



Peter W. Ragsdale
Executive Director

AMENDED

July 6, 2017

BOARD OF COMMISSIONERS

- Greg Arnaudo, Chairperson
- Dale Cose, First Vice Chairperson
- Jon Mendelson, Commissioner
- Martha Moore, Second Vice Chairperson
- Lester Patrick, Commissioner
- Rudolph Willey, Commissioner

Greg Arnaudo
Chairperson

RE: Special Meeting

Dale Cose
First Vice Chairperson

Dear Commissioners:

Jon Mendelson
Commissioner

At the order of the Chairperson of the Housing Authority, a Special Meeting of the Commissioners is hereby called for July 13, 2017, at 4:00 p.m., at the Alberta Jackson Administration Complex, 421 South El Dorado Street, Stockton, California, to conduct the following business:

Martha Moore
Second Vice Chairperson

Call to Order.

Lester Patrick
Commissioner

Roll Call. Pledge of Allegiance.

Rudolph Willey
Commissioner

Approval of the Minutes of the Regular Meeting held June 15, 2017.

Recess.

Alan R. Coon
General Counsel

Convene Delta Community Developers Corp. Board of Directors Meeting

Approval of the Minutes of the Special Meeting held February 16, 2017; Annual Meeting held May 18, 2017; and Regular Meeting held June 15, 2017.

Information Items:

- 1. Amendment to By-Laws, Personnel Policy, Bank Signature Cards, and all necessary documents.

Action Items:

- 1. Amendment to Resolution Nos. 17-6, 17-7 and 17-8 (OMS Standard Agreements/Migrant Centers) to Reflect Name Change from Villa Real, Inc., to Delta Community Developers Corp.

Adjournment.

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

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

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

Special Presentation: Tom Gerber, Director of Technology.

TDD 711 or
1-800-855-7100

Executive Directors Report:

- 1. Housing Choice Voucher Shortfall Status.
- 2. Behavioral Health / Mental Health Services Agency Project Update.
- 3. Sierra Vista Relocation / Sierra Vista Project Update.

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

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 Relocation Plan for Phase 1 Development of Sierra Vista Homes.
2. Consider Approving Platinum Sponsorship Level of the Greater Stockton Chamber of Commerce 2018 State of the City Event.

Written Communications: Letter dated July 5, 2017, from St. Mary's Dining Room RE: Thank You Letter for Donation Received from Housing Authority of the County of San Joaquin.

Questions and Comments from Commissioners.

Closed Session:

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

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, Manteca, CA) APN 208-220-08, 25, 32; (Medici Artist Lofts), 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) Applications (Business Terms). **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. **Under Negotiation:** Price, terms. **Conference with Legal Counsel – Anticipated Litigation:** Pursuant to Government Code §54956.9 (c) **and Personnel Matter:** pursuant to Government Code §54957 (b) Response to Grand Jury Report 2016-2017.

Adjournment.

Sincerely,

Connie Henderson
Clerk of the Board

cc: Alan Coon