The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at the Board Room of the Alberta Jackson Administration Complex, 421 South El Dorado Street, Stockton, California, at 12:30 p.m., on August 13, 2015.

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

Present:  Greg Arnaudo,  
          Irenemaree Castillo,  
          Dale Cose,  
          Martha Moore,  
          Rudy Willey,  

Chairperson  
Commissioner  
Vice-Chairperson  
Commissioner  
Commissioner

Absent:  None

The Chairperson declared a quorum present.

Rosa Vázquez, Interim Executive Director, and Alan R. Coon, General Counsel, were in attendance.

The Chairperson directed that the Notice of Special Meeting and Certificate of Mailing be filed with the minutes of this meeting.

The Chairperson called for the Pledge of Allegiance.
APPROVAL OF THE MINUTES:

There were none.

INTERIM EXECUTIVE DIRECTOR'S REPORT:

There were none.

REPORTS:

There were none.

COMMITTEE REPORTS:

There were none.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

There were none.
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 Legal Counsel -- Personnel Matter: Public Employment -- Title: Executive Director. Government Code §54957.

Returning from Closed Session at 4:55 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Irenemaree Castillo, Dale Cose, Martha Moore, Rudy Willey, Chairperson Commissioner Vice-Chairperson Commissioner Commissioner

Absent: None

The Chairperson declared a quorum present.

Alan Richard Coon, General Counsel, was in attendance.

The Chairperson announced that in Closed Session the Commissioners had a Conference with Legal Counsel -- Personnel Matter: Public Employment -- Title: Executive Director. Government Code §54957.
The Chairperson announced that action had been taken but not reportable at this time.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Arnaudo, Castillo, Cose, Moore, Willey
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call, the Chairperson declared the meeting adjourned at 4:57 p.m.

Rosa Vázquez, Interim Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 S. El Dorado Street, Stockton, California, at 4:00 p.m., on September 17, 2015.

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

Present: Greg Arnaudo, Chairperson
Irenemaree Castillo, Commissioner
Dale Cose, Vice-Chairperson
Martha Moore, Commissioner
Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

Alan Richard Coon, General Counsel, was in attendance.

The Chairperson called for the Pledge of Allegiance.
APPROVAL OF THE MINUTES:

Following a discussion, the Chairperson announced that approval of the Minutes of the August 20, 2015, Regular Meeting is tabled until the next meeting.

SPECIAL PRESENTATION:

Chris Flaherty, Partner, DFA Development, LLC; Danny Fred, Partner, DFA Development, LLC; and, Michelle Brewer, Goldfarb, Lipman, to introduce the proposed Cottage Avenue Senior Housing project that DFA Development is working on with the City of Manteca.

Following the special presentation, the Chairperson announced that Action Item No. 6, Consider Approving Outline for Action for Future Development of Cottage Avenue Senior Housing by and between Housing Authority of the County of San Joaquin and DFA Development, LLC., is advanced to this point in the meeting.

6) Following a discussion, Commissioner Willey moved, Seconded by Commissioner Castillo that the following Resolution be approved as read:

RESOLUTION NO. 15-34

RESOLUTION APPROVING OUTLINE FOR DEVELOPMENT DOCUMENTS BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND DFA DEVELOPMENT, LLC., re COTTAGE AVENUE SENIOR HOUSING

WHEREAS, DFA Development, LLC ("DFA"), as developer, seeks the Housing Authority to act as conduit for receipt of subsidy funds from the City of Manteca; and
WHEREAS, DFA seeks the Housing Authority’s assistance in an application for Low Income Housing Tax Credits (LIHTC); and

WHEREAS, the funds would be utilized first in the purchase of land in Manteca, CA, and second, in the development of 48 senior housing units at 30%, 40%, 50%, and 60% of Area Median Income; and

WHEREAS, the project, to be known as the “Cottage Avenue Senior Housing,” is contingent upon the award of the LIHTC to DFA; and

WHEREAS, August 31, 2015, General Counsel and the Development Committee met with DFA representatives; and

WHEREAS, DFA Development has presented its proposal in a Special Presentation to the Board of Commissioners at its September 17, 2015, Regular Meeting.

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 17th day of September, 2015 that DFA Development, LLC (DFA) is authorized to prepare all necessary documents for the Commissioners’ consideration and action at the October 15, 2015, Regular Board Meeting subject to the receipt of an acceptable legal opinion from Goldfarb and Lipman and, further, provided that DFA agrees to reimburse Housing Authority for any and all reasonable expenses and costs incurred in the review of DFA’s proposal.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.
INTERIM EXECUTIVE DIRECTOR'S REPORT:

Ms. Melinda Hazard, Director of Finance, advised that staff is continuing to prepare for the U.S. Department of Housing and Urban Development (HUD) Real Estate Assessment Center (REAC) inspections due to be conducted at Sierra Vista Homes October 22-23, 2015.

REPORTS:

Each Commissioner received a copy of the Major Purchases and Contracts Awarded Report for August 2015; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Internship Report; and, Quarterly Management Reports: Development (Construction/Rehabilitation) Report.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1) Following a discussion, the Chairperson advised that the Organizational Chart is removed from the Action Item and will be sent to the Personnel Committee for review. Thereafter, Commissioner Cose moved, Seconded by Commissioner Willey that the following Resolution be approved as read:
RESOLUTION NO. 15-35

RESOLUTION APPROVING AGENCY-WIDE BUDGET FOR THE FISCAL YEAR ENDING, SEPTEMBER 30, 2016

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 17th day of September, 2015, that that certain Agency-Wide Annual Budget for Fiscal Year Ending September 30, 2016, be, and the same hereby is approved.

BE IT FURTHER RESOLVED AND ORDERED, that a copy of said Agency-Wide Annual Budget for the Fiscal Year Ending September 30, 2016, be filed with the official records of this authority.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

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

RESOLUTION NO. 15-36

RESOLUTION APPROVING REIMBURSEMENT OF TRAVEL EXPENSES
TO TWO EXECUTIVE DIRECTOR INTERVIEW CANDIDATES
AND AMENDMENT TO FISCAL YEAR 2014-2015
BUDGET FOR SAID EXPENSES

WHEREAS, the Housing Authority is currently seeking to fill the position of Executive Director; and

WHEREAS, April 15, 2015, the Commissioners approved Resolution No. 15-14 to enter into a contract in the amount of $24,000 with Bob Murray and Associates to conduct the Executive Director search; and

WHEREAS, two interview candidates were invited to the Housing Authority to interview with the Commissioners for the Executive Director position; and

WHEREAS, the two interviewees have submitted travel expense receipts to the Housing Authority for reimbursement by the Housing Authority; and

WHEREAS, the travel expenses incurred by the candidates are outside the scope of the approved contract with Bob Murray and Associates; and

WHEREAS, an amendment to the Housing Authority's Fiscal Year 2014-2015 Budget is necessary as the incurred travel expenses were not anticipated and thus were not budgeted; and

WHEREAS, the travel expenses to be reimbursed total $2,034.01.

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 17th day of September 2015 that the Interim Executive Director be, and she hereby is authorized and directed as follows:

1) Reimburse the two interview candidates for travel expenses incurred in the amounts of $862.87 and $1,171.14.

2) Amend the Fiscal Year 2014-2015 Operating Budget for travel expenses incurred by two interview candidates totaling TWO THOUSAND THIRTY FOUR ($2,034.01) DOLLARS AND ONE CENT.
ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

3) Following a discussion, Commissioner Cose moved, seconded by Commissioner Willey, that the following Resolution be approved as read:

RESOLUTION NO. 15-37

RESOLUTION AUTHORIZING GENERAL COUNSEL TO ATTEND SELECTED SCHEDULED 2015-2016 CONFERENCES AND/OR TRAININGS

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 17th day of September, 2015, that General Counsel be, and he hereby is, authorized to attend selected scheduled 2015-2016 conferences and/or trainings and that he be reimbursed for his expenses in accordance with the Housing Authority's Travel Policy.

ROLL CALL:

AYES: Commissioners Cose, Moore, Willey, Arnaudo
NOES: Commissioner Castillo
ABSTAIN: None
ABSENT: None
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

4) Following a discussion wherein the Commissioners selected the first option under Roman Numeral II of the Lease, and eliminated the second paragraph reflecting “Alternative Language”, Commissioner Cose moved, seconded by Commissioner Willey, that the following Resolution be approved as read:

RESOLUTION NO. 15-38

RESOLUTION APPROVING LEASE AGREEMENT BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND SAN JOAQUIN COUNTY CHILD ABUSE PREVENTION COUNCIL FOR SERVICES AT MOKELEUMNE HOMES AND SARTINI MANOR, THORNTON, CA

WHEREAS, the San Joaquin County Child Abuse Prevention Council approached the Housing Authority about providing resource and referral services, screenings for healthy child development, basic needs eligibility, topic-specific workshops, drop-in services including child care, case management, clinical service and volunteerism, and advocacy opportunities services for parents at Sierra Vista Homes and Diablo Homes developments; and

WHEREAS, May 20, 2015, the Commissioners approved Resolution No. 15-17 approving a Lease Agreement between the Housing Authority of the County of San Joaquin and San Joaquin County Child Abuse Prevention Council for said services; and

WHEREAS, San Joaquin County Child Abuse Prevention Council has approached the Housing Authority about providing same services to residents at Mokelumne Homes and Sartini Manor in Thornton, CA.
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 17th day of September 2015, that that certain Lease Agreement between the Housing Authority of the County of San Joaquin and San Joaquin County Child Abuse Prevention Council to be dated October 1, 2015 for services at Mokelumne Homes and Sartini Manor, Thornton, CA, be, and the same hereby is approved, and that the Interim Executive Director be, and she hereby is authorized and directed to execute said Lease Agreement for and on behalf of the Authority.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

5) Following a discussion, the Chairperson announced that this Action Item, Consider Approving Operational Agreement between Housing Authority of the County of San Joaquin and Progressive Community Church for Services at Sierra Vista Homes, is tabled until the next meeting.

7) Following a discussion, Commissioner Cose moved, Seconded by Commissioner Willey that the following Resolution be approved as read:

RESOLUTION NO. 15-39

RESOLUTION APPROVING THE NEW "FORM" LEASE FOR UNITS AT SARTINI MANOR, THORNTON, CA
WHEREAS, the Housing Authority of the County of San Joaquin and the U.S. Department of Agriculture (USDA) have agreed to revise the “form” residential lease for use as the leases at the Sartini Manor units in Thornton, CA; and

WHEREAS, the “form” residential lease has been updated to comply with current governmental regulations and requirements.

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 17th day of September, 2015 that that certain “form” Residential Lease approved by the U.S. Department of Agriculture (USDA) for use at Sartini Manor, Thornton, CA, be, and the same hereby is approved.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

WRITTEN COMMUNICATIONS:

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

Chairperson Arnaudo advised that there is a large project notice sign located at Tracy Boulevard & 10th Street, Tracy, CA, that is leaning and should be straightened out or removed.

