

AGENDA
BOARD OF COMMISSIONERS
REGULAR MEETING — THURSDAY, JANUARY 21, 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 December 10, 2015.

Public Hearing: 2015/2016 PHA Plan Amendment.

Executive Director's Report:

1. Section 8 Utilization.
2. PH Turn-around Time.
3. PHAS Score.
4. Un-subsidized Properties – Pests / Claremont and Park Street / Dry Rot Lodi / Notice of Condition 2/2015 – Repairing 1/16 – Claremont Needs Assessment.
5. Unlawful Detainer Process – Timeliness.
6. Thornton Generator – 2014 Notice / 2016 Order – Temp Generator / Sand Bags.
7. Villa Real or Single Purpose Entity to apply for Project Based Vouchers for Claremont and Park Street.
8. Migrant Center Update – Employees – Villa Real, Inc.
9. Project Based Voucher Application for Claremont Manor and Need for Independent Entity for Housing Assistance Payment Contract (Villa Real).
10. Tenant Commissioner Status.
11. Amendment to Development Documents between the Housing Authority of the County of San Joaquin and DFA Development, LLC, regarding Cottage Avenue Senior Apartments.

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 Item:

1. Public Housing Flat Rents.
2. 2016 PHA Plan Timeline.
3. The 16th Annual Nelrod Consortium Conference.

Action Items:

1. Consider Approving 2015/2016 PHA Plan Amendment.
2. Consider Approving Annual Report, 2015, and Authorizing Executive Director to File Same with Appropriate Officials.
3. Consider Approving Nomination of Peter W. Ragsdale, Executive Director, to the Workforce Investment Board and Authorizing Execution of Application Form.
4. Consider Appointing and Authorizing Peter W. Ragsdale, Executive Director, to Act as Housing Authority of the County of San Joaquin Representative to the California Affordable Housing Agency Board of Directors.



5. Consider Authorizing Bank Checking Account Signatures Therefor.
6. Consider Authorizing Bank Signatories for Investment Accounts.
7. Approving and Adopting By-Laws, as Amended, January 21, 2016.
8. Accepting Fiscal Year 2015-2016 Community Block Grant (CDBG) Funds from County of San Joaquin.
9. Consider Approving Amendment to Development Documents between Housing Authority of the County of San Joaquin and DFA Development, LLC, regarding Cottage Avenue Senior Apartments.
10. Consider Disposing of Three Vehicles.
11. Consider Authorizing Membership in Public Housing Authorities Directors Association (PHADA).

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) Housing Discrimination Complaint; Hernandez vs. Housing Authority of the County of San Joaquin, U.S. Department of Housing and Urban Development, Case No, 09-15-1274-8 Title VIII and 09-15-1274-4 Section 504.

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.

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 Legal Counsel – Personnel. Government Code §54957. Draft Compensation Survey.

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.

