



AGENDA
BOARD OF COMMISSIONERS
REGULAR MEETING — THURSDAY, JANUARY 18, 2018 @ 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 14, 2017 and Adjourned Meeting held December 18, 2017.

Recess

Convene Delta Community Developers Corp. Board Meeting

Approval of the Minutes of the Special Meeting held December 14, 2017.

Action Items:

1. Consider Approving Creation of DCDC Medici Artist Lofts, LLC.

Adjournment

Reconvene Housing Authority of the County of San Joaquin Board of Commissioners' Meeting

Executive Director's Report:

1. 2018 PHADA Commissioners' Conference, January 7-10, 2018.
2. California Human Development (CHD)/Training Facility on Airport Way.
3. Housing Choice Voucher (HCV) 2-Year Tool.

Reports: Significant Purchases and Contracts Report; Capital Fund Projects; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Vacancy Report; and, Quarterly Management Reports:
None

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

Information Items:

1. Amendments to 2017-2018 Public Housing Agency (PHA) Plan.
2. Thornton Sewer Treatment Fees for Connection with Sacramento Area Sewer District and Sacramento Regional Sanitation District.
3. Public Housing Assessment System (PHAS) Designation for Fiscal Year Ending 2016.
4. Resolution of Lease Violations.

Consent Items: None

Action Items:

1. Consider Approving Financial Write-Offs for the Quarter Ending December 31, 2017.



2. Consider Confirming, Ratifying and Approving Financing Terms and Purchase of Real Property known as 2575 Grand Canal Blvd., Stockton, CA (APN No. 110-030-32).

Written Communications: None

Commissioners' Questions & Comments/Agenda Building:

Conference with Real Property Negotiators. Government Code §54956.8. **Properties:** (Sierra Vista Phase II, shall be a part of APN 169-270-03. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Real Estate Development Services (REDS) and tbd. **Under Negotiation:** Development, Financing, Construction Partnership Related Agreements concerning Sierra Vista Rehabilitation – Phase II.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** (Cottage Village Apartments, 510, 512 & 524 Cottage Avenue, Manteca, CA) APN 208-220-08, 25, 32; (Medici Artist Lofts), 228-234 E. Miner Avenue & N. Sutter Street. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and DFA Development, LLC). **Under Negotiation:** Application and Agreements Necessary for Bond (4%) Project/Development Agreements; Project Based Voucher (PBV) award; management and related business terms and participation.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** (CalWeber, 506 N. California Street, Stockton, CA) APN 149-170-031, 32, 33. 506 N. California Street, Stockton, CA. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and DFA Development, LLC). **Under Negotiation:** Right of First Refusal and Option to Purchase for DCDC/HACCSJ or a to-be Created Limited Liability Agency; Project Based Voucher (PBV) award; management and related business terms and participation.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** (Administration Buildings) APN #149-062-13 and 149-02-14. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and San Joaquin County Behavioral Health Services. **Under Negotiation:** Construction and Partnership Related Agreement concerning Rehabilitation of Administration Buildings.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Negotiation with respect to potential lease or purchase options related to replacement of Administration Building(s) including 2575 Grand Canal Boulevard, Stockton, CA, APN #110-030-32. **Agency Negotiators:** Alan R. Coon/Gerald "Chip" Jones. **Negotiating Parties:** Housing Authority of the County of San Joaquin and tbd.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** (2482 S. Airport Way, Stockton, CA) APN #169-133-07 and (2513 S. Phelps Street, Stockton, CA) APN #169-133-25. **Agency Negotiator:** Alan R. Coon and tbd.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** (Rose Creek Subdivision) APN #179-530-01 through 09 and APN #179-530-14 through 44. **Agency Negotiator:** Alan R. Coon.

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.

