

AGENDA

BOARD OF COMMISSIONERS
REGULAR MEETING — THURSDAY, JANUARY 16, 2014 @ 4:00 P.M.
AT 421 SOUTH EL DORADO STREET, STOCKTON, CA

Call to Order — Roll Call — Pledge of Allegiance

Approval of the Minutes of the Regular Meeting held November 21, 2013.

Public Hearing: 2012/2013 PHA Plan Amendment.

Executive Director's Report:

1. Grants Update.
2. Meeting with Legislators Update.

Reports: Major Purchases and Contracts Awarded November and December 2013; 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 (Construction, Rehabilitation); Technology Department Report.

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

Information Items:

1. 2012 Capital Fund Grant Obligation.

Consent Items:

1. Consider Approving the Standard Agreement for Funding the Operation of Joseph J. Artesi Migrant Family Farm Labor Housing Centers II and III.
2. Consider Approving the Standard Agreement for Funding the Operation of Harney Lane Migrant Family Farm Labor Housing Center.
3. Consider Approving Submission of Community Development Block Grant (CDBG) Application to City of Stockton.

Action Items:

1. Consider Accepting City of Lodi Fiscal Year 2013/14 Community Development Block Grant (CDBG) Funds.
2. Consider Accepting County of San Joaquin Fiscal Year 2013/14 Community Development Block Grant (CDBG) Funds.
3. Consider Appointment of member to serve on the Ethics Review Committee.
4. Consider Approving Amendments to Fiscal Year 2012-2013 Public Housing Agency (PHA) Plan.
5. Consider Approving Commercial Lease Agreement Between Housing Authority of the County of San Joaquin and Underdog Bail Bonds.

Commissioners' Questions & Comments/Agenda Building:



Closed Session:

Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: Number of cases: Two.

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a): Vernetta Brown vs. Housing Authority, et al, San Joaquin County Superior Court Case No. 39-2013-00301311-CU-WT-STK.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Franco Center, 144 Mun Kwok Lane, Stockton, CA. **Agency Negotiator:** Alan Coon. **Negotiating Parties:** Affordable Housing Advisors; GHC Housing Partners; Apt. Rental Assistance, Inc.; Hendricks-Berkadia; RAHD Group; Senior Housing Group; TBD/California State HOME Loan; TBD/Trustee for Bob Franco Trust; Groundworks (Amy Burton) acting as the negotiator for OSM Investment (Michael Orwitz), Dawson Holdings Inc. (Tim Fleustch), ARA (Marc Menowitz) and Capital Realty Group (Sam Horowitz); Reliant Company (Tom Nicolas) acting as the negotiator for LIHTC Advisors, LLC. **Under Negotiation:** Price and terms for sale of said property and/or price and terms for the payment and/or early retirement of outstanding obligations on the property. Government Code §54956.8. **Property:** Update on Lease of Commercial Space at Franco Center, 144 Mun Kwok Lane, Stockton, CA.

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.