As a follow up to the phone call received by Supervisor Villapudua from Ms. Meea Kang, the Chairperson advised that he asked General Counsel to get involved in the matter regarding Ms. Meea Kang and asked General Counsel for an update. General Counsel advised that he met with Ms. Kang on Monday and that Ms. Kang would like to obtain Veterans Affairs Supportive Housing (VASH) Project Based Vouchers from the Housing Authority of the County of San Joaquin for a project. General Counsel advised that he informed Ms. Kang that there is a competitive process for obtaining the vouchers. General Counsel further advised that Ms. Kang will be submitting materials to General Counsel who will present them at the next Board meeting.

Ms. Melinda Hazard, Director of Finance, advised to keep in mind that VASH project basing requires the Veterans Administration’s (VA) approval.

Following a discussion, the Chairperson advised that this matter is being sent to the Development Committee.

CLOSED SESSION:


Returning from Closed at 5:25 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:
Present: Greg Arnaudo,  
Irenemaree Castillo,  
Dale Cose,  
Martha Moore,  
Rudy Willey,  
Chairperson  
Commissioner  
Vice-Chairperson  
Commissioner  
Chairperson  

Absent: None  

The Chairperson declared a quorum present.  

Alan R. Coon, General Counsel, was in attendance.  

The Chairperson announced that in Closed Session the Commissioners had  
a Personnel Matter: Public Employee Recruitment and Request for Proposal for  
Appointment — Title: Recruitment and Employment of Executive Director. Government  
Code §54957(b). Conference with Legal Counsel — Existing Litigation. Government  
Code §54956.9 (a): Housing Discrimination Complaint; Hernandez vs. HAC SJ HUD  
Case No, 09-15-1274-8 Title VIII and 09-15-1274-4 Section 504.  
Conference with Legal Counsel — Existing Litigation. Government Code §54956.9 (a):  
Housing Authority vs. Anita Farias, et. al., San Joaquin County Superior Court Case No:  
39-2015-00324843-CL-UD-STK.  

The Chairperson announced that the Commissioners had unanimously  
selected Peter Ragsdale as the Housing Authority’s new Executive Director.  
General Counsel was advised to finalize the Executive Director Employment  
Agreement and obtain the Chair’s signature and then forward to Mr. Ragsdale.  

Commissioner Cose moved, seconded by Commissioner Willey, that the  
following Resolution be approved as read:  

RESOLUTION NO. 15-40  
RESOLUTION APPROVING EMPLOYMENT  
CONTRACT OF EXECUTIVE DIRECTOR
RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 17th day of September, 2015 that that certain Employment Contract of Executive Director, made effective on or before November 1, 2015, by and between the Housing Authority of the County of San Joaquin and Peter Ragsdale be, and the same hereby is approved and adopted.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call, the Chairperson declared the meeting adjourned at 5:27 p.m.

Connie Henderson, Clerk of the Board
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 S. El Dorado Street, Stockton, California, at 4:00 p.m., on October 22, 2015.

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

Present: Greg Arnaudo, Chairperson
Irenemaree Castillo, Commissioner
Dale Cose, Vice-Chairperson
Lester Patrick, Commissioner
Martha Moore, Commissioner
Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

Rosa Vázquez, Interim Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson directed that the Special Meeting Notice and Certificate of Mailing be filed with the Minutes of this meeting.

The Chairperson called for the Pledge of Allegiance.
The Chairperson welcomed newly appointed Commissioner Lester Patrick to the Board. Commissioner Patrick introduced himself and shared information about his public service.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Castillo moved, seconded by Commissioner Patrick that the Minutes of the Special Meeting held August 20, 2015, be corrected to reflect Counsel’s proper title of “Legal Counsel” and that the following Resolution be approved as read:

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 22nd day of October, 2015, that the Minutes of the Special Meeting held August 20, 2015, be, and the same hereby are approved and adopted and the Secretary be, and she hereby is authorized and directed to sign said Minutes for and on behalf of the Authority.

ROLL CALL:

AYES: Commissioners Castillo, Moore, Patrick
NOES: Commissioners Cose, Willey, Arnaudo
ABSTAIN: None
ABSENT: None

Upon roll call, the foregoing Resolution was not passed.

Following further discussion, Commissioner Cose moved, seconded by Commissioner Castillo, that the first paragraph on Page 2 of 17, of the Minutes of the Special Meeting held August 20, 2015, be stricken from the Minutes and that the following Resolution be approved as read:
RESOLUTION NO. 15-41

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 22nd day of October, 2015, that the Minutes of the Special Meeting held August 20, 2015, be, and the same hereby are approved and adopted and the Secretary be, and she hereby is authorized and directed to sign said Minutes for and on behalf of the Authority.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Willey, Arnaudo
NOES: None
ABSTAIN: Commissioner Patrick
ABSENT: None

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

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

RESOLUTION NO. 15-42

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 22nd day of October, 2015, that the Minutes of the Regular Meeting held September 17, 2015, be,
and the same hereby are approved and adopted and the Secretary be, and she hereby is
authorized and directed to sign said Minutes for and on behalf of the Authority.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Willey, Arnaudo
NOES: None
ABSTAIN: Commissioner Patrick
ABSENT: None

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

SPECIAL PRESENTATION:

The Chairperson presented former Commissioner, John Bevanda, with a gift of
appreciation for his 7 years of service to the Housing Authority of the County of San
Joaquin.

Carena Lane, Director of Rental Assistance, gave a PowerPoint presentation
regarding the Project Based Voucher (PBV) Program.

INTERIM EXECUTIVE DIRECTOR’S REPORT:

Ms. Rosa Vázquez advised that the Housing Authority was notified that Real
Estate Assessment Center (REAC) inspections for Sierra Vista Homes originally
scheduled for October 22, 2015, has been changed to October 28th and 29th, 2015.

REPORTS:

Each Commissioner received a copy of the Major Purchases and Contracts
Awarded Report for September 2015; Capital Fund Projects Report; Unlawful Detainer
Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista,
and HCVP Liaison; Internship Report; and, Quarterly Management Reports: Financial
Write-Offs and Technology Department.
PUBLIC COMMENTS:

Debra Gurley, resident of Sierra Vista Homes, regarding emergency water shut-off notices, removal of the back door to her unit, and damage to furniture in her unit.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1) Following a discussion, wherein General Counsel presented proposed changes to pages 4, 5, and 6 of the Operational Agreement between the Housing Authority of the County of San Joaquin and Progressive Community Church, and the Commissioners considered term Options 1 and 2, Commissioner Castillo moved, seconded by Commissioner Cose, that the proposed changes are hereby accepted, that term Option 2, a one-year period with four one-year options to renew is selected, and that the following Resolution be approved as read:

RESOLUTION APPROVING OPERATIONAL AGREEMENT BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND PROGRESSIVE COMMUNITY CHURCH FOR SERVICES AT SIERRA VISTA HOMES, 2436 S. BELLEVUE STREET, STOCKTON, CA

WHEREAS, August 4, 2015, Pastor Glenn Shields of Progressive Community Church expressed an interest in providing non-denominational after school mentoring services, open gym activities, tutoring and computer lab services to the residents of Sierra Vista Homes at no cost to the Housing Authority; and
WHEREAS, August 20, 2015, Pastor Shields attended the Commissioners’ Regular Meeting and gave a presentation about proposed services at the Sierra Vista Homes gymnasium located at 2436 S. Belleview Street, Stockton, CA; and

WHEREAS, following Pastor Shields’ presentation to the Commissioners, the Chairperson directed General Counsel to review the Agreement and directed that said Agreement be presented to the Commissioners for consideration; and

WHEREAS, General Counsel has reviewed the Agreement.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 22nd day of October 2015, that that certain Operational Agreement between the Housing Authority of the County of San Joaquin and Progressive Community Church for services at Sierra Vista Homes, 2436 S. Belleview Street, Stockton, CA, be, and the same hereby is approved, and that the Interim Executive Director be, and she hereby is authorized and directed to execute said Operational Agreement for and on behalf of the Authority.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Following Roll Call and further discussion wherein the Commissioners reconsidered the effective Operational Agreement term start date, Commissioner Castillo moved, seconded by Commissioner Cose that the previous motion be amended to include that the existing lease term date be amended to provide a term that begins upon the completion of the work to be conducted by the Housing Authority and that the following Resolution be approved as read:

RESOLUTION NO. 15-43

RESOLUTION APPROVING OPERATIONAL AGREEMENT BETWEEN
WHEREAS, August 4, 2015, Pastor Glenn Shields of Progressive Community Church expressed an interest in providing non-denominational after school mentoring services, open gym activities, tutoring and computer lab services to the residents of Sierra Vista Homes at no cost to the Housing Authority; and

WHEREAS, August 20, 2015, Pastor Shields attended the Commissioners’ Regular Meeting and gave a presentation about proposed services at the Sierra Vista Homes gymnasium located at 2436 S. Bellevue Street, Stockton, CA; and

WHEREAS, following Pastor Shields’ presentation to the Commissioners, the Chairperson directed General Counsel to review the Agreement and directed that said Agreement be presented to the Commissioners for consideration; and

WHEREAS, General Counsel has reviewed the Agreement.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 22nd day of October 2015, that that certain Operational Agreement between the Housing Authority of the County of San Joaquin and Progressive Community Church for services at Sierra Vista Homes, 2436 S. Bellevue Street, Stockton, CA, be, and the same hereby is approved, and that the Interim Executive Director be, and she hereby is authorized and directed to execute said Operational Agreement for and on behalf of the Authority.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.
2) Following a discussion, Commissioner Cose moved, seconded by Commissioner Willey, that the following Resolution be approved as read:

RESOLUTION NO. 15-44

RESOLUTION APPROVING INCREASING PROJECT BASED VOUCHERS (PBVs) CAP FROM CURRENT APPROVED TWO PERCENT (2%) TO FIVE PERCENT (5%)

WHEREAS, in accordance with 24 CFR 983.6 the Project Based Voucher (PBV) rule permits Housing Authorities to provide PBV assistance for a maximum of 20 percent (20%) of available voucher funding; and

WHEREAS, the Housing Authority of the County of San Joaquin (Authority) has a current established cap of two percent (2%) of its voucher funding for PBV assistance; and

WHEREAS, current maximum number of households that can be assisted under the PBV cap is 101 households; and

WHEREAS, the Authority is currently providing PBV assistance to 98 households and is close to reaching the maximum of 101 households; and

WHEREAS, increasing the cap to five percent (5%) would allow the Authority to assist a total of 252 low income households to utilize affordable and accessible housing opportunities within San Joaquin County; and

WHEREAS, HUD strongly encourages Housing Authorities to make housing accessible to low income families in low poverty areas.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 22nd day of October 2015, that that certain PBV cap be increased from a cap of two percent (2%) to a cap of five percent (5%).
ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

3) Following a discussion, Commissioner Cose moved, seconded by Commissioner Willey, that the following Resolution be approved as read:

RESOLUTION NO. 15-45

RESOLUTION AUTHORIZING
EXECUTIVE DIRECTOR TO ATTEND
SELECTED SCHEDULED
2015-2016 CONFERENCES, TRAININGS AND MEETINGS

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 22nd day of October, 2015, that the Executive Director be, and he hereby is, authorized and directed to attend selected scheduled 2015-2016 conferences, trainings and meetings and that he be reimbursed for his expenses in accordance with the Housing Authority's Travel Policy.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

