

HOUSING AUTHORITY of the COUNTY OF CONTRA COSTA

CALENDAR FOR THE BOARD OF COMMISSIONERS

BOARD CHAMBERS ROOM 107, ADMINISTRATION BUILDING,
651 PINE STREET MARTINEZ, CALIFORNIA 94553-1229

GAYLE B. UILKEMA , *CHAIR*
JOHN GIOIA
MARY N. PIEPHO
KAREN MITCHOFF
FEDERAL D. GLOVER
GENEVA GREEN (TENANT SEAT)

JOSEPH VILLARREAL, EXECUTIVE DIRECTOR, (925) 957-8000

The Board of Commissioners respects your time, and every attempt is made to accurately estimate when an item may be heard by the Board. All times specified for items on the Board of Commissioners agenda are approximate. Items may be heard later than indicated depending on the business of the day. Your patience is appreciated.

AGENDA January 25, 2011

1:00 P.M. Convene, call to order and opening ceremonies.

CONSIDER CONSENT ITEMS (C.1 through C.9) - Items removed from this section will be considered as Deliberation items.

DELIBERATION ITEMS:

- D.1 PUBLIC COMMENT (3 minutes per speaker)
- D.2 CONSIDER removed Consent items and DETERMINE action to be taken.
- D.3 HEARING to consider approving the Public Housing Agency (PHA) Annual Plan for Fiscal Year 2011/12 and certifying compliance with PHA plans and related regulations, as mandated by the U.S. Department of Housing and Urban Development.

CLOSED SESSION:

- A. CONFERENCE WITH LABOR NEGOTIATORS (Govt. Code Section 54957.6(a))

1. Agency Negotiators: Fran Buchanan and Frances Trant
Employee Organizations: Public Employees Union, Local No. 1
2. Agency Negotiators: Fran Buchanan and Joseph Villarreal
Unrepresented Employees: All unrepresented agency management employees
and all other unrepresented agency employees

Adjournment

CONSENT ITEMS:

- C.1 APPROVE the proposed Board of Commissioner's meeting schedule for 2011.
- C.2 ACCEPT the Investment Report for the Housing Authority of the County of Contra Costa for the quarter ending September 30, 2010 as required by Senate Bill 564(Ch 783), a law that requires local Treasurers to report pooled investments on a quarterly basis.
- C.3 ACCEPT the 2nd Quarter (unaudited) Housing Authority Budget Report for fiscal year 2010/11 ending September 30, 2010.
- C.4 APPROVE and AUTHORIZE the Executive Director, or designee, to execute a contract with On Point Construction in the amount of \$173,000 for the El Pueblo Exterior Modernization Project, Pittsburg area.
- C.5 APPROVE and AUTHORIZE the Executive Director, or designee, to execute a contract with Harn & Dolan in the amount of \$38,000 to perform an independent audit of the Housing Authority for fiscal year 2010/11, with an option to renew the contract in each of the two subsequent years at the same annual dollar amount for independent auditing services.
- C.6 APPROVE and AUTHORIZE the Executive Director, or designee, to execute a contract with Sterling Claim Service in the amount of \$290,414 to conduct housing quality standards and uniform physical conditions standards inspections for Public Housing and Housing Choice voucher units.
- C.7 APPROVE the Housing Choice voucher payment standards effective April 1, 2011.
- C.8 DENY claim filed by Wanda Williams.
- C.9 ACCEPT articles regarding affordable housing issues.

GENERAL INFORMATION

Persons who wish to address the Board of Commissioners should complete the form provided for that purpose and furnish a copy of any written statement to the Clerk.

All matters listed under CONSENT ITEMS are considered by the Board of Commissioners to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the Board or a member of the public prior to the time the Commission votes on the motion to adopt. Persons who wish to speak on matters set for PUBLIC HEARINGS will be heard when the Chair calls for comments from those persons who are in support thereof or in opposition thereto. After persons have spoken, the hearing is closed and the matter is subject to discussion and action by the Board. Comments on matters listed on the agenda or otherwise within the purview of the Board of Commissioners can be submitted to the office of the Clerk of the Board via mail: Board of Commissioners, 651 Pine Street Room 106, Martinez, CA 94553; by fax: 925-335-1913.

The County will provide reasonable accommodations for persons with disabilities planning to attend Board meetings who contact the Clerk of the Board at least 24 hours before the meeting, at (925) 335-1900; TDD (925) 335-1915. An assistive listening device is available from the Clerk, Room 106. Copies of recordings of all or portions of a Board meeting may be purchased from the Clerk of the Board. Please telephone the Office of the Clerk of the Board, (925) 335-1900, to make the necessary arrangements. Applications for personal subscriptions to the monthly Board Agenda may be obtained by calling the Office of the Clerk of the Board, (925) 335-1900. The monthly agenda may also be viewed on the Housing Authority's internet Web Page www.contracostahousing.org. The Housing Authority agenda and meeting materials are available for inspection at least 96 hours prior to each meeting at the Office of the Clerk of the Board, 651 Pine Street, Room 106, Martinez, California.

PERSONS WHO WISH TO ADDRESS THE BOARD MAY BE LIMITED TO THREE (3) MINUTES

AGENDA DEADLINE: Thursday, 12 noon, 12 days before the Tuesday Board meetings.