

**THE MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD AUGUST 20, 2020**

The Commissioners of the Housing Authority of the County of San Joaquin met in an Annual Meeting at 2575 Grand Canal Blvd., Stockton, California, at 4:04 p.m. on August 20, 2020. Certain Commissioners and staff attended by teleconference (Zoom) 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,	Second Vice Chairperson
	Ryan Gresham,	Chairperson
	Lester Patrick,	First Vice Chairperson
	Rudy Willey,	Commissioner
	Jon Mendelson,	Commissioner
Absent:	Martha Moore,	Commissioner

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

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

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

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

RESOLUTION NO. 20-29

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 20th day of August, 2020, that the Minutes of the Regular Meeting held July 16, 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,
Mendelson, Patrick, and Willey

NOES: None

ABSTAIN: None

ABSENT: Commissioner Moore

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, 4:05 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners' meeting reconvened at 4:11 p.m.

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

ROLL CALL:

AYES: Commissioners Barrett, Gresham, Mendelson, Patrick, and Willey

NOES: None

ABSTAIN: None

ABSENT: Commissioner Moore

EXECUTIVE DIRECTOR'S REPORT:

Mr. Peter W. Ragsdale, Executive Director, gave an update on the redevelopment of Tracy Homes, with development updates on certain properties: Crossway Residences, Turnpike Commons, Sierra Vista 2, and Creekside South Apartments.

Mr. Ragsdale discussed the City of Tracy issuing an award for redevelopment of the first phase of Tracy Homes on July 21, 2020. Mr. Ragsdale advised that the award would allow Housing Authority of the County of San Joaquin and Delta Community Developers Corp. ("DCDC") to proceed in the financial modeling of the first transaction of approximately 80 units. The kick-off meeting on design with the City of Tracy would push the project forward to a July 2021 CTCAC tax credit application.

Mr. Ragsdale, Executive Director, gave an update on electrical contractor for Crossway Residences. Mr. Ragsdale further advised that Turnpike Commons project is working on domestic water with Call Water. Mr. Ragsdale also advised that 44 families are moving into Sierra Vista 2 in August 2020 and Creekside South Apartments completed the sale of property.

REPORTS:

Each Commissioner received either a paper copy or an 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:

Discussion about Zoom meeting on Agenda.

INFORMATION ITEMS:

As part of Agenda Package Each Commissioner received either a paper copy or an electronic copy of the following information items:

- 1) CARES Act HAP Supplemental Funding;
- 2) Letter from Visionary Home Builders dated: July 3, 2020 – Delta Plaza Apartment Housing Assistance Payment (“HAP”) Contract Termination; and
- 3) Announce Award of the City of Tracy to future Tracy Project; Announce previous award not disclosed until award of City of Tracy.

CONSENT ITEMS:

Each Commissioner received either a paper copy or an electronic copy of the following consent item:

1) Housing Authority of the County of San Joaquin Cover Letter to Visionary Home Builders of California, Inc. regarding Delta Plaza Apartment Housing Assistance Payment ("HAP") Contract Termination.

ACTION ITEMS:

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

RESOLUTION NO. 20-30
RESOLUTION ACCEPTING QUALIFICATIONS AND
AWARDING CONTRACT FOR DEVELOPMENT
CONSULTING SERVICES – TRACY HOMES

WHEREAS, notice of a Request for Qualifications ("RFQ") No. 1718-008 for "Development Consulting Services – Tracy Homes" has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following qualifications for said services are the only qualifications received by this Authority in response to said Request for Qualifications:

FIRM

- DFA Development (Stockton, CA)
- REDS (Clovis, CA)

WHEREAS, Authority staff conducted interviews with each company individually to confirm qualifications; and

WHEREAS, it was deemed that the qualifications of DFA Development best suits the need of the Housing Authority; and

WHEREAS, upon the City of Tracy's award of funding for the Tracy Homes Project it is now timely to announce the selection of DFA Development;

WHEREAS, it is in the best interests of this Housing Authority to award contract to DFA Development for its Tracy Homes Communities to provide development and consulting services; 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 20th day of August, 2020, that the qualifications of DFA Development for development and consulting services for its Tracy Homes Communities be, and the same hereby are approved and accepted; and that the Executive Director be, and hereby is authorized and directed to enter into a contract for said services with DFA Development.