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

RESOLUTION NO. 15-46

RESOLUTION APPROVING
GENERAL COUNSEL’S AMENDED
2015-2016 CONFERENCES AND/OR TRAININGS SCHEDULE

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 22nd day of October, 2015, that General Counsel’s Amended 2015-2016 Conferences and/or Trainings Schedule to include attendance at Tax Credit Housing Finance Conference be, and hereby is, approved as presented.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

5) Following a discussion, wherein the Commissioners elected to reestablish the 12-month calculation period end date for the lookback on the year-to-year change to August 30th, Commissioner Willey moved, Seconded by Commissioner Cose that the following Resolution be approved as read:
RESOLUTION NO. 15-47

RESOLUTION APPROVING AMENDMENT TO AGREEMENT BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND SAN JOAQUIN HOUSING AUTHORITY EMPLOYEES' ASSOCIATION AND HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND SAN JOAQUIN HOUSING AUTHORITY MANAGEMENT ASSOCIATION

WHEREAS, July 16, 2013, the Housing Authority of the County of San Joaquin (“Authority”) entered into a Memorandum of Understanding (“MOU”) with San Joaquin Housing Authority Employees' Association (“SJHAEA”) and San Joaquin Housing Authority Management Association (“SJHAMa”); and

WHEREAS, employees covered by these two MOUs, and the unrepresented employees which are similarly treated pursuant to Board resolution, receive certain Cost of Living Adjustments (“COLAs”), which began in the years 3 and 4 of the current MOUs; and

WHEREAS, the Board of Commissioners at a Regular Meeting held July 17, 2013, passed Resolution No. 13-39 approving Cost of Living Adjustments (COLAs) and Health and Welfare Benefit Allowance Increases for Unrepresented Employees; and

WHEREAS, the annual COLAs San Francisco’s Consumer Price Index Adjusted-Urban Wage Earners and Clerical Workers (“CPI”) are based upon an annual year ending on December 31st; and

WHEREAS, due to the December 31st ending date, the COLA cannot be known until mid-January of the succeeding year; and

WHEREAS, under the current language in the MOUs the COLAs are then paid and made retroactive to October 1st of the previous year; and
WHEREAS, this three-month wait delays payments to employees in excess of three months and may have adverse tax impacts; and

WHEREAS, this delay also burdens staff's ability to budget for the next year and close out the tax year; and

WHEREAS, proposed “Letter Agreements” have been approved by the representatives for SJHAEA and SJHAMA as to form with one objection: The Two represented groups seek to re-establish the 12-month calculation period end date for the lookback on the year-to-year change to August 30th and not the June 30th requested by staff; and

WHEREAS, said Letter Agreements would modify the same section, Section 4. A. 3. of each respective MOU, both dated July 16, 2013.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 22nd day of October 2015, as follows:

1) That that certain Memorandum of Understanding between the Housing Authority of the County of San Joaquin and the San Joaquin Housing Authority Employees' Association (“SJHAEA”) Section 14. A. 3. be amended by Letter of Agreement to re-establish the 12-month calculation period end date for the lookback on the year-to-year to August 30th; and

2) That that certain Memorandum of Understanding between the Housing Authority of the County of San Joaquin and the San Joaquin Housing Authority Management Association (“SJHAMA”) Section 14. A. 3. be amended by Letter of Agreement to re-establish the 12-month calculation period end date for the lookback on the year-to-year to August 30th; and

BE IT FURTHER RESOLVED AND ORDERED that the Letters of Agreement between the Housing Authority of the County of San Joaquin and San Joaquin Housing Authority Employees' Association (“SJHAEA”) and the Housing Authority of the County of San Joaquin and San Joaquin Housing Authority Management Association (“SJHAMA”), be and the same hereby are approved; and, that Greg Arnaudo, Chairperson be, and he hereby is authorized and directed to execute said Letters of Agreement for and on behalf of this Housing Authority.
ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Willey, Arnaudo
NOES: None
ABSTAIN: Commissioner Patrick
ABSENT: None

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

6) Following a discussion, the Chairperson directed that the Whistleblower Policy be forwarded to staff, the Personnel Committee, the San Joaquin Housing Authority Employees’ Association, and the San Joaquin Housing Authority Management Association for review and discussion, and then re-presented within 60 days to the Commissioners for consideration.

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

General Counsel gave an update about the tax credit documentation received from DFA Development for the Cottage Avenue Senior Housing project. Following the update, the Commissioners set a Special Meeting to be held Thursday, November 12, 2015.

CLOSED SESSION:

General Counsel advised that Closed Session items are delayed; therefore, the Commissioners did not go into Closed Session.
ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call, the Chairperson declared the meeting adjourned at 5:37 p.m.

Rosa Vázquez, Interim Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 S. El Dorado Street, Stockton, California, at 4:00 p.m., on November 12, 2015.

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

Present: Greg Arnaudo, Chairperson
Irenemaree Castillo, Commissioner
Dale Cose, Vice-Chairperson
Martha Moore, Commissioner
Rudy Willey, Commissioner

Absent: Lester Patrick, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson directed that the Special Meeting Notice and Certificate of Mailing be filed with the Minutes of this meeting.

The Chairperson called for the Pledge of Allegiance.
The Chairperson welcomed Peter Ragsdale, Executive Director, to his first Housing Authority of the County of San Joaquin Board meeting.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Castillo moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 15-48

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 12th day of November, 2015, that the Minutes of the Special Meeting held October 22, 2015, 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 Castillo, Cose, Moore, Willey, Arnaudo
NOES:    None
ABSTAIN: None
ABSENT:  Commissioner Patrick

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

EXECUTIVE DIRECTOR’S REPORT:

Mr. Peter W. Ragsdale, Executive Director, advised about the following:
The Housing Authority has received a Real Estate Assessment Center (REAC) Inspection score of 82 for Sierra Vista Homes. Mr. Ragsdale further advised that the Housing Authority will be submitting an appeal to the U.S. Department of Housing and Urban Development (HUD) for some of the appealable points which, if approved, can result in a final score of 85 or slightly higher;

Mr. Ragsdale believes the Housing Authority should identify Sierra Vista as the Authority's first redevelopment project and should issue a Request for Proposal (RFP) or Request for Quote (RFO) to find a development partner;

Commissioner Lester Patrick arrived at this point in the meeting, 4:06 p.m.

There are competitive funding opportunities. Staff have reviewed the 2015 application for California tax credits. Although the 2016 application may have different priorities and the scoring may change, the Housing Authority should apply for Low Income Housing Tax Credits (LIHTCs) next year;

The Housing Authority has just completed its fiscal year and will be submitting its draft Federal Data Schedule (FDS) to the U.S. Department of Housing and Urban Development (HUD) soon. Each Commissioner received a copy of the bank balances that show current assets and current obligations of the Housing Authority; a copy of the Housing Authority's Cash Balances and Investments as of November, 2, 2015 report; and a copy of the Housing Authority's Notes Payable as of September 30, 2015.

Ms. Rosa Vázquez, Deputy Executive Director, has taken Mr. Ragsdale to visit most of the Housing Authority properties and will be visiting Tracy Homes tomorrow. The properties, in this funding climate, are in the best condition that they can be in, the offices are neat and clean, with the exception of curb appeal. Site improvement plans will be presented to the Commissioners for consideration;

The Housing Authority went live with new telephone menus and telephone operators who answer general questions and direct technical questions to the appropriate department;

Budget revisions will be presented to the Commissioners for approval twice during the fiscal year due to the manner in which HUD provides funding in 6-month increments to the Housing Authority for its Public Housing subsidy and Section 8 Administrative Fee. Each Commissioner received a copy of the Housing Authority's cash and investments balances;
Mr. Ragsdale is reviewing the Housing Authority’s Payment in Lieu of Taxes (PILOT) programs to ensure the Housing Authority is current in its financial obligations;

A date needs to be set for the Ribbon Cutting Ceremony for the new modular units at Conway Homes. The Commissioners set the Ribbon Cutting Ceremony for Thursday, December 10, 2015, at 2:00 p.m. at Conway Homes;

Mr. Ragsdale has toured the Thornton Homes sewer district. He and staff had an initial meeting with the apparent low bidder for the grant award from the state for performing engineering and alternatives analysis, just in terms of ability to perform and scope of work. There is no pre-supposed outcome. An Action Item to award the bid to the lowest responsible bidder will be included on the December Agenda for the Commissioners’ consideration;

The wastewater plants will be operational through the winter season and there are some necessary and somewhat immediate repairs needed prior to the wet season;

Mr. Ragsdale reviewed the Internet Access Policy with General Counsel and will be making some administrative changes;

Mr. Ragsdale asked Ms. Rosa Vázquez, Deputy Executive Director, to identify the number of over-income families participating in the Housing Authority’s programs. There are 30 families in Public Housing whose income is above the 80% median family income (MFI).

REPORTS:

Each Commissioner received a copy of the Major Purchases and Contracts Awarded Report for October 2015; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Internship Report; and, Quarterly Management Reports: Financial Write-Offs; Financials, Including Investments; Management Public Housing and Multi-Family Housing; and, Housing Choice Voucher Program.

PUBLIC COMMENTS:

There were none.
INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1) Following a discussion, Commissioner Willey moved, seconded by Commissioner Cose that the following Resolution be approved as read:

RESOLUTION NO. 15-49

RESOLUTION APPROVING SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION AND AUTHORIZING SUBMISSION THEREOF

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 12th day of November, 2015 that that certain Section Eight Management Assessment Program (SEMAP) Certification, dated November 12, 2015, be, and the same hereby is approved, and the Executive Director be, and he hereby is authorized and directed to cause the electronic submission of said Certification for and on behalf of this Authority.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

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

RESOLUTION NO. 15-50

RESOLUTION APPROVING
CHANGING COST OF LIVING ADJUSTMENTS (COLA'S)
CALCULATION DATES FOR UNREPRESENTED EMPLOYEES

WHEREAS, on July 16, 2013, the Housing Authority of the County of San Joaquin ("Authority") entered into a Memorandum of Understanding ("MOU") with San Joaquin Housing Authority Employees' Association ("SJHAEA") and San Joaquin Housing Authority Management Association ("SJHAMA"); and

WHEREAS, employees covered by these two MOUs, and the Unrepresented Employees which are similarly treated pursuant to Board resolution, receive certain Cost of Living Adjustments ("COLAs"), which began in years 3 and 4 of the current MOUs; and

WHEREAS, the Board of Commissioners at a Regular Meeting held July 17, 2013, passed Resolution No. 13-39 approving Cost of Living Adjustments ("COLAs") and Health and Welfare Benefit Allowance Increases for Unrepresented Employees; and

WHEREAS, the annual COLA's San Francisco's Consumer Price Index Adjusted Urban Wage Earners and Clerical Workers ("CPI") are based upon an annual year ending on December 31st; and

WHEREAS, due to the December 31st ending date, the COLA cannot be known until mid-January of the succeeding year; and
WHEREAS, under the current language in the MOUs, the COLAs are then paid and made retroactive to October 1st of the previous year; and

WHEREAS, this three-month wait delays payments to employees in excess of three months and may have adverse tax impacts; and

WHEREAS, this delay also burdens staff's ability to budget for the next year and close out the fiscal year; and

WHEREAS, the “Letter of Agreements” have been approved at an Authority’s Board of Commissioner’s meeting held on October 22, 2015 establishing August 31, 2015 as the 12-month calculation period end date for the lookback on the year-to-year change; and

WHEREAS, this Resolution would treat the Unrepresented Employees the same as the represented employees are treated in the Letter of Agreements.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 12th day of November, 2015 as follows:

That the Cost of Living Adjustments (“COLAs”) 12-month calculation period end date for the lookback on the year-to-year be changed from December 31st to August 31st for Unrepresented Employees.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
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:

Commissioner Castillo inquired about the vacant Commissioner seat. Following a discussion, Mr. Ragsdale advised that correspondence seeking to fill the vacant seat will be mailed to Housing Authority tenants.

