

**THE MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD MAY 21, 2020**

The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 2575 Grand Canal Blvd., Stockton, California, at 4:00 p.m. on May 21, 2020. Certain Commissioners attended by teleconference as permitted by California Government Code § 54953 and Executive Order N-29-20.

The Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Patricia Barrett,	Commissioner
	Dale Cose,	Chairperson
	Ryan Gresham,	Second Vice Chairperson
	Martha Moore,	Commissioner
	Lester Patrick,	First Vice Chairperson
	Rudy Willey,	Commissioner
	Jon Mendelson,	Commissioner

Absent: None

The Chairperson declared a quorum present and called for the Pledge of Allegiance.

Peter W. Ragsdale, Executive Director; Gerald "Chip" Jones, Deputy Director; and Alan Richard Coon, General Counsel, were in attendance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Patrick moved, Seconded by Commissioner Gresham that the following Resolution be approved as read:

RESOLUTION NO. 20-21
RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 18th day of June, 2020, that the Minutes of the Regular Meeting held May 21, 2020, be, and the same hereby are approved and adopted and the Secretary be, and he hereby is authorized and directed to sign said Minutes for and on behalf of the Authority.

ROLL CALL:

AYES: Commissioners Barrett, Gresham, Moore, Patrick, Willey, Cose
NOES: None
ABSTAIN: Commissioner Mendelson
ABSENT: None

Upon roll call, the Chairperson declared the foregoing Resolution passed and adopted.

The Chairperson announced that the Board of Commissioners' meeting is recessed at this time, 4:04 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners' meeting reconvened at 4:21 p.m.

The Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Patricia Barrett,	Commissioner
	Dale Cose,	Chairperson
	Ryan Gresham,	Second Vice Chairperson
	Martha Moore,	Commissioner
	Lester Patrick,	First Vice Chairperson
	Rudy Willey,	Commissioner
	Jon Mendelson,	Commissioner
	Patricia Barrett,	Commissioner

Absent: None

EXECUTIVE DIRECTOR'S REPORT:

Mr. Peter W. Ragsdale, Executive Director, summarized certain properties with development updates.

Mr. Peter W. Ragsdale, Executive Director, discussed development updates for the following properties: Cottage Village, Crossways Residence, Turnpike Commons, and Sierra Vista Phase II. Mr. Ragsdale advised that Cottage Village has an anticipated completion date of June 30, 2020. Mr. Ragsdale advised that site work at Crossways Residence has begun according to scheduled plans. Mr. Ragsdale states that underground construction work has begun on Turnpike Commons. Mr. Ragsdale did note that Sierra Vista Phase II paid for TCO's and the first building anticipates occupancy in July, 2020 which is ahead of scheduled plans.

REPORTS:

Each Commissioner received either paper copy or electronic copy of the Significant Purchases and Contracts

Report; Capital Fund Projects Report; Draft Financials Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista and HCVP Liaison; Vacancy Report; and Cash Balances and Investments Report.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1.) Following a discussion, Commissioner Gresham moved, seconded by Commissioner Patrick, that the following Resolution be approved as read:

RESOLUTION NO. 20-16
RESOLUTION AUTHORIZING IMPLEMENTATION
OF ALL APPLICABLE
WAIVERS IN HUD NOTICE PIH 2020-05

RESOLVED AND ORDERED, by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 21th day of May, 2020 that the Executive Director and Housing Authority staff be, and hereby is authorized,

BE IT FURTHER RESOLVED AND ORDERED, that the Executive Director and Authority staff are, authorized to implement all

applicable waivers identified in HUD Notice PIH 2020-5 that in his discretion are appropriate and necessary for the operations of the Housing Authority and in the best interests of the clients and residents served by the Housing Authority.