ROLL CALL:

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

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

ACTION ITEM:

- 2) Following a discussion, Commissioner Willey moved, seconded by Commissioner Barrett that the following Resolution be approved as read:

RESOLUTION NO. 20-31
RESOLUTION DIRECTING AND AUTHORIZING APPROVAL
OF THE WRITE-OFF UPON THE BOOKS
OF CERTAIN UNCOLLECTIBLE ACCOUNTS
RECEIVABLE OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
NON-SUBSIDIZED AND PUBLIC HOUSING

WHEREAS, There exists bad debts, primarily consisting of unpaid rent by tenants who have moved out of the Housing Authority of the County of San Joaquin's properties without rendering payment of the Rental Closing Statement; and

WHEREAS, tenants' balances are not written off until a minimum of 90 days after the tenant has vacated the property; and

WHEREAS, tenants' unpaid balances are entered into the U.S. Department of Housing and Urban Development (HUD) Enterprise Income Verification (EIV) Bad Debt module; and

WHEREAS, this process ensures that tenants must pay an outstanding balance prior to being allowed admittance to the Housing Authority's or any other Authority's Public Housing or Housing Choice Voucher programs; and

WHEREAS, debt have accumulated upon the books and records of the Housing Authority, in connection with the operation of Non-Subsidized and Public Housing, certain accounts receivable which the Commissioners have deemed uncollectable;

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 20th day of August, 2020 that the Accounts Receivable for the quarter ending June 30, 2020, standing upon Non-Subsidized and Public Housing of the Housing Authority, in the sum of THIRTEEN THOUSAND ONE HUNDRED AND NINETEEN DOLLARS (\$13,119.00), be written off effective June 30, 2020.

ROLL CALL:

AYES: Commissioners Barrett, Gresham,
Mendelson, Patrick, and Willey

NOES: None

ABSTAIN: None

ABSENT: Commissioner Moore

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:

Consider Action related to real estate development opportunity. Government Code §54956.8 and Code of Federal Regulation, Title 2 § 200.317 through Code of Federal Regulation, Title 2 § 200.326. **Property and/or development proposal offered by Central Valley Low Income Housing Corp. [Note: Collective meeting with Delta Community Developers Inc. See above DCDC Agenda.]**

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** APN No. [TBD] – Consider the Purchase, Financing and Development of Undisclosed North Stockton Property, Stockton, CA. **Agency Negotiator:** Peter W. Ragsdale. **Under Negotiation:** Land Use.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Consider Development and Financing of APN No. 169-050-15 – Victory Gardens/Manthey Road, French Camp, CA. **Agency Negotiator:** Peter W. Ragsdale. **Under Negotiation:** Land Use, Development and Financing.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Development, Management 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:** Consider Joint Purchase and Financing of Undisclosed Lodi Property, APN No. [TBD] **Agency Negotiator:** Peter W. Ragsdale and Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** APN No. [TBD] – Tracy Property, Tracy, CA. **Agency Negotiator:** Peter W. Ragsdale and Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin, DFA Development.

Commencing Housing Authority of the County of San Joaquin Closed Session at 4:56 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

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

The Chairperson declared a quorum present.

The Chairperson announced that there was no discussion regarding development projects in Tracy, CA, and further announced the unanimous vote and approval of action regarding a TBD North Stockton Project, California real property for potential development opportunities but not reportable at this time pending negotiation.

ADJOURNMENT:

There being no further business at hand, there was a unanimous vote, that the meeting be adjourned.

ROLL CALL:

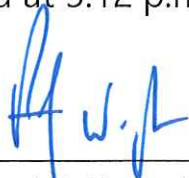
AYES: Commissioners Barrett, Gresham, Mendelson, Patrick, and Willey

NOES: None

ABSTAIN: None

ABSENT: Commissioner Moore

Upon Roll Call the Chairperson declared the meeting adjourned at 5:12 p.m.



Peter W. Ragsdale, Secretary