Commissioner Arnaudo inquired about following up with Ms. Debra Gurley, Sierra Vista resident, who expressed concerns at the October 22, 2015, Board of Commissioners meeting. Following a discussion, Mr. Ragsdale advised that a letter acknowledging Ms. Gurley’s concerns will be prepared and sent to Ms. Gurley.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Three. Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a): Housing Discrimination Complaint; Hernandez vs. HACSJ HUD Case No, 09-15-1274-8 Title VIII and 09-15-1274-4 Section 504.

Returning from Closed Session at 6:38 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
         Irenemaree Castillo, Commissioner
         Dale Cose, Vice-Chairperson
         Martha Moore, Commissioner
         Lester Patrick, Commissioner
         Rudy Willey, Commissioner

Absent: None
The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had a Conference with Legal Counsel — Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Three. Conference with Legal Counsel — Existing Litigation. Government Code §54956.9 (a): Housing Discrimination Complaint; Hernandez vs. HACSJ HUD Case No, 09-15-1274-8 Title VIII and 09-15-1274-4 Section 504.

The Chairperson announced that there was no action to report at this time.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call, the Chairperson declared the meeting adjourned at 6:39 p.m.

[Signature]
Peter W. Ragsdale, Executive Director
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 S. El Dorado Street, Stockton, California, at 4:00 p.m., on December 10, 2015.

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

Present: Greg Arnaudo, Chairperson
         Irenemaree Castillo, Commissioner
         Dale Cose, Vice-Chairperson
         Lester Patrick, Commissioner
         Rudy Willey, Commissioner

Absent: Martha Moore, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson directed that the Special Meeting Notice and Certificate of Mailing be filed with the Minutes of this meeting.

The Chairperson called for the Pledge of Allegiance.
APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Cose moved, seconded by Commissioner Willey that the following Resolution be approved as read:

RESOLUTION NO. 15-51

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 10th day of December, 2015, that the Minutes of the Special Meeting held November 12, 2015, 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 Castillo, Cose, Willey, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Moore

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

EXECUTIVE DIRECTOR’S REPORT:

Mr. Peter W. Ragsdale, Executive Director, advised about the following:

- An increase of Voucher Payment Standard (VPS) for the County of San Joaquin and City of Stockton will assist in increasing housing opportunities, spend down U.S. Department of Housing and Urban
Development (HUD) reserves, increase program utilization, and reduce the financial burden on families.

- The Housing Authority will apply HUD document retention standards to reduce the size of paperwork the Housing Authority retains.

- The Housing Authority held a Leasing Fair last Saturday, December 5, 2015, and will hold another Leasing Fair this Saturday, December 12, 2015.

- Housing Authority tenants received two notices regarding the Housing Authority’s procedure to mitigate pest infestation. Mr. Ragsdale further advised that staff is investigating reported pest infestation at Claremont Manor.

- A Request for Proposal (RFP) for a professional needs assessment for Claremont Manor has been posted. Mr. Ragsdale further advised that a draft RFP for Project Based Vouchers has been developed and is currently being reviewed by Housing Authority staff.

- The State of California Department of Housing and Community Development (HCD) approached the Housing Authority about entering into an operation and maintenance contract for the 2015-2016 and the 2016-2017 Fiscal Year with the HCD for the operation and maintenance of the Artesi II, Artesi III and Harney Lane Migrant Centers.

- A Certified Public Accountant (CPA) from the U.S. Department of Housing and Urban Development (HUD) was at the Housing Authority to conduct a review of the Housing Authority’s Executive Director’s compensation and other individual’s compensation which was reported on Form 52725. Mr. Ragsdale further advised that the CPA verbally expressed that he was satisfied with the review. The Housing Authority is awaiting written confirmation from HUD.

- A Quadel Salary Compensation Study is being conducted for calendar year 2015 which will show how competitive Housing Authority salaries are with other agencies in the general area.
• In January, an action item reducing the number of check signers will be submitted for the Commissioners’ consideration.

• The information provided on the Major Purchases and Contracts awarded report does not reflect expenditures associated with yearly contracts. Mr. Ragsdale is proposing that a new format be utilized to accurately reflect expenditures. Commissioner Castillo requested that a sample of the new format be prepared for the Commissioners’ review.

Each Commissioner received a copy of the Housing Authority’s Cash Balances and Investments as of November 25, 2015.

REPORTS:

Each Commissioner received a copy of the Major Purchases and Contracts Awarded Report for November 2015; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Vacancy Report; Internship Report; and, Quarterly Management Reports: Development (Construction, Rehabilitation).

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.
ACTION ITEMS:

1) Following a discussion, Commissioner Willey moved, seconded by Commissioner Cose that the following Resolution be approved as read:

RESOLUTION NO. 15-52

RESOLUTION ACCEPTING BID AND AWARDING CONTRACT FOR CIVIL ENGINEERING SERVICES PLAN OF STUDY FOR WASTEWATER TREATMENT FACILITY

WHEREAS, August 20, 2015, the Board of Commissioners approved entering into an agreement with the State of California for a Clean Water State Revolving Fund Financial Assistance Grant in the amount of $220,000; and

WHEREAS, the Agreement was executed September 24, 2015, and provides funds for assessment and planning options for the Thornton Wastewater Treatment pond; and

WHEREAS, notice of a Request for Qualifications for Civil Engineering Services – Plan of Study for Wastewater Treatment Facility has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, Black Water Consulting Engineers, Inc., of Modesto, CA, is the only firm having submitted a qualifications proposal; and

WHEREAS, Black Water Consulting Engineers, Inc.'s proposal was found to be responsive and responsible in compliance with said qualifications proposal; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract to Black Water Consulting Engineers, Inc., for Civil Engineering Services – Plan of Study for Wastewater Treatment Facility for the Not To Exceed (NTE) amount of $220,000.
NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 10th day of December 2015, that the bid of Black Water Consulting Engineers, Inc., be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for Civil Engineering Services -- Plan of Study for Wastewater Treatment Facility with Black Water Consulting Engineers, Inc., in the amount Not To Exceed (NTE) TWO HUNDRED TWENTY THOUSAND ($220,000) DOLLARS.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Moore

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

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

RESOLUTION NO. 15-53

RESOLUTION ACCEPTING PROPOSAL AND AWARDING CONTRACT FOR BANKING SERVICES

WHEREAS, the Housing Authority of the County of San Joaquin ("Authority") solicited proposals for banking services by publishing Request for Proposals (RFP) No. 1415-029 in a manner and for the time prescribed by the policy of this Housing Authority; and
WHEREAS, the following described bids for said Banking Services are the only bids received by this Authority in response to said RFP, to wit:

<table>
<thead>
<tr>
<th>FIRM</th>
<th>BID</th>
</tr>
</thead>
<tbody>
<tr>
<td>F&amp;M Bank</td>
<td>$17,282.21</td>
</tr>
<tr>
<td>Bank of the West</td>
<td>$25,354.05</td>
</tr>
<tr>
<td>Oak Valley Commercial</td>
<td>$23,889.56</td>
</tr>
</tbody>
</table>

WHEREAS, all bids were deemed to be responsive and therefore progressed to the evaluation process; and

WHEREAS, to evaluate non-price factors the Authority established an evaluation panel of knowledgeable financial professionals from agencies outside of the Authority; and

WHEREAS, F&M Bank was the proposer with the highest ranking; and

WHEREAS, it is in the best interests of this Authority to award a contract in the amount of $17,282.21 for Banking Services, pursuant to the Request for Proposals to F&M Bank.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 10th day of December, 2015 as follows:

1) That the bid of F&M Bank in the amount of $17,282.21 be, and the same hereby is, approved and accepted; and

2) That the Executive Director be, and he hereby is authorized and directed to enter into a contract with F&M Bank in the sum of SEVENTEEN THOUSAND TWO HUNDRED EIGHTY-TWO DOLLARS AND TWENTY ONE CENTS ($17,282.21).

ROLL CALL:

AYES: Commissioners Castillo, Cose, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Moore

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

3) Following a discussion, Commissioner Willey moved, seconded by Commissioner Cose that the following Resolution be approved as read:

RESOLUTION NO. 15-54

RESOLUTION APPROVING DEVELOPMENT DOCUMENTS BETWEEN
HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND
DFA DEVELOPMENT, LLC re COTTAGE AVENUE SENIOR APARTMENTS

WHEREAS, DFA Development, LLC ("DFA"), as developer, seeks the Housing Authority to act as conduit for receipt of "subsidy funds" from the City of Manteca to be used for the purchase of real property located in Manteca, California and in the funding of DFA's development of a "Project" for senior housing; and

WHEREAS, DFA also seeks the Housing Authority's assistance in an application for Low Income Housing Tax Credits (LIHTC) to be further used in the Project; and

WHEREAS, the subsidy funds would be utilized in the Project which will be the construction of 48 senior housing units at 30%, 40%, 50%, and 60% of Area Median Income; and

WHEREAS, the Project, to be generally known as the "Cottage Avenue Senior Apartments," is contingent upon the award of the LIHTC to DFA; and
WHEREAS, August 31, 2015, General Counsel and the Development Committee met with DFA representatives; and

WHEREAS, DFA Development presented its proposal in a Special Presentation to the Board of Commissioners at its September 17, 2015, Regular Meeting; and

WHEREAS, September 17, 2015, the Board of Commissioners authorized DFA Development, LLC, to prepare all necessary documents for the Commissioners’ consideration; and

WHEREAS, the Development Committee met November 24, 2015, and reviewed DFA Development’s documents and responses to Housing Authority questions and concerns; and

WHEREAS, DFA Development authorized the reimbursement of the Authority’s employment of Reno and Cavanaugh, as special legal counsel, to review and negotiate all documents; and

WHEREAS, development documents have been reviewed and negotiated by Reno and Cavanaugh; and

WHEREAS, the Development Committee recommends approving DFA Development’s proposal for the project known as “Cottage Avenue Senior Apartments”,

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 10th day of December, 2015 that that proposal submitted by DFA Development, LLC (DFA) for the development project known as “Cottage Avenue Senior Apartments” be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to execute any and all development documents pertaining to said project for and on behalf of this Board of Commissioners.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Moore
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

4) Following a discussion, Commissioner Cose moved, seconded by Commissioner Willey that the following Resolution be approved as read:

RESOLUTION NO. 15-55

RESOLUTION APPROVING
HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN
WHISTLEBLOWER POLICY

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 10th day of December, 2015 that that certain Housing Authority of the County of San Joaquin Whistleblower Policy, be, and the same hereby is approved and adopted.

