Special Meeting held July 13, 2016.

Executive Director's Report:

1. Nan McKay Training Hosted by HACSJ – Attended by staff and sister agencies
 - a. Capital Fund Training
 - b. Small Procurement Training
Leasing Specialist training
Asset Management Training – Upcoming
2. BDO Finance Report (see Attachment)
 - a. Strategy for budget process for programs
 - b. Development implications
3. Update on Schedule of Special Charges for Service, Labor Costs and Replacement Items
 - a. Labor rates
 - b. Materials management for public housing
4. Public Housing Occupancy / Section 8 Lease up
 - a. Impact on Public Housing occupancy / New staffing
5. RFQ for Development partners for Sierra Vista Homes
Interview of three potential partners with HACSJ
Strategy for upcoming LIHTC application deadlines

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; and Housing Choice Voucher.

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) 2016 National Conference Schedule.
2. 2016-2017 San Joaquin County Housing Authority Scholarship Foundation (SJCHASF) Scholarship Awards.
3. Fiscal Year 2016-2017 Draft Budget.

Action Items:

1. Consider Approving Amended 2015-2016 Executive Director's Conference and Training Schedule.
2. Consider Ratifying, Confirming and Approving Execution of Lease Agreement between Housing Authority of the County of San Joaquin and San Joaquin Child Abuse Prevention Council Agreement for Services at Tracy Homes.
3. Consider Approving Lease Agreement between Housing Authority of the County of San Joaquin and San Joaquin Child Abuse Prevention Council Agreement for Services at Sierra Vista Homes.



4. Consider Approving Lease Agreement between Housing Authority of the County of San Joaquin and San Joaquin Child Abuse Prevention Council Agreement for Services at Mokelumne Manor, Thornton, CA.
5. Consider Approving Correction to Records Retention Policy Subsection 1070.2.
6. Consider Approving Financial Write Offs for the Quarter Ending June 30, 2016.
7. Consider Approving Awarding Contract No. 1516-040 for "Development Consulting Services".

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) DFEH Complaint 787833-238709 Logston, et al/HACCSJ.

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.

