



Revised
AGENDA
BOARD OF COMMISSIONERS
REGULAR MEETING — THURSDAY, NOVEMBER 16, 2017 @ 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 Regular Meeting held October 19, 2017.

Recess

Convene Delta Community Developers Corp. Board of Directors' Meeting

Approval of the Minutes of the Special Meeting held September 21, 2017.

Action Items:

- 1) Consider Approving Pre-Development Expenses for Sierra Vista Phase II
- 2) Consider Approving Further Authorizing Delta Community Developers Corp. and DCDC Sierra Vista I, LLC to Execute Redevelopment and Financing Documents to Close on Sierra Vista Phase I.

Adjournment

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

Executive Director's Report:

1. Mayor's Housing Summit at Sierra Vista Homes, November 2, 2017.
2. Affordable Housing Event at Tracy, CA, November 9, 2017.
3. HOME/CDBG City of Stockton Applications.

Reports: Significant Purchases and Contracts Report; Draft Financials; 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: Financials; Management Public Housing; Multi-Family Housing; and, Housing Choice Voucher Program.

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

Information Items: None

Consent Items: None



Action Items:

1. Consider Approving Section 8 Management Assessment program (SEMAP) Certification and Authorizing Submission Thereof.
2. Consider Approving Agreement between Housing Authority of the County of San Joaquin and San Joaquin County Behavioral Health Services.
3. Consider Approving Amendment to Housing Authority of the County of San Joaquin Comfort/Service Animal Agreement; Pet Ownership Policy and Agreement; and Animal(s) Responsibility Agreement under Admissions and Continued Occupancy Policy (ACOP).
4. Consider Approving Further Authorization to Effect the Closing on Financing for Redevelopment at Sierra Vista Phase I.

Written Communications: None

Commissioners' Questions & Comments/Agenda Building:

Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: One.

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a) HUD/DFEH Hornbeak; Case No. LOD-CV-LUDR-2016-0010452; HUD Case Nos. 09-17-6099-8 (Title VIII); 09-17-6099-6 (Title VI); 09-17-6099-4 (Section 504); 09-17-6099-D (ADA).

Conference with Real Property Negotiators. Government Code §54956.8. **Properties:** (Sierra Vista) APN 169-270-02; APN 169-131-01; APN 169-132-02; and APN 169-134-03. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Real Estate Development Services (REDS). **Under Negotiation:** Development, Financing, Construction Partnership Related Agreements concerning Sierra Vista Rehabilitation – Phase I.

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:** Status of Low Income Housing Tax Credit (LIHTC) award; Project Based Voucher (PBV) award; management and related business terms and participation.

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a) Personal Injury Complaint; Ross vs Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-00324175-CU-PO-STK. Seek instructions and authority with respect to proposed Settlement Agreement and Release.

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:** Status of Low Income Housing Tax Credit (LIHTC) award; 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:** (Rose Creek Subdivision) APN #179-530-01 through 09 and APN #179-530-14 through 44. **Agency Negotiator:** Alan R. Coon.

Conference with Real Property Negotiators. Government Code §54956.8. **Properties:** Seek instructions and authority with respect to potential lease or purchase options related to replacement of Administration Building(s).

Agency Negotiator: Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and tbd.

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.