ROLL CALL:

AYES: Commissioners Cose, Patrick, Willey, Arnaudo
NOES: Commissioner Castillo
ABSTAIN: None
ABSENT: Commissioner Moore

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

5) Following a discussion, whereupon it was the consensus of the Commissioners that the 2015-2016 and 2016-2017 Operation and Maintenance Contract for the Artesi II and Artesi II Migrant Centers be assigned to Villa Real, Inc.,
subject to the approval of the Villa Real, Inc., Board of Directors, Commissioner Cose moved, seconded by Commissioner Willey that the following Resolution be approved as read:

RESOLUTION NO. 15-56


WHEREAS, the California Department of Housing and Community Development has provided an Operation and Maintenance Contract for the 2015-2016 and the 2016-2017 Fiscal Year for the Artesi II and Artesi III Migrant Centers; and

WHEREAS, the Housing Authority of the County of San Joaquin, acting through its Executive Director, desires to approve this Operation and Maintenance Contract for the 2015-2016 and the 2016-2017 operation of the Artesi II and Artesi III Migrant Centers.

NOW, THEREFORE, BE IT RESOLVED, the Housing Authority of the County of San Joaquin hereby approves the Operation and Maintenance Contract # 15-OMS-10731 in the amount of $595,490.00 for the Fiscal Year 2015-2016 and $784,012.00 for the Fiscal Year 2016-2017 and authorizes Peter W. Ragsdale, Executive Director, to execute said contract, and any amendments to said contract, on behalf of the Housing Authority of the County of San Joaquin.

PASSED AND ADOPTED this 10th Day of December 2015, by the following votes:

AYES: Commissioners Castillo, Cose, Patrick, Willey, Arnaudo
NOES: None
ABSENT: Commissioner Moore

Chairperson
Board of Commissioners

County: San Joaquin

ATTEST: ________________________
Connie Henderson
Clerk of the Board

APPROVED AS TO LEGAL FORM
Alan Richard Coon, General Counsel

By: ____________________________

Secretary of Said Board

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

6) Following a discussion, whereupon it was the consensus of the Commissioners that the 2015-2016 and 2016-2017 Operation and Maintenance Contract for the Harney Lane Migrant Center be assigned to Villa Real, Inc., subject to the approval of the Villa Real, Inc., Board of Directors, Commissioner Cose moved, seconded by Commissioner Willey that the following Resolution be approved as read:

RESOLUTION NO. 15-57

WHEREAS, the California Department of Housing and Community Development has provided an Operation and Maintenance Contract for the 2015-2016 and the 2016-2017 Fiscal Year for the Harney Lane Migrant Center; and

WHEREAS, the Housing Authority of the County of San Joaquin, acting through its Executive Director, desires to approve this Operation and Maintenance Contract for the 2015-2016 and the 2016-2017 operation of the Harney Lane Migrant Center.

NOW, THEREFORE, BE IT RESOLVED, the Housing Authority of the County of San Joaquin hereby approves the Operation and Maintenance Contract # 15-OMS-10732 (RD) in the amount of $394,026.00 for the Fiscal Year 2015-2016 and $586,251.00 for the Fiscal Year 2016-2017 and authorizes Peter W. Ragsdale, Executive Director, to execute said contract, and any amendments to said contract, on behalf of the Housing Authority of the County of San Joaquin.

PASSED AND ADOPTED this 10th Day of December 2015, by the following votes:

AYES: Commissioners Castillo, Cose, Patrick, Willey, Arnaudo

NOES: None

ABSENT: Commissioner Moore

Chairperson
Board of Commissioners

County: San Joaquin

ATTEST: __________________________
Connie Henderson
Clerk of the Board

APPROVED AS TO LEGAL FORM
Alan Richard Coon, General Counsel

By: __________________________
Secretary of Said Board
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioner Castillo requested that the Commissioners adhere to its regular meeting schedule of the 3rd Thursday of each month unless there is an absolute emergency that necessitates a Special Meeting. Mr. Peter Ragsdale, Executive Director, reminded the Commissioners that a Special Meeting will be held in February.

Commissioner Castillo asked about the removal of the cameras utilized for recording the Board of Commissioners’ meetings. The Chairperson advised that the cameras were removed because they were producing low quality videos of the meetings. The Chairperson further advised that replacing the cameras is an item that can be considered by the Commissioners.

CLOSED SESSION:

Returning from Closed Session at 5:54 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson  
         Irenemaree Castillo, Commissioner  
         Dale Cose, Vice-Chairperson  
         Lester Patrick, Commissioner  
         Rudy Willey, Commissioner

Absent: Martha Moore, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had a Conference with Legal Counsel — Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Three.


The Chairperson announced that there was no action taken.
ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Castillo, Cose, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Moore

Upon Roll Call, the Chairperson declared the meeting adjourned at 5:54p.m.

[Signature]

Peter W. Ragsdale, Executive Director
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 S. El Dorado Street, Stockton, California at 3:50 p.m. on January 14, 2016.

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

Present: Greg Arnaudo, Irenemaree Castillo, Dale Cose, Martha Moore, Rudy Willey, Chairperson Commissioner Vice-Chairperson Commissioner Commissioner

Absent: Lester Patrick, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson directed that the Notice of Special Meeting and Certificate of Mailing be filed with the minutes of this meeting.

The Chairperson called for the Pledge of Allegiance.
APPROVAL OF THE MINUTES:

There were none.

REPORTS:

There were none.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.

Commissioner Patrick arrived at this point in the meeting, 3:54 p.m.

CONSENT ITEMS:

1) Following a discussion, Commissioner Cose moved, seconded by Commissioner Willey that the Following Resolution be approved as read:

RESOLUTION NO. 16-1

RESOLUTION AUTHORIZING AND DIRECTING THE EXECUTIVE DIRECTOR TO APPLY FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS
WHEREAS, the City of Stockton anticipates receiving 2016-17 federal funds from the U.S. Department of Housing and Urban Development (HUD) to assist low and moderate income persons, provide decent housing, a suitable living environment and/or expand economic opportunities; and

WHEREAS, applications for Community Development Block Grant (CDBG) program funds are being accepted by the City of Stockton; and

WHEREAS, it is in the best interest of the Housing Authority of the County of San Joaquin to apply for any and all Community Development Block Grant (CDBG) program funds available.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 14th day of January 2016, that the Chairperson is hereby authorized to approve the submission of a Community Development Block Grant and that the Executive Director be, and he hereby is authorized and directed to apply for CDBG program funds from the City of Stockton, and to execute any and all documents necessary for application and implementation of said CDBG funds.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

ACTION ITEMS:

There were none.

WRITTEN COMMUNICATIONS:

There were none.
COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioner Arnaudo, regarding Ms. Meea King’s interest in Project Based Veterans Affairs Supportive Housing vouchers. Mr. Peter W. Ragsdale, Executive Director, advised that he informed Ms. King that when the Request for Proposal for the vouchers is published, she is welcome to apply and compete for the vouchers.


CLOSED SESSION:

There were none.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call the Chairperson declared the meeting adjourned at 4:14 p.m.

Peter W. Ragsdale, Executive Director
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 S. El Dorado Street, Stockton, California, at 4:00 p.m., on January 21, 2016.

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

Present: Greg Arnaudo, Chairperson
Irenemaree Castillo, Commissioner
Dale Cose, Vice-Chairperson
Martha Moore, Commissioner
Lester Patrick, Commissioner
Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson called for the Pledge of Allegiance.

The Chairperson announced that Public Comment was advanced to this point in the agenda.
PUBLIC COMMENTS:

There were none.

The Executive Director’s Report regarding Amendment to Development Documents between the Housing Authority of the County of San Joaquin and DFA Development, LLC, regarding Cottage Avenue Senior Apartments was moved to this point in the Agenda.

Mr. Peter W. Ragsdale, advised that an Amendment was made to the Development Documents between the Housing Authority of the County of San Joaquin and DFA Development, LLC, regarding the Cottage Avenue Senior Apartments project which was reviewed by Reno and Cavanaugh, independent counsel, and is included in the Agenda as an Action Item for approval.

Mr. Chris Flaherty, Partner, DFA Development, LLC, addressed the Commissioners and advised that the amendment to the documents was made to clarify that if the project is not funded, the property will revert back to the City of Manteca and that no costs will be incurred by the Housing Authority.

Following Mr. Flaherty’s explanation, the Chairperson advised that Action Item No. 9, Consider Approving Amendment to Development Documents between Housing Authority of the County of San Joaquin and DFA Development, LLC, regarding Cottage Avenue Senior Apartments is moved to this point in the Agenda.

ACTION ITEMS:

9) Following a discussion, Commissioner Willey moved, seconded by Commissioner Cose that the following Resolution be approved as read:

RESOLUTION NO. 16-2

RESOLUTION APPROVING AMENDMENT TO DEVELOPMENT DOCUMENTS BETWEEN
WHEREAS, DFA Development, LLC ("DFA"), as developer, seeks the Housing Authority to act as conduit for receipt of "subsidy funds" from the City of Manteca to be used for the purchase of real property located in Manteca, California and in the funding of DFA's development of a "Project" for senior housing; and

WHEREAS, December 15, 2015, the Commissioners approved and accepted that proposal submitted by DFA Development, LLC (DFA) for the development project known as "Cottage Avenue Senior Apartments"; and

WHEREAS, the Development Documents were reviewed by special legal counsel, Reno and Cavanaugh; and

WHEREAS, following such review, the Development Documents have been amended.

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 January, 2016 that the Executive Director be, and he hereby is authorized and directed to execute any and all amended development documents pertaining to said project for and on behalf of this Board of Commissioners.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.
APPROVAL OF THE MINUTES:

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

RESOLUTION NO. 16-3

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 21st day of January, 2016, that the Minutes of the Special Meeting held December 10, 2015, 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 Castillo, Cose, Patrick, Willey, Arnaudo

NOES: None

ABSTAIN: Commissioner Moore

ABSENT: None

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

The Chairperson announced that Closed Session is moved to this point in the Agenda.
CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a **Conference with Legal Counsel — Anticipated Litigation.** Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Three. **Conference with Legal Counsel — Existing Litigation.** Government Code §54956.9 (a) Housing Discrimination Complaint; Hernandez vs. Housing Authority of the County of San Joaquin, U.S. Department of Housing and Urban Development, Case No, 09-15-1274-8 Title VIII and 09-15-1274-4 Section 504. **Conference with Legal Counsel — Existing Litigation.** Government Code §54956.9 (a) Personal Injury Complaint; Ross vs. Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No, 39-2015-324175-CU-PO-STK. **Conference with Real Property Negotiators.** Government Code §54956.8. Property: APN 208-220-08, 25, 32. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and DFA Development, LLC. **Under Negotiation:** Assignment and Assumption of a Purchase Sale Agreement and/or Option for a Ground Lease. **Conference with Legal Counsel — Personnel.** Government Code §54957. **Draft Compensation Survey.**

Returning from Closed Session at 5:13 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

<table>
<thead>
<tr>
<th>Present</th>
<th>Chairperson</th>
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<tbody>
<tr>
<td>Greg Arnaudo</td>
<td>Commissioner</td>
</tr>
<tr>
<td>Irenemaree Castillo</td>
<td>Commissioner</td>
</tr>
<tr>
<td>Dale Cose</td>
<td>Vice-Chairperson</td>
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<tr>
<td>Martha Moore</td>
<td>Commissioner</td>
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<tr>
<td>Lester Patrick</td>
<td>Commissioner</td>
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<tr>
<td>Rudy Willey</td>
<td>Commissioner</td>
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<tr>
<th>Absent</th>
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<tbody>
<tr>
<td>None</td>
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</tbody>
</table>

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.
The Chairperson announced that in Closed Session the Commissioners had a Conference with Legal Counsel — Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Three.


