



Peter W. Ragsdale
Executive Director

AMENDED
September 20, 2017

BOARD OF COMMISSIONERS

Greg Arnaudo
Chairperson

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

Patricia Barrett
Commissioner

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 September 21, 2017, at 9:00 a.m., at the Alberta Jackson Administration Complex, 421 South El Dorado Street, Stockton, California, to conduct the following business: (The Board reserves the right to advance items or consider matters out of order)

Martha Moore
Second Vice Chairperson

Call to Order.

Lester Patrick
Commissioner

Roll Call. Pledge of Allegiance.

Rudolph Willey
Commissioner

Welcome, Purpose of the Training, and Introduction of the Trainer.

Public Comments.

Alan R. Coon
General Counsel

- Commissioners' Training.
- Fiduciary Responsibility
 - The Brown Act
 - Roberts Rules of Order
 - The value of using Bylaws

Adjourn for Lunch

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

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

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

Approval of the Minutes of the Regular Meeting held July 13, 2017.

Recess

TDD 711 or
1-800-855-7100

Convene Delta Community Developers Corp. and DCDC Sierra Vista I, LLC
Board of Directors Meetings
Approval of the Minutes of the Special Meeting held July 13, 2017.

Information Items:

- 1) Delta Community Developers Corp (DCDC) Registry of Charitable Trusts – Past Due Reports.

Consent Items: None

Action Items:

- 1) Consider Approving and Adopting Delta Community Developers Corp. By-Laws, as Amended, September 21, 2017.
- 2) Consider Approving and Adopting DCDC Sierra Vista I, LLC Operating Agreement.
- 3) Consider 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. City of Tracy Meeting / Development Opportunities
2. Impact of Federal budget / Future Funding
3. REAC inspections at Sierra Vista and Tracy Homes
4. California Human Development Partnership with Public Housing
5. FY 2017 Audit Field Work / FY 2016 Initial Technical REAC Rejection / Resubmission

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. 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:

1. Public Relations and Donations.

Consent Items: None

Action Items:

1. Consider Approving Fiscal Year 2017-2018 Consolidated Budget.
2. Consider Approving Financial Write-Offs for the Quarter Ending March 31, 2017.
3. Consider Authorizing Bank Checking Account Signatures Therefor.
4. Consider Designating Persons to Act on Behalf of the Housing Authority of the County of San Joaquin to Negotiate Financing and Execute Loan Documents.
5. Consider Approving and Adopting Amended By-Laws, September 21, 2017.
6. Consider Approving 2016-2017 Budget Revision and Payment Towards Housing Authority of the County of San Joaquin Unfunded Pension Liability.
7. Consider Approving and Authorizing Operating Fund Financing Program (OFFP) Loan for the Re-Development of the Sierra Vista Phase I Mixed Finance Project.
8. Consider Authorizing Closure on Financing for Redevelopment of Sierra Vista Phase I.

Written Communications: None.

Commissioners' Questions & Comments/Agenda Building

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 Parson, et al./Housing Authority of the County of San Joaquin HUD Case No. 09-17-9879-8; DFEH No. 850719-271865.

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a) Pimental v. Housing Authority of the County of San Joaquin (July 11, 2017) Case # STK-CV-2017-0007085.

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) – Voluntary Compliance Agreement.

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a) HUD Archer, et al./Housing Authority of the County of San Joaquin HUD Case No. 09-17-8821-8.

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 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:** (Rose Creek Subdivision) APN #179-530-01 through 09 and APN #179-530-14 through 44. **Agency Negotiator:** Alan R. Coon

Adjournment.

Sincerely,

Connie Henderson
Clerk of the Board

cc: Alan R. Coon, General Counsel

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.