



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

July 12, 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

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 July 19, 2018, at 1:30 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 June 21, 2018.

**Executive Director's Report:**

1. Sierra Vista 2 Application Study
2. Development Report
3. Mainstream Vouchers Application
4. City/County Continuum of Care (CoC) and Affordable Housing Notice of Funding Applications (NOFAs).

**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. Bisnow National Article dated June 27, 2018, "Construction Cost Increases are Unrelenting".
2. Housing Discrimination Complaint Flores v. Housing Authority of the County of San Joaquin, et al. – Determination of No Reasonable Cause, Letter of Findings of Compliance.

### Action Items:

1. 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 (*Tabled 6/21/18*).
2. Consider Authorizing General Counsel to Attend Employee Handbooks: Changes You Need to Make Now Video Webcast, September 7, 2018.
3. Consider Authorizing Executive Director to Attend 2018 Annual Symposium on Tackling Homelessness in California: Implementing Housing First, October 24, 2018, Beverly Hills, CA.
4. Consider Accepting Proposal and Awarding Contract for Loan Refinancing Services.
5. Consider Approving Sale of Obsolete and Surplus Vehicle.
6. Consider Approving Lease Agreement between Housing Authority of the County of San Joaquin and Creative Child Care, Inc., for the Use of a Day Care Facility at Sierra Vista.
7. Consider Accepting Audited Annual Financial Statement for the Housing Authority of the County of San Joaquin for the Fiscal Year Ended September 30, 2017.
8. Consider Approving Financial Write-Offs for the Quarter Ending June 30, 2018.
9. Consider Approving Platinum Sponsorship Level of the Greater Stockton Chamber of Commerce 2019 State of the City Event.

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.

**Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** (French Camp) APN No. 193-050-15 **Agency Negotiator:** Alan R. Coon.

**Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** (Sierra Vista Homes) APN Nos. 169-270-01; 169-270-03; 169-270-04; 169-270-05  
**Agency Negotiator:** Alan R. Coon.

### Adjournment

Sincerely,

Connie Henderson  
Clerk of the Board

### 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.