ROLL CALL:

AYES: Commissioners Barrett, Gresham, Mendelson, Moore, Patrick, Willey, Cose

NOES: None

ABSTAIN: None

ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

2.) Following a discussion, Commissioner Patrick moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 20-17
RESOLUTION AUTHORIZING AND DIRECTING EXECUTIVE DIRECTOR TO EXECUTE ASSIGNMENT, ASSUMPTION, AND MODIFICATION OF OPTION TO LEASE AGREEMENT BY AND BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND COUNTY OF SAN JOAQUIN

WHEREAS, the Housing Authority of the County of San Joaquin ("Authority") and San Joaquin County ("County") recognize the need for housing and community-based services for veterans in the County; and

WHEREAS, Authority's nonprofit subsidiary, Delta Community Developers Corp. ("DCDC") created DCDC Victory Gardens, LLC, ("LLC") to act as Managing General Partner for also created non-profit developer, Victory

Gardens, LP ("Partnership") to construct approximately 50 affordable housing units, exclusively for VASH participants, on approximately 4.5 acres of County-owned land eventually to be ground leased to a non-profit developer as additional local leverage to the proposed project; and

WHEREAS, Authority is also proposing to use U.S. Department of Housing and Urban Development's Veterans Affairs Supportive Housing program (HUD-VASH) vouchers with an estimated 15-year value of \$6,752,880 to provide rental assistance for anticipated homeless veterans and their families; and

WHEREAS, LLC will apply for a Veterans Housing and Homelessness Prevention Program (VHHP) loan through a competitive process; and

WHEREAS, if the VHHP funds are awarded LLC and/or the Partnership will apply for remaining and likely competitive funds to complete the project; and

WHEREAS, the LLC desires to obtain from the County the exclusive right and option to lease the Property which would demonstrate site control required by the VHHP application; and

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 21st day of May, 2020, that the Executive Director, Peter W. Ragsdale, be and he hereby is authorized and directed to execute the Option to Lease Agreement prepared by the County of San Joaquin for the 4.5 acres of land owned by the County of San Joaquin.

ROLL CALL:

AYES: Commissioners Barrett, Gresham,
Mendelson, Moore, Patrick, Willey, Cose

NOES: None

ABSTAIN: None

ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

3.) Following a discussion, Commissioner Patrick moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 20-18
APPROVING TEMPORARY MODIFICATIONS TO
MEMORANDA OF UNDERSTANDINGS (SJHAEA & SJHAMA)
AND PERSONNEL POLICY FOR HOUSING AUTHORITY OF
THE COUNTY OF SAN JOAQUIN, DELTA COMMUNITY
DEVELOPER'S CORP. ("DCDC") AND AS ADOPTED BY
DCDC'S "AFFILIATED ENTITIES",
TO INCREASE THE ACCRUAL LIMITS ON ANNUAL LEAVE;
AND EXTENDING DATES TO USE ACCRUED HOLIDAYS; AND
AMENDING THE LEAVE WITHOUT PAY SECTIONS FOUND
IN THE SAN JOAQUIN HOUSING AUTHORITY EMPLOYEE
ASSOCIATION ("SJHAEA")
AND
SAN JOAQUIN HOUSING AUTHORITY MANAGEMENT
ASSOCIATION ("SJHAMA")
MEMORANDUMS OF UNDERSTANDING

WHEREAS, the world is facing the effects of a pandemic caused by a flu-like condition known as Covid-19 (aka Coronavirus);

WHEREAS, the federal enacted Families First Coronavirus

Response Act ("Act") was passed on March 18, 2020 and made applicable to all government and public employers;

WHEREAS, the Act amends many laws, specifically including the Family Medical Leave Act (FMLA), extending certain FMLA Public Health Emergency Leave and Emergency Paid Leave through December 31, 2020;

WHEREAS, on March 19, 2020, Governor Newsom concurrently declared a State of Emergency for California ("State Proclamation") providing further direction for entities considered "essential" to the health and welfare of California citizens which includes California's public housing authorities;