At approximately 5:13 p.m. the Board of Commissioners returned from Closed Session to announce two matters 1) a letter addressed to the County Board of Supervisors in June or July 2015 investigating the removal of a Commissioner, and letter of response from County Counsel; and 2) an anonymous letter addressed to the Grand Jury dated June 30, 2015. The Commissioners reported the anticipated release of the letters at the next Board of Commissioners meeting following a discussion in Closed Session.

Following the reported matters, Commissioner Cose moved, seconded by Commissioner Willey that the letters be presented on the next Board of Commissioners Agenda as an attachment and to be released at the same time.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None
PUBLIC HEARING:

The Chairperson announced that this was the time and place for the Public Hearing on the 2015/2016 PHA Plan Amendment, and declared said Public Hearing open. There being no comments on said 2015/2016 PHA Plan Amendment, the Chairperson declared the Public Hearing closed.

EXECUTIVE DIRECTOR’S REPORT:

Each Commissioner received a copy of the Calendar Year 2014 and Calendar Year 2015 Under Utilization of Vouchers Housing Choice Voucher Program reports. Mr. Peter W. Ragsdale, Executive Director, reviewed the report and advised that the program is being under-utilized resulting in lost HCV administrative fee to the Housing Authority. Mr. Ragsdale further advised that the Housing Authority needs to lease up and spend HUD reserves before they are recaptured.

Mr. Ragsdale advised that the number of Public Housing occupied units affects the Housing Authority’s Public Housing Assessment Score (PHAS); empty units causes a loss of subsidy and rent; and that the U.S. Department of Housing and Urban Development provides no subsidy for units not leased. Mr. Ragsdale further advised that there is a financial/operational dis-connect that needs to be improved.

Each Commissioner received a copy of the PHAS Information Report. Mr. Ragsdale reviewed the report and advised about the vacant unit turnaround time.

Each Commissioner received a copy of the Claremont Manor 3-Year Profile/Loss report; Mr. Ragsdale advised that the property has lost money for three consecutive years. Vacancy and uncollected rent have contributed to losses. Mr. Ragsdale provided pictures of pilot program upgrades made at Claremont Manor; and, pictures of dry rot damage on the 2nd floor decking on the Washington Street property. Mr. Ragsdale advised that the Housing Authority has received Community Development Block Grant Funds which will be utilized for repairs at Washington Street. Repairs made exceed grant funds. Mr. Ragsdale further advised that the property does not have a positive cash flow.

Mr. Alan R. Coon, General Counsel, gave an update on the Unlawful Detainer Process and timeliness of processing Unlawful Detainers. Mr. Ragsdale advised that the Public Housing waiting list is being closed effective January 25, 2016.
Mr. Ragsdale advised that a generator has been ordered for Thornton. Mr. Ragsdale further advised that all property management issues need to be accelerated.

Mr. Ragsdale provided an update about the management of the Migrant Centers and advised that a March occupancy date is anticipated.

Mr. Ragsdale explained the Project Based Voucher application process and Request for Proposal process. Mr. Ragsdale advised that he met with the Community Reinvestment Act representative from F&M Bank and that the Housing Authority’s portfolio will be re-evaluated holistically by F&M Bank staff to ensure the Housing Authority is getting the best value.

Mr. Ragsdale explained that the Housing Authority cannot apply for Project Based Vouchers for properties that it owns, therefore, staff is exploring options for creating a single purpose entity or utilizing Villa Real, Inc., so that the Housing Authority can apply and compete for Project Based Vouchers for the Claremont and Park Street properties.

Each Commissioner received a copy of the Housing Authority’s Cash Balances and Investments as of January 5, 2016.

REPORTS:

Each Commissioner received a copy of the Significant Purchases and Contracts Report for December 2015; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Vacancy Report; and, Quarterly Management Reports: Technology Department.

INFORMATION ITEMS:

Each Commissioner received information about Public Housing flat rents, the 2015 PHA Plan Timeline, and the 16th Annual Nelrod Consortium Conference.

CONSENT ITEMS:
There were none.
Commissioner Willey departed at this point in the meeting, 5:50 p.m.

**ACTION ITEMS:**

1) Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore that the following Resolution be approved as read:

**RESOLUTION NO. 16-4**

(PHA Certification of Compliance with PHA Plans and Related Regulations U.S.
Department of Housing and Urban Development
Office of Public and Indian Housing
Form OMB No. 2577-0226)*

*As presented in the Agenda Packet

**ROLL CALL:**

**AYES:** Commissioners Castillo, Cose, Moore, Patrick, Arnaudo
**NOES:** None
**ABSTAIN:** None
**ABSENT:** Commissioner Willey

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.
2) Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 16-5

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CAUSE THE FILING OF THE 2014-2015 ANNUAL REPORT WITH THE APPROPRIATE OFFICIALS

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 21st day of January, 2016, that the Executive Director be, and he hereby is authorized and directed to cause the filing of the 2014-2015 Annual Report with the appropriate officials pursuant to Health and Safety Code §34328.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Arnaudo

NOES: None

ABSTAIN: None

ABSENT: Commissioner Willey

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

3 and 4) Following a discussion, Commissioner Cose moved, seconded by Commissioner Patrick that the following Resolutions be approved as read:
RESOLUTION NO. 16-6

RESOLUTION NOMINATING PETER W. RAGSDALE, EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN TO PARTICIPATE ON WORKFORCE INVESTMENT BOARD

WHEREAS, the Housing Authority of the County of San Joaquin has participated in the Workforce Investment Board (WIB) through San Joaquin County WorkNet; and

WHEREAS, WIB is once again soliciting the Authority’s participation in San Joaquin County WorkNet service delivery system; and

WHEREAS, participation in the program requires Nomination by the Board of Commissioners; and

WHEREAS, it is in the best interest of this Housing Authority to participate in this program.

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 January, 2016, that Peter W. Ragsdale, Executive Director of the Housing Authority of the County of San Joaquin, be, and he hereby is nominated to serve on the Workforce Investment Board through San Joaquin County WorkNet.

RESOLUTION NO. 16-7

CONSIDER APPOINTING AND AUTHORIZING PETER W. RAGSDALE, EXECUTIVE DIRECTOR, TO ACT AS HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN
RESPRESENTATIVE TO THE
CALIFORNIA AFFORDABLE HOUSING AGENCY BOARD

WHEREAS, the Housing Authority of the County of San Joaquin has participated in the California Affordable Housing Agency Board; and

WHEREAS, Barbara S. Kauss, Housing Authority of the County of San Joaquin representative on said Board resigned from the Housing Authority of the County of San Joaquin; and

WHEREAS, appointment of a new representative of the Housing Authority of the County of San Joaquin is necessary to serve on said Board;

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 January, 2016 that Peter W. Ragsdale, Executive Director, be, and the same hereby is appointed and authorized to act as Housing Authority of the County of San Joaquin representative to the California Affordable Housing Agency Board.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

5 and 6) Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore that the following Resolutions be approved as read:
WHEREAS, the Commissioners of the Housing Authority of the County of San Joaquin designate the Executive Director as Treasurer, and direct that he/she shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Commissioners may from time to time select; and

WHEREAS, the Housing Authority has established savings and operational accounts; and

WHEREAS, it is the desire of the Commissioners to require one (1) signature on computer generated Housing Assistance Payments under FIVE THOUSAND ($5,000) DOLLARS and two (2) signatures on all other checks one of which must be live (not by digital or electronic means); and

WHEREAS, there have been personnel changes which necessitate the amendment of Resolutions previously adopted; and

WHEREAS, it is the desire of the Housing Authority to change the signatures upon which funds from accounts may be withdrawn.

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 January, 2016, as follows:

1) That this Resolution hereby supersedes and amends, as hereinafter provided, all previous Resolutions concerning bank signatories adopted by the Commissioners of the Housing Authority, effective January 21, 2016;

2) That the authorized signatures for withdrawing funds from said accounts hereby are as follows:
3) That the Executive Director (ED), or Director of Finance subject to approval is hereby authorized and directed to establish such additional accounts as from time to time may be necessary for the deposit of funds of this Housing Authority;

4) The individuals appointed to the positions listed hereinabove are authorized to utilize facsimile signatures, telephonic, electronic, verbal or written instruction to facilitate banking services.

5) This Resolution shall be effective January 21, 2016.

RESOLUTION NO. 16-9

RESOLUTION AUTHORIZING BANK SIGNATORIES FOR INVESTMENT ACCOUNTS
WHEREAS, the Commissioners of the Housing Authority of the County of San Joaquin have from time to time authorized the establishment of accounts for this Housing Authority with various banks; and

WHEREAS, the Housing Authority has Certificates of Deposits placed with financial institutions throughout the county and the Local Agency Investment Fund; and

WHEREAS, it is the desire of the Commissioners to require two (2) signatures on all transactions; and

WHEREAS, there have been personnel changes which necessitate the amendment of Resolutions previously adopted; and

WHEREAS, it is the desire of the Housing Authority to change the signatures upon which funds from investment accounts may be withdrawn.

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 January, 2016, as follows:

1) That this Resolution hereby supersedes and amends, as hereinafter provided, all previous Resolutions concerning bank signatories for investment accounts adopted by the Commissioners of the Housing Authority, effective January 21, 2016;

2) That the authorized signatures for withdrawing funds from said accounts hereby are as follows:

________________________________________
Executive Director

________________________________________
Director of Finance
3) That the Executive Director (ED), or Director of Finance subject to approval is hereby authorized and directed to establish such additional accounts as from time to time may be necessary for the deposit of investment funds of this Housing Authority; and

4) That all withdrawals shall be made with any combination of two (2) of the above signatures.

5) The individuals appointed to the positions listed hereinabove are authorized to utilize facsimile signatures, telephonic, electronic, verbal or written instruction to facilitate banking services.

6) This Resolution shall be effective January 21, 2016.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

7) Following a discussion, Commissioner Patrick moved, seconded by Commissioner Moore that the following Resolution be approved as read:
RESOLUTION NO. 16-10

RESOLUTION APPROVING AND ADOPTING
BY-LAWS, AS AMENDED, JANUARY 21, 2016

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 January, 2016, that those certain By-Laws, As Amended, January 21, 2016, be, and the same hereby are, approved and adopted.

