



Housing Authority
of the County of San Joaquin

February 13, 2015

Barbara S. Kauss
Executive Director

Rosa Vázquez
*Deputy
Executive Director*

**Board of
Commissioners**

Rudolph Willey
Chairperson

Greg Arnaudo
Second Vice Chairperson

John Bevanda
Commissioner

Irenemaree Castillo
First Vice Chairperson

Dale Cose
Commissioner

Martha Moore
Commissioner

Rosetta Rogers
Commissioner

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General Counsel

Rudy Willey, Chairperson
John Bevanda, Commissioner
Greg Arnaudo, Second Vice Chairperson
Irenemaree Castillo, First Vice Chairperson
Dale Cose, Commissioner
Martha Moore, Commissioner
Rosetta Rogers, Commissioner

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 18, 2015, at 4:00 p.m., at 421 S. El Dorado Street, Stockton, California, to conduct the following business:

Call to Order.

Roll Call.

Pledge of Allegiance.

Approval of the Minutes of the Regular Meeting held January 18, 2015.

Executive Director's Report:

1. Tracy REAC Scores.
2. Update on Housing Choice Voucher/Housing Quality Standards/Quality Control.
3. Fair Housing and Equal Opportunity Training and Status of Compliance with Conciliation Agreement.
4. 2014 Housing Choice Voucher Program High Performer.
5. 2014 PHA Collaboration Award
6. Grants Submitted.
7. California Housing Workers' Compensation Authority Dividend.
8. Child Abuse Prevention Council.



Reports: Major Purchases and Contracts Awarded January 2015; Capital Fund Projects; Unlawful Detainer; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Internship Report; Vacancy Report; and, Quarterly Management Reports: Financial, including investments; Financial Write-Offs; Management Public Housing; Multi-Family Housing; Housing Choice Voucher Program; and, Development Report.

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

Information Items:

1. Increase in Flat Rents for Public Housing.
2. 2015 Capital Fund Program Grant Award.

Action Items:

1. Consider Accepting Bid and Awarding Contract for General Contract Class A for Phase I Site Work, 4 Units at Sierra Vista and 8 Units at Conway Homes.
2. Consider Accepting Bid and Awarding Contract for General Contract Class B for Phase 1 Site Work, 4 Units at Sierra Vista and 8 Units at Conway Homes.

Written Communication: Letter dated December 9, 2014, from U.S. Department of Housing and Urban Development Regarding Franco Center Inspection Results; Letter dated January 12, 2015, from Kate Butler, U.S. Department of Housing and Urban Development-Veterans Affairs Supportive Housing Supervisor Regarding Appreciation for Successful Partnership with the Housing Authority of the County of San Joaquin; Letter dated January 12, 2015, from U.S. Department of Housing and Urban Development Regarding Approved PHA Plan Amended Submission for FY 2015; Letter dated January 16, 2015 from U.S. Department of Housing and Urban Development Regarding FY 2014 Choice Neighborhoods Planning Grant Application; Letter dated December 22, 2014, from U.S. Department of Housing and Urban Development Regarding Section 8 Management Assessment Program Scoring for Fiscal Year Ending September 30, 2014

Commissioners' Questions & Comments/Agenda Building.

Closed Session:

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Franco Center, 144 Mun Kwok Lane, Stockton, CA. **Agency Negotiator:** Alan Coon. **Negotiating Parties:** RAHD Group (WNC Investment Partners, LLC); CalHFA Loan. **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 Franco Center property.

Conference with Legal Counsel – Anticipated Litigation: Significant exposure to litigation pursuant to Government Code §54956.9 (a), (c), and (d)(2) and (4): Number of cases: Two.

Personnel Matter: Public Employee Performance Evaluation, Settlement & Recruitment and Request for Proposal for Appointment – Titles: Executive Director and Interim Executive Director; and Consider Approving Request for Proposal and/or Request For Information for recruitment services related to Executive Director and Interim Executive Director. Government Code §54957.

Adjournment.

Sincerely,

Connie Henderson
Clerk of the Board

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.