



**AGENDA**  
**BOARD OF COMMISSIONERS**  
**REGULAR MEETING – THURSDAY, FEBRUARY 21, 2019 @ 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 January 31, 2019.

**Executive Director’s Report:**

1. Lord’s Gym City Center Tour / Sponsoring Membership.
2. Community Development Block Grant (CDBG) Turnpike Homeless Emergency Aid Program (HEAP) Project Update.
3. Upcoming Rental Assistance Demonstration (RAD) Special Presentation by CSG Advisors.
4. Request for Proposal (RFP) for Victory Gardens Project Development Partner.

**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; and Vacancy Report.

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

**Information Items:**

1. Non-Profit Board Training.
2. PHADA’s 2019 Annual Convention & Exhibition.
3. NAHRO 2019 Washington Conference.
4. 19<sup>th</sup> Annual Nelrod Consortium Conference.

**Consent Items:** None

**Action Items:**

1. Consider Approving Ground Lease Transfer from San Joaquin County.

**Written Communications:** Letter from U.S. Department of Housing and Urban Development



RE: 2019 Housing Choice Voucher High Performer and 2019 Public Housing High Performer Awards; Thank You Letters from St. Mary's Dining Room dated January 14, 2019; Emergency Food Bank dated January 14, 2019; Community Philanthropy Summit dated January 14, 2019; and Lodi House dated January 14, 2019. Letter from U.S. Department of Housing and Urban Development dated December 20, 2018 RE: Section 8 Management Assessment Program (SEMAP) Score for Fiscal Year Ending September 30, 2018.

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

#### Closed Session:

**Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** Sierra Vista Phase II, APN No. 169-270-08. **Agency Negotiator:** Peter W. Ragsdale.

**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. **Properties:** 1602 Turnpike Road, Stockton, CA: APN Nos. 165-380-01; 165-380-02; 165-380-03; 165-380-04; 165-380-05; 165-380-06; 165-380-07. **Agency Negotiator:** Peter W. Ragsdale.

**Under Negotiation:** Construction Partnership, Development, Financing and Related Agreements Concerning Tiny Homes.

**Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** Claremont Manor, Stockton, CA, APN No. 139-171-160. **Agency Negotiator:** Peter W. Ragsdale.

**Under Negotiation:** Price and Terms for Sale of Said Property.

**Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** Park Street Apartments, Stockton, CA, APN No. 137-190-180. **Agency Negotiator:** Peter W. Ragsdale. **Under Negotiation:** Construction Partnership, Rehabilitation, Financing and Related Agreements.

**Conference with Real Property Negotiators.** Government Code §54956.8. **Properties:** APN No. 149-062-15 and 149-062-10. **Agency Negotiator:** Peter W. Ragsdale. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Dan Dixon. **Under Negotiation:** Price and Terms for Purchase of Said Properties.

**Conference with Real Property Negotiators.** Government Code §54956.8. **Properties:** APN No. 163-070-12

**Agency Negotiator:** Peter W. Ragsdale. **Under Negotiation:** Land Use.

### 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.