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

8) Following a discussion, Commissioner Cose moved that the Resolution be amended to include accepting any grant funds, seconded by Commissioner Patrick, that the following Resolution be approved:

RESOLUTION NO. 16-11

RESOLUTION ACCEPTING
FISCAL YEAR 2015-2016 COMMUNITY BLOCK GRANT FUNDS
FROM COUNTY OF SAN JOAQUIN AND TO ACCEPT ANY TYPE OF GRANT FUNDING

WHEREAS, the Housing Authority submitted a CDBG application with the County of San Joaquin; and

WHEREAS, January 7, 2016, the County of San Joaquin provided written notice of the CDBG award to the Housing Authority of the County of San Joaquin in the amount of $49,000 for improvements to the Mourfield Avenue Apartments;
NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 21st day of January, 2016, that the Executive Director, be and he hereby is authorized and directed to accept, execute, and enter into a contract with the County of San Joaquin for improvements to the Mourfield Avenue Apartments using FY 2015-2016 CDBG funding from the County of San Joaquin and to accept any type of grant funding.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

10) Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 16-12

RESOLUTION APPROVING DISPOSAL OF THREE VEHICLES

WHEREAS, the Housing Authority has identified three vehicles that should be eliminated as set forth in the Staff Report, January 21, 2016, Agenda Action Item #10; and

WHEREAS, it is the recommendation of the Executive Director that the Housing Authority dispose of vehicles #7, 8, and 26.
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 January, 2016, that the Executive Director be, and he hereby is authorized and directed to dispose of three vehicles as set forth in the Staff Report, January 21, 2016, Agenda Action Item #10, in a manner which is the best advantage to the Agency.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

11) Following a discussion, Commissioner Cose moved, seconded by Commissioner Patrick that the following Resolution be approved as read:

RESOLUTION NO. 16-13

RESOLUTION AUTHORIZING MEMBERSHIP IN PUBLIC HOUSING AUTHORITIES DIRECTORS ASSOCIATION (PHADA)

WHEREAS, the Housing Authority of the County of San Joaquin has been a member of Public Housing Authorities Director Association (PHADA) in the past; and

WHEREAS, it is in the best interest of the Housing Authority to once again become a member of PHADA.
NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 21st day of January, 2016, that membership in PHADA be, and the same hereby is authorized and the membership dues be, and are hereby authorized for payment in accordance with the appropriate unit size category of this Housing Authority.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

A date for the Ribbon Cutting Ceremony for the modular units at Conway Homes will be set.

The Commissioners will not conduct a Regular Meeting in the month of February as the Executive Director will be out of the office February 16, 2016 through February 23, 2016 and General Counsel will be out of the office February 24, 2016 through February 26, 2016.

ADJOURNMENT:

There being no further business at hand, Commissioner Cose moved, seconded by Commissioner Patrick that the meeting be adjourned.
ROLL CALL:

AYES: Commissioners Castillo, Cose, Patrick, Moore, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

Upon Roll Call, the Chairperson declared the meeting adjourned at 6:30 p.m.

[Signature]
Peter W. Ragsdale, Executive Director
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 741 Flint Avenue, Stockton, California at 12:30 p.m. on February 8, 2016.

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

Present: Greg Arnaudo, Chairperson
        Irenemaree Castillo, Commissioner
        Dale Cose, Vice-Chairperson
        Martha Moore, Commissioner
        Rudy Willey, Commissioner

Absent: Lester Patrick, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson directed that the Notice of Special Meeting and Certificate of Mailing be filed with the minutes of this meeting.

The Chairperson called for the Pledge of Allegiance.
APPROVAL OF THE MINUTES:

There were none.

REPORTS:

There were none.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.

Commissioner Patrick arrived at this point in the meeting, 12:44 p.m.

ACTION ITEMS:

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

RESOLUTION NO. 16-14

RESOLUTION AUTHORIZING SUBMITTAL OF APPLICATION TO THE U.S. DEPARTMENT OF HOUSING
WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has recently published a Notice of Funding Availability (NOFA) for its FY15 Choice Neighborhoods Planning (CNP) Grant; and

WHEREAS, the application is for grant funds in the sum of $500,000 in federal funds for the purpose of developing a Transformation Plan for Sierra Vista Homes and the surrounding neighborhood; and

WHEREAS, considering the funding challenges faced by public housing authorities and budget shortfalls, CNP Grant funding can be used to pay for a coordinator/planner to undertake the grant activities.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 8th day of February, 2016 that the Executive Director be and he hereby is authorized and directed to submit an application to the U.S. Department of Housing and Urban Development for the FY15 Choice Neighborhoods Planning (CNP) Grant funds requesting funding for coordination on planning activities such as needs assessments; evaluate existing administrative data; devise a relocation strategy for residents that need to be displaced during the rehabilitation or reconstruction of the public and/or assisted housing; offset costs for the planning coordinator duties; and have a formal market assessment conducted all to be compiled into a comprehensive Transformation Plan.

BE IT FURTHER RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 8th day of February, 2016 that the Executive Director be and he hereby is authorized and directed to commit Central Office Cost Center Funds or other eligible funds up to FIFTY THOUSAND ($50,000.00) DOLLARS for the match component of the FY15 Choice Neighborhoods Planning Grant application.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

2) Chairperson Arnaudo noted his concern that parcels 2, 3, and 4 are all a portion of one Assessment Parcel Number (APN). Following Mr. Danny Fred's, Partner, DFA Development, LLC, response to questions, Commissioner Cose moved, seconded by Commissioner Patrick that the Following Resolution be approved as read:

RESOLUTION NO. 16-15

RESOLUTION APPROVING SECOND AMENDMENTS TO DEVELOPMENT DOCUMENTS BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND DFA DEVELOPMENT, LLC, re COTTAGE AVENUE SENIOR APARTMENTS

WHEREAS, DFA Development, LLC ("DFA"), as developer, seeks the Housing Authority to act as conduit for receipt of "subsidy funds" from the City of Manteca to be used for the purchase of real property located in Manteca, California and in the funding of DFA's development of a "Project" for senior housing; and

WHEREAS, December 15, 2015, the Commissioners approved and accepted that proposal submitted by DFA Development, LLC (DFA) for the development project known as "Cottage Avenue Senior Apartments"; and

WHEREAS, the Housing Authority was notified by DFA Development, LLC, regarding a required amendment to the Development Documents between the Housing Authority of the County of San Joaquin and DFA Development regarding the Cottage Avenue Senior Apartments project; and
WHEREAS, January 21, 2016, the Commissioners approved the Development Documents as amended; and

WHEREAS, January 25, 2016, the Housing Authority was notified by DFA Development, LLC, ("DFA") requesting further amendments ("Second Amendments") to the Development Documents between the Housing Authority of the County of San Joaquin and DFA Development regarding the Cottage Avenue Senior Apartments project; and

WHEREAS, the second amendments to the Development Documents were reviewed and approved by special legal counsel, Reno and Cavanaugh.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 8th day of February, 2016 that the Executive Director be, and he hereby is authorized and directed to execute any and all amended Development Documents pertaining to said project for and on behalf of this Board of Commissioners.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
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:

There were none.

The Commissioners departed at this point in the meeting, 12:55 p.m. to attend the Ribbon Cutting Ceremony.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call the Chairperson declared the meeting adjourned at 1:40 p.m.

[Signature]

Peter W. Ragsdale, Executive Director
The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on March 17, 2016.

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

Present:  Greg Arnaudo,   Chairperson  
Irenemaree Castillo,   Commissioner  
Dale Cose,   Vice-Chairperson  
Martha Moore,   Commissioner  
Lester Patrick,   Commissioner  

Absent:  Rudy Willey,   Commissioner  

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Castillo moved, seconded by Commissioner Moore that the following Resolution be approved as read:
RESOLUTION NO. 16-16

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 17th day of March, 2016, that the Minutes of the Special Meeting held January 14, 2016, 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 Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

Following a discussion, Commissioner Castillo moved, seconded by Commissioner Patrick that the following Resolution be approved as read with the caveat that the Minutes be corrected to reflect that the anonymous letter dated June 30, 2015, and the letter addressed to the Board of Supervisors, would be released after the next Board of Commissioners meeting following a discussion in Closed Session:

RESOLUTION NO. 16-17

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 17th day of March, 2016, that the Minutes of the Regular Meeting held January 21, 2016, 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 Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

Following a discussion, Commissioner Castillo moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 16-18

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 17th day of March, 2016, that the Minutes of the Special Meeting held February 8, 2016, 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 Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

EXECUTIVE DIRECTORS REPORT:

Mr. Peter W. Ragsdale advised that the Housing Authority applied for the Jobs Plus Pilot Grant but received notice that the Housing Authority was not selected as an awardee; the Housing Authority also applied for the Choice Neighborhoods Grant but an awardee has not yet been selected; and, that Staff will continue to look for other Notice of Funding Availability (NOFA) opportunities.

Mr. Ragsdale reviewed the Housing Authority of the County of San Joaquin Tenant Charges, Fiscal Year Ending September 30, 2015 Report. Mr. Ragsdale pointed out that the Housing Authority received $3,238,640 in dwelling rent and spent $87,002 in repairs, including repairs for move outs. Mr. Ragsdale advised that out of a $2 million dollar payroll, the Housing Authority spent $500,000 in repairs on all housing units and that the $87,002 is a small fraction of the total repair expenses. Mr. Ragsdale further advised that he will be providing a new repairs fee schedule as the Housing Authority needs a more relative fee schedule for property repairs.

Mr. Ragsdale reviewed the Low Income Housing Tax Credit (LIHTC) application criteria on page 32 of the Regulations Section 10325 and advised that the program is very competitive. Mr. Ragsdale further advised that it is very important to meet the minimum scoring criteria and that the Housing Authority needs to have a General Partner in order to have a competitive application. Mr. Ragsdale further advised that the Housing Authority will be publishing a Request for Quotes (RFQ) for development consultant services to guide the Housing Authority through the LIHTC application process.
Mr. Ragsdale advised that renovations to the office and gymnasium at Sierra Vista have begun and that the Housing Authority continues to work with Progressive Church on after school program needs.

Mr. Ragsdale advised that some of the offices at the sites are in need of paint and new carpet and that mild rehabilitation of the offices will be conducted.

Mr. Ragsdale reviewed the Income and Expenses report for Claremont Manor and advised that the Housing Authority has an expense problem due to the age of the building but that the Housing Authority can mitigate costs with Project Based Vouchers. Mr. Ragsdale further advised that the Housing Authority has published a Request for Proposal (RFP) for Project Based Vouchers (PBV) and that the Housing Authority will be applying for the PBV. Mr. Ragsdale reviewed the application process and explained what changes the Housing Authority needs to implement to qualify for the PBV.

Mr. Ragsdale reviewed waiting list statistics and advised that there are challenges with Housing Choice Voucher utilization which can be addressed by adjusting preferences. Mr. Ragsdale further advised that changes to the preferences will be reflected in the Administrative Plan which will be brought to the Board for review at the next Board of Commissioners' meeting.

Mr. Ragsdale advised that the Housing Authority is working collaboratively with the Homelessness Task Force, Shelter Plus Care and Central Valley Low Income Services to assist families in need of housing. As a result, the Housing Authority is proposing that a number of Housing Choice Vouchers be set aside to assist this population. This change will be reflected in the Housing Authority's Administrative Plan which will be presented to the Board of Commissioners for review at the next Board of Commissioners' meeting.

