



**AGENDA**  
**BOARD OF COMMISSIONERS**  
**REGULAR MEETING — THURSDAY, JUNE 21, 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 Regular Meeting held April 19, 2018.

**Public Hearing:** Public Housing Agency (PHA) Annual Plan for Fiscal Year 2018-2019.

**Recess**

**Convene Delta Community Developers Corp. Board Meeting**

**Approval of the Minutes of the Regular Meeting** held April 19, 2018.

**Action Items:**

1. Consider Approving Adoption of Housing First, LLC Operating Agreement.
2. Consider Approving Records Retention Policy.
3. Consider Approving Conflict of Interest Policy.
4. Consider Approving Whistleblower Policy.

**Adjournment**

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

**Executive Director's Report:**

1. Sierra Vista Construction Update.
2. Housing Choice Voucher/Capital Fund Update.
3. Sierra Vista Phase 2, July 3, 2018 Low Income Housing Tax Credit (LIHTC) Application.
4. March 2018 Tax Credit Allocation Committee (TCAC) Score Tiebreaker.

**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. Read to Me, Stockton! Receipt for Donation.

**Consent Items:** None



**Action Items:**

1. Consider Approving Submission of PHA Certification of Compliance with PHA Plans and Related Regulations U.S. Department of Housing and Urban Development Office of Public and Indian Housing form OMB No. 2577-0226.
2. Consider Approving Records Retention Policy.
3. Consider Accepting Bid and Awarding Contract for Vacant Unit Turnover Services.
4. Consider Accepting Proposal and Awarding Contract for Mailing and Presort Services.
5. Consider Accepting Proposal and Awarding Contract for Financial and Development Consulting Services for Tax Credit Developments.
6. Consider Approving Issuance of Sole Source Purchase Order to County of San Joaquin, Department of Public Works (Solid Waste Division) for Use of Three Landfills and Recovery Facilities.
7. Consider Authorizing Deposit into General Counsel's Tax-Deferred 457 Account to Rectify Overage Paid to CalPers and Credited to Housing Authority of the County of San Joaquin.

**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:** (Cottage Village Apartments, 510, 512 & 524 Cottage Avenue, Manteca, CA) APN Nos. 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:** Lease and/or purchase of Mariani Property APN No. 149-062-10. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Dan Dixon.

**Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** (Administration Buildings) APN Nos. 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:** 2575 Grand Canal Boulevard, Stockton, CA, APN No. 110-030-32. Negotiation with respect to costs related to tenant improvements. **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:** (Claremont Manor) APN No. 139-171-16  
**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.

