



## AGENDA

BOARD OF COMMISSIONERS  
REGULAR MEETING — THURSDAY, APRIL 18, 2013 @ 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 Special Meeting held March 14, 2013.

**Executive Director's Report:**

1. Community Policing Efforts.
2. Franco Center News Article.

**Reports:** Major Purchases and Contracts Awarded March 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: Technology Department.

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

**Information Items:**

1. Analysis of the U.S. Department of Housing and Urban Development Rental Assistance Demonstration (RAD) Program.
2. U.S. Department of Housing and Urban Development Impacts – Information Regarding Effects of Sequestration and Budget Pro-ration.
3. Results of Request for Qualifications (RFQ) No. 1213-015 for Audit Services.
4. Draft Public Housing Agency (PHA) Annual Plan for Fiscal Year 2013/2014; Summary of Proposed Updates and Changes.

**Action Items:**

1. Consider Approving Renewal of Franco Center Housing Assistance Program (HAP) Contract.
2. Consider Approving Submittal of Choice Neighborhood Initiatives Planning Grant Application.
3. Potential Interim Operating Agreement for the Administration of the Winding Down of the Former RDA's Housing Functions.

**Written Communications:** Letter dated February 22, 2013, from U.S. Department of Housing and Urban Development Regarding Housing Authority of the County of San Joaquin (CA024) Rose Creek Site Acquisition Proposal.

**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 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.



**Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** Franco Center, 144 Mun Kwok Lane, Stockton, CA. **Agency Negotiator:** Alan Coon. **Negotiating Parties:** CCH/Levental; TBD/California State HOME Loan; and, TBD/Trustee for Bob Franco Trust. **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.

**Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** Franco Center, 144 Mun Kwok Lane, Stockton, CA. **Agency Negotiator:** Alan Coon. **Negotiating Parties:** Alan Coon/HACCSJ; Tom Lungin/California Commercial Investment; TBD/California State HOME Loan; and TBD/Trustee for Bob Franco Trust. **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.

## 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.

