



Housing Authority
of the County of San Joaquin

Barbara S. Kauss
Executive Director

Rosa Vázquez
*Deputy
Executive Director*

**Board of
Commissioners**

Rudolph Willey
Chairperson

Irenemaree Castillo
First Vice Chairperson

David Renison
Second Vice Chairperson

John Bevanda
Commissioner

Dale Cose
Commissioner

Raymond Hesia
Commissioner

Martha Moore
Commissioner

Alan R. Coon
General Counsel

February 9, 2014

Rudy Willey, Chairperson
John Bevanda, Commissioner
Irenemaree Castillo, First Chairperson
Dale Cose, Commissioner
Raymond Hesia, Commissioner
Martha Moore, Commissioner
David Renison, Second Chairperson

RE: Special Meeting

Dear Commissioners:

At the order of the Chairperson of the Housing Authority, a Special Meeting of the Commissioners is hereby called for February 12, 2014, at 10:00 a.m., at the Alberta Jackson Administration Complex, 421 South El Dorado Street, Stockton, California, to conduct the following business:

Call to Order.

Roll Call.

Approval of the Minutes of the Regular Meeting held January 16, 2014.

Executive Director's Report:

1. U.S. Department of Housing and Urban Development (HUD) Evaluation Status.
2. Direct Deposit Housing Assistance Payments.
3. Budget Funding Notice.
4. Veterans Affairs Supportive Housing (VASH) Project Based Vouchers (PBV) Grant.

Reports: Major Purchases and Contracts Awarded January 2014; 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: Financials, including investments; Management Public Housing; Housing Choice Voucher; and, Multi-Family.

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



Information Items:

1. PHA Plan Timeline.
2. 2014 National Association of Housing and Redevelopment Officials Legislative Conference.
3. Thornton Waste Water Treatment Facility.

Action Items:

1. Consider Ratifying, Confirming and Approving Execution and Submittal of Fiscal Year 2013 Resident Opportunities and Self-Sufficiency (ROSS) Public Housing Family Self-Sufficiency (PH-FSS Form HUD-1044 (8/90) to U.S. Department of Housing and Urban Development (HUD) and Accepting 2013 ROSS PH FSS Grant Award CA024RFS035A013.
2. Consider Approving Amended Executive Director's 2014 Conference and Training Schedule.
3. Consider Approving Commercial Lease Agreement Between Housing Authority of the County of San Joaquin and Underdog Bail Bonds.
4. Consider Accepting Bid and Awarding Contract for Water Heaters to the Lowest Responsive and Responsible Bidder, to be determined at time of Board Meeting.

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: Three.

Conference with Legal Counsel – Pending Litigation. Government Code §54956.9 (a)(3)(C.). Claimant: Nafisa Saraway (Tort Claim for Damage to Personal Vehicle).

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:** GHC Housing Partners; Apartment Rental Assistance, Inc.; RAHD 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), 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.

Sincerely,

Connie Henderson
Clerk of the Board of Commissioners

cc: Alan R. Coon, General Counsel



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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