

**HACSJ**  
**HOUSING AUTHORITY**  
COUNTY OF SAN JOAQUIN

**Peter W. Ragsdale**  
*Executive Director*

October 1, 2018

**BOARD OF COMMISSIONERS**

**Dale Cose**  
*Chairperson*

**Martha Moore**  
*First Vice Chairperson*

**Jon Mendelson**  
*Second Vice Chairperson*

**Patricia Barrett**  
*Commissioner*

**Ryan Gresham**  
*Commissioner*

**Lester Patrick**  
*Commissioner*

**Rudolph Willey**  
*Commissioner*

**Alan R. Coon**  
*General Counsel*

448 S. Center Street  
PO Box 447  
Stockton, CA 95203

(209) 460-5000  
FAX (209) 460-5100

TDD 711 or  
1-800-855-7100

Patricia Barrett, Commissioner  
Dale Cose, Chairperson  
Ryan Gresham, Commissioner  
Jon Mendelson, Second Vice Chairperson  
Martha Moore, First Vice Chairperson  
Lester Patrick, Commissioner  
Rudolph Willey, 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 October 4, 2018, at 4:00 p.m., at the Alberta Jackson Administration Complex, 421 South 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 August 16, 2018 and Special Meeting held August 30, 2018.

Recess

Convene joint meeting of DCDC Housing First LLC, a California limited liability company and its sole member, Delta Community Developers Corp.

Approval of the Minutes of the Special Meeting held August 30, 2018.

Information Items: None

Consent Items: None

**Action Items:**

1. Consider Adopting DCDC Housing First LLC Operating Agreement. Admission of STAND and Acceptance of Assignment of Purchase Sale Agreement of Real Property known as 1725 S. Stockton Street, Stockton, CA (APN No. 163-220-27).

Adjournment

Reconvene Housing Authority County of San Joaquin Commissioners' Meeting

**Executive Director's Report:**

1. California Tax Credit Allocation Committee (TCAC) Reservation Letter.
2. Fair Market Rents (FMRs)
3. Scholarship Foundation Fund Raising Results
4. First Tee of San Joaquin/Girls Who Code
5. Additional Capital Fund Award Letter
6. Cottage Village Closing

**Reports:** Significant Purchases and Contracts Report; Capital Fund Projects; Financials; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Vacancy Report.

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

**Information Items:**

1. Letter from U.S. Department of Housing and Urban Development dated September 24, 2018 RE: Award of 20 HUD-Veterans Affairs Supportive Housing (VASH) Vouchers.
2. Letter from U.S. Department of Housing and Urban Development dated September 5, 2018 RE: Award of 44 Mainstream Housing Choice Vouchers.

**Consent Items:** None

**Action Items:**

1. Consider Approving Travel Policy as Amended October 4, 2018.
2. Consider Accepting Bid and Awarding Contract for Electrical Services at 2575 Grand Canal Blvd., Stockton, CA.
3. Consider Accepting Bid and Awarding Contract for Mechanical Services at 2575 Grand Canal Blvd., Stockton, CA.
4. Consider Accepting Bid and Awarding Contract for Conway Kitchen and Bathroom Phase II Remodel.
5. Consider Awarding Purchase Order to Tracy Material Recovery & Solid Waste Transfer, Inc.
6. Consider Approving Financial Write-Offs.
7. Consider Approving Executive Director's 2019 Conference and Training Schedule.
8. Consider Approving General Counsel's 2018-2019 Conference and Training Schedule.
9. Consider Authorizing and Directing Executive Director to Execute Application for Homeless Emergency Aid Program (HEAP) Funding and to Co-Sign 24-Month Interest Only Loan Documents to Facilitate Acquisition of Real Property Known as 1725 South Stockton Street, Stockton, CA (APN No. 163-220-27).

**Written Communications:** None

**Commissioners' Questions & Comments/Agenda Building:**

**Closed Session:**

**Conference with Real Property Negotiators.** Government Code §54956.8. **Properties:** (Sierra Vista Phase II, shall be a part of APN No. 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: 850 N. Hunter Street, Stockton, CA, APN No. 139-055-01. Negotiation concerning potential partnership agreement. Agency Negotiators: Alan R. Coon. Negotiating Parties: Housing Authority of the County of San Joaquin and tbd.

Conference with Real Property Negotiators. Government Code §54956.8. Property: 1725 S. Stockton Street, Stockton, CA APN No. 163-220-27. Agency Negotiator: Alan R. Coon.