WHEREAS, the Housing Authority of the County of San Joaquin (HACSJ) made, and continues to make, drastic changes in its operations to ensure the safety of our employees, vendors, clients and governing boards;

WHEREAS, as a direct result of these changes in operations made in order to both meet its duty to provide housing for the most needy and still comply with the Act, State Proclamation and local stay at home orders, employees have been asked to or have voluntarily shorten or forgone vacations and accrued floating holidays;

WHEREAS, HACSJ's MOUs and the Personnel Policy cap vacation accruals at 360 hours and require that floating holidays be used within the year they are awarded;

WHEREAS, HACSJ employees may be in jeopardy of losing paid leave hours if their accruals exceed the current cap for vacation and timely use of floating holidays;

WHEREAS, On March 31, 2020, San Joaquin County's Board of Supervisors approved increases in the vacation accrual caps and

extension of floating holiday expirations for their employees,

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin, which acts as the Board of Directors of DCDC Corp., meeting in a Special Meeting held this 21st day of May, 2020, That in order to maintain HACSJ and DCDC operations in these difficult times, there shall be a temporary increase in the vacation accrual cap to 400 hours and an extension of the expiration of floating holidays until December 31, 2020; and

Thereafter, all employees will phase out the accrual cap to 360 hours on or before June 30, 2021 and each employee shall lose their carried over floating holidays if not used on or before June 30, 2021.

ROLL CALL:

AYES: Commissioners Barrett, Gresham,
Mendelson, Moore, Patrick, Willey, Cose

NOES: None

ABSTAIN: None

ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

4.) Following a discussion, Commissioner Barrett moved, seconded by Commissioner Moore that the following Resolution be approved as read:

**RESOLUTION NO. 20-19
RESOLUTION APPROVING AND ADOPTING PROPOSED
LANGUAGE CHANGE TO
ADMISSIONS AND CONTINUED OCCUPANCY POLICY**

**TO INCLUDE PREFERENCE LANGUAGE REGARDING
HOUSINGWORKS PARTICIPANTS ADVANCEMENT FROM
TRANSITIONAL HOUSING ASSISTANCE
PROGRAM AS AMENDED MAY 21, 2020**

WHEREAS, the Board of Commissioners desire to modify certain sections of the Housing Authority of the County of San Joaquin's Admissions and Continued Occupancy Policy ("ACOP") to provide preference language for the HousingWorks participants' advancement from transitional housing assistance program.

WHEREAS, the Admissions and Continued Occupancy Policy ("ACOP") has been modified to reflect said change;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin in a regular meeting this 21st day of May, 2020, that those certain Admissions and Continued Occupancy Policy, Amended May 21, 2020, be, and the same hereby are approved and adopted.

ROLL CALL:

AYES: Commissioners Barrett, Gresham, Moore, Patrick, Willey, Cose

NOES: None

ABSTAIN: Commissioner Mendelson

ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

5.) Following a discussion, Commissioner Barrett moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 20-20
RESOLUTION APPROVING AND ADOPTING
MODIFICATION TO ASPIRE LICENSE AGREEMENT
(Temporary Charter School)

RESOLVED AND ORDERED by the Board of Commissioners or the Housing Authority of the County of San Joaquin ("Authority"), in a special meeting this 21st day of May, 2020, to execute an Amended License Agreement with Aspire Public Schools for the purpose of allowing the placement of three portable buildings on Sierra Vista so as to provide for a temporary charter school that will provide education to 6th and 7th graders, and the same hereby is approved and adopted.

ROLL CALL:

AYES: Commissioners Barrett, Gresham,
Mendelson, Moore, Patrick, Willey, Cose

NOES: None

ABSTAIN: None

ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

WRITTEN COMMUNICATIONS:

There were none.

**COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA
BUILDING:**

There were none.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a **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), Central California Housing Corporation (CCHC) and Ashwood Construction. **Under Negotiation:** Financing, Construction and Partnership Related Agreements concerning Sierra Vista Rehabilitation – Phase II. **Conference with Real Property Negotiators**. Government Code §54956.8. **Properties:** APN No. 193-050-15 – Victory Gardens / Manthey Road, French Camp, CA. **Agency Negotiator:** Peter W. Ragsdale. **Under Negotiation:** Land Use. **Conference with Real Property Negotiators**. Government Code §54956.8. **Property:** Lease and/or purchase of Mariani Property APN Nos. 149-062-10 & 15. **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:** Purchase and Financing of Creekside South Apartments, APN No. 060-100-03, Lodi, CA. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Jared Taubert. **Conference with Real Property Negotiators**. Government Code §54956.8. **Property:** Purchase and Financing of Creekside South Apartments, APN No. 060-100-03, Lodi, CA. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Jared Taubert.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Development of 3009 Pock Lane, Stockton, CA, APN Nos. 179-120-11 & 12. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and TBD.

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9(a) Combs, et al. v. Gupta, et al.; San Joaquin County Superior Court Case No. STK-CV-UPI-2019-5843.

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9(a). **Claimant:** Lynn Fochs v. City of Stockton; Housing Authority of the County of San Joaquin; San Joaquin County Superior Court Case No. STK-CV-UPI-2020-0001096.

Commencing Closed Session at 5:04 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Patricia Barrett, Commissioner
Dale Cose, Chairperson
Ryan Gresham, Second Vice Chairperson
Martha Moore, Commissioner
Lester Patrick, First Vice Chairperson
Rudy Willey, Commissioner
Jon Mendelson, Commissioner

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director; Gerald "Chip" Jones, Deputy Director; and Alan R. Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had a **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), Central California Housing Corporation (CCHC) and Ashwood Construction. **Under Negotiation:** Financing, Construction and Partnership Related Agreements concerning Sierra Vista Rehabilitation – Phase II. **Conference with Real Property Negotiators**. Government Code §54956.8. **Properties:** APN No. 193-050-15 – Victory Gardens / Manthey Road, French Camp, CA. **Agency Negotiator:** Peter W. Ragsdale. **Under Negotiation:** Land Use. **Conference with Real Property Negotiators**. Government Code §54956.8. **Property:** Lease and/or purchase of Mariani Property APN Nos. 149-062-10 & 15. **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:** Purchase and Financing of Creekside South Apartments, APN No. 060-100-03, Lodi, CA. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Jared Taubert. **Conference with Real Property Negotiators**. Government Code §54956.8. **Property:** Purchase and Financing of Creekside South Apartments, APN No. 060-100-03, Lodi, CA. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Jared Taubert. **Conference with Real Property Negotiators**. Government Code §54956.8. **Property:** Development of 3009 Pock Lane, Stockton, CA, APN Nos. 179-120-11 & 12. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and TBD. **Conference with Legal Counsel – Existing Litigation**. Government Code §54956.9(a) Combs, et al. v. Gupta, et al.; San Joaquin County Superior Court

Case No. STK-CV-UPI-2019-5843. **Conference with Legal Counsel – Existing Litigation.** Government Code §54956.9(a). **Claimant:** Lynn Fochs v. City of Stockton; Housing Authority of the County of San Joaquin; San Joaquin County Superior Court Case No. STK-CV-UPI-2020-0001096.

The Chairperson announced that there was no discussion regarding development projects in Tracy, CA, and further announced that Action had been taken but not reportable at this time.


ADJOURNMENT:

There being no further business at hand, Commissioner Patrick moved, seconded by Commissioner Moore, that the meeting be adjourned.

ROLL CALL:

AYES: Commissioners Barrett, Gresham, Moore, Patrick, Willey, Cose
NOES: None
ABSTAIN: None
ABSENT: Commissioner Mendelson

Upon Roll Call the Chairperson declared the meeting adjourned at 5:11 p.m.



Peter W. Ragsdale, Secretary