

**Revised  
AGENDA  
BOARD OF COMMISSIONERS  
REGULAR MEETING – THURSDAY, SEPTEMBER 15, 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 Regular Meeting held August 18, 2016.

**Executive Director’s Report:**

1. Job Fair hosted by Housing Authority of the County of San Joaquin.
2. Homeless Initiatives / County Task Force / Doe Foundation.
3. Development Update – Sierra Vista.
4. Habitat for Humanity Partnership at Rose Creek.
5. Rental Increases for Unsubsidized portfolio (31 units).
6. Assignment of Property Management Experts (PME) to Claremont Manor, LLC.

**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: Development.

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

**Information Items:**

1. California Debt Limit Allocation Committee Correspondence.
2. Medicare Health Fair for Seniors and Other Beneficiaries, Sierra Vista Homes, November 15, 2016.
3. Government Leadership Training Program.

**Action Items:**

1. Consider Approving Fiscal Year 2016–2017 Agency–Wide Budget.
2. Consider Approving Fixed Asset Policy.



3. Consider Approving Trespass Policy.
4. Consider Accepting Proposal and Awarding Contract No. 1516-052 for “HUD-VASH Leasing Coordinator Services.”
5. Consider Approving Amended 2015-2016 Executive Director’s Conference and Training Schedule.
6. Consider Approving Amended 2015-2016 General Counsel’s Conference and Training Schedule.

#### Commissioners’ Questions & Comments/Agenda Building:

##### Closed Session:

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

**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.

**Conference with Real Property Negotiators.** Government Code §54956.8. **Properties:**  
APN 179-530-24; APN 179-530-25; and APN 179-530-26. **Agency Negotiator:**  
Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin  
and Habitat for Humanity. **Under Negotiation:** Development and Construction  
Agreement for three (3) residential housing units located in Rose Creek.

**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:** Pre-development, 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.

#### 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.