Mr. Ragsdale advised that he attended the Sierra Vista Resident Council meeting, met with the Tracy Chief of Police and Tracy Code Enforcement to ensure there is a police presence at the Housing Authority's developments in Tracy.

Mr. Ragsdale provided an update about the progress made at the Thornton sewer plant, provided before and after pictures, and advised that the U.S. Department of Agriculture will visit the Thornton sewer plant April 15, 2016.

Mr. Ragsdale reviewed the Executive Salary Comparability Study prepared by The Nelrod Company and advised that the study meets the U.S. Department of
Housing and Urban Development’s (HUD) requirement. Mr. Ragsdale further advised that from HUD’s perspective, the Housing Authority meets the base salary requirement. The Housing Authority will certify and submit the study to HUD.

Mr. Ragsdale advised that Administrative Leave has been changed to allow staff to utilize the time in hourly increments rather than in eight hour increments.

Mr. Ragsdale advised that he wrote a letter to the Editor of The Record to clarify that the Housing Authority is not receiving $200,000,000 in U.S. Department of Housing and Urban Development funding.

REPORTS:

Each Commissioner received a copy of the Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; and the Development Quarterly Report and Quarterly Financial Write-offs.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

Each Commissioner received information about California Public Utilities Commission (CPUC) California Advanced Services funding availability for broadband access in publicly supported housing communities.

CONSENT ITEMS:

There were none.
ACTION ITEMS:

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

RESOLUTION NO. 16-19

RESOLUTION AMENDING RESOLUTION NO. 16-8
TO REVISE THE AUTHORIZATION LIMITS
TO INCLUDE UTILITY REIMBURSEMENT PAYMENTS (URP)
AND HOUSING ASSISTANCE PAYMENTS (HAP) BELOW $5,000
TO REQUIRE ONLY ONE SIGNATURE, EITHER "WET" OR ELECTRONIC

WHEREAS, January 21, 2016, the Board of Commissioners passed Resolution No. 16-8 Authorizing Bank Accounts and Signatures Therefore; and

WHEREAS, the Housing Authority is required to pay Utility Reimbursement Payments (URP) to certain tenants with little to no income; and

WHEREAS, the Housing Authority issues approximately 275 URP checks monthly ranging from $1 to $207 with a median of $41; and

WHEREAS, due to the volume and small dollar values of URP and HAP to tenants in Public Housing and the Housing Choice Voucher Programs staff is requesting a revision to the authorization limits to include URP and HAP checks below $5,000 and require one signature, either "wet" or electronic.

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 17th day of March, 2016 that Resolution No. 16-8 be, and the same hereby is amended, to include Utility Reimbursement Payments (URP) and Housing Assistance Payments (HAP) under FIVE THOUSAND ($5,000) DOLLARS to require one (1) signature "wet" or electronic for payments.
ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

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

RESOLUTION NO. 16-20

RESOLUTION APPROVING CREATION OF A SINGLE-MEMBER LIMITED LIABILITY COMPANY TENTATIVELY TO BE CALLED CLAREMONT MANOR, LLC AND THE TRANSFER OF CLAREMONT MANOR APARTMENTS TO SAID LLC AND AUTHORIZING THE EXECUTIVE DIRECTOR TO APPLY TO THE AUTHORITY UNDER ANY FUTURE, APPLICABLE REQUEST FOR PROPOSAL (RFP) REGARDING DESIGNATION AND ACCEPTANCE UNDER THE PROJECT BASED VOUCHER (PBV) PROGRAM

WHEREAS, the Authority owns Claremont Manor Apartments (Claremont), a 52-unit senior complex; and

WHEREAS, Claremont intends to rehabilitate its buildings and infrastructure, stabilize its rent roll and seek profitability; and
WHEREAS, the Housing Authority has been evaluating options ranging from seeking refinancing, improving its management and evaluating future sources of funding to address capital improvement needs; and

WHEREAS, October 2015 the Housing Authority approved increasing the cap on Project Based Vouchers (PBV) from 2% to 5% which provides a total of 252 low income households with the opportunity to utilize affordable and accessible housing opportunities within San Joaquin County; and

WHEREAS, the Housing Authority has begun the process of evaluating possible Requests for Proposals (RFP) for PBV Projects which promote the Housing Authority’s goals which would necessarily include providing low income housing under those PBV Programs dedicated to the elderly and the disabled; and

WHEREAS, the Housing Authority previously adopted in its Administrative Plan selection criteria used in the selection of PBV Projects; and

WHEREAS, the Administrative Plan provides that the Authority may also consider and select PBV units in property in which the Housing Authority has an identify of ownership interest provided the U.S. Department of Housing and Urban Development (HUD) has approved the selection process and criteria, criteria which must mirror the criteria in the applicable RFP or Annual Plan; and

WHEREAS, the Housing Authority believes that Claremont would be a viable candidate for a PBV Project but HUD recommends the transfer of ownership of Claremont to a different entity in a manner consistent with HUD regulations.

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 17th day of March, 2016 as follows:

1) That this Housing Authority does hereby approve the creation of a single member limited liability company tentatively to be called Claremont Manor, LLC (dependent upon name availability).

2) That this Housing Authority transfers ownership of Claremont Manor into a sole member limited liability company, tentatively to be titled Claremont Manor, LLC.
3) That the Executive Director be, and he hereby is granted that discretion and authority to prepare and file all necessary federal, state and local documents to accomplish the transfer of ownership of Claremont Manor to Claremont Manor, LLC, on behalf of the Commissioners of the Housing Authority of the County of San Joaquin.

4) That the Executive Director be, and he hereby is authorized and directed to apply to the Housing Authority under any future applicable RFP regarding designation and acceptance under the PBV Program.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

3) Following a discussion wherein a Commissioner requested a copy of the original agreement be provided to the Commissioners to compare it to the amended agreement, the Chairperson announced that Action Item No. 3, Consider Amending Operational Agreement between the Housing Authority of the County of San Joaquin and Women’s Center-Youth & Family Services is tabled until the next Commissioners’ meeting.

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

RESOLUTION NO. 16-21

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ATTEND SELECTED REVISED SCHEDULED
2015-2016 CONFERENCES, TRAININGS AND MEETINGS

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 17th day of March, 2016, that the Executive Director be, and he hereby is, authorized and directed to attend selected revised scheduled 2015-2016 conferences, trainings and meetings and that he be reimbursed for his expenses in accordance with the Housing Authority's Travel Policy.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

5) Following a discussion, Commissioner Cose moved, seconded by Commissioner Patrick that the Following Resolution be approved as read:

RESOLUTION NO. 16-22

RESOLUTION AUTHORIZING GENERAL COUNSEL
TO ATTEND SELECTED REVISED SCHEDULED
2015-2016 CONFERENCES, TRAININGS AND MEETINGS
BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 17th day of March, 2016, that General Counsel be, and he hereby is, authorized and directed to attend selected revised scheduled 2015-2016 conferences, trainings and meetings and that he be reimbursed for his expenses in accordance with the Housing Authority’s Travel Policy.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

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

RESOLUTION NO. 16-23

RESOLUTION APPROVING PLATINUM SPONSORSHIP LEVEL OF THE GREATER STOCKTON CHAMBER OF COMMERCE 2016 STATE OF THE CITY EVENT

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 17th day of March, 2016, that the Housing Authority’s sponsorship of the Greater
Stockton Chamber of Commerce’s 2016 State of the City Event, May 19, 2016, be at the Platinum Sponsorship Level and the same hereby is approved and adopted.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

7) Following a discussion, Commissioner Castillo moved, seconded by Commissioner Moore that the Following Resolution be approved as read:

RESOLUTION NO. 16-24

RESOLUTION AUTHORIZING DONATION TO READ TO ME, STOCKTON!

WHEREAS, the Housing Authority continues to participate in the Read to me, Stockton! Committee; and

WHEREAS, the Housing Authority is committed to partnering and supporting local agencies achieve success; and

WHEREAS, the purpose of Read to me, Stockton! is to provide preschool children ages birth to five in Stockton zip codes 95202, 95205, 95206, 95210 or 95215 with a selected book each month; and
WHEREAS, Sierra Vista and Conway Homes are located in the serviced zip codes; and

WHEREAS, said organization is in need of funds to cover the cost of materials to provide literature to pre-school children; and

WHEREAS, funding the program will allow it to reach additional households with children ages birth to five in Stockton, CA; and

WHEREAS, it is in the best interest of this Housing Authority and of its residents to assist Read to me Stockton! in meeting material expenses.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED AS FOLLOWS:

1. That this Housing Authority shall make a one-time contribution to Read to me, Stockton! for material expenses from the FY2015-2016 Budget in the sum of ONE THOUSAND AND NO/100 ($1,000) DOLLARS.

ROLL CALL:

AYES: Commissioners Castillo, Cos, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

8) Following a discussion, Commissioner Cose moved, seconded by Commissioner Castillo that the Following Resolution be approved as read:
RESOLUTION NO. 16-25

CONSIDER DESIGNATING EXECUTIVE DIRECTOR AS AUTHORIZED REPRESENTATIVE FOR THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN TO THE STATE WATER BOARD

WHEREAS, the Housing Authority worked with the State Water Board to finalize the Clean Water State Revolving Fund (CWSRF) Financial Assistance application to obtain alternative analysis and environmental funding; and

WHEREAS, August 20/2015, the Commissioners of the Housing Authority of the County of San Joaquin passed Resolution No. 15-32 Authorizing Submittal of Clean Water State Revolving Fund (CWSRF) Financial Assistance Application and Authorized Execution of the Agreement by the Interim Executive Director; and

WHEREAS, the application for the funds included a copy of Resolution No. 15-32 authorizing execution of said agreement by the Interim Executive Director; and

WHEREAS, the Housing Authority of the County of San Joaquin received funding through the Clean Water State Revolving Fund; and

WHEREAS, the State Water Resource Control Board requires that in the event a new authorized representative is named a resolution identifying the new representative be submitted; and

WHEREAS, effective November 2, 2015, the Housing Authority has an Executive Director.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Executive Director be, and he hereby is designated as the representative for the Housing Authority of the County of San Joaquin to the State Water Board and is hereby authorized and directed to execute any and all materials necessary and related to the Clean Water State Revolving Fund.
ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

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

RESOLUTION NO. 16-26

RESOLUTION APPROVING REVISIONS TO RECORD RETENTION POLICY
SUBSECTION 1000 SERIES

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 17th day of March, 2016 that that certain Housing Authority of the County of San Joaquin Records Retention Policy, Subsection 1000 series, be, and the same hereby is approved and adopted.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

WRITTEN COMMUNICATIONS:


COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

Mr. Peter W. Ragsdale, Executive Director was commended by the Commissioners for his aggressiveness in undertaking projects.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a 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) Personal Injury Complaint; Ross vs. Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No, 39-2015-324175-CU-PO-STK.

Returning from Closed Session at 6:44 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
          Ireneemaree Castillo, Commissioner
          Dale Cose, Commissioner
          Martha Moore, Commissioner
          Lester Patrick, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson declared a quorum present.
Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson announced that there was no action taken.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Castillo, Cose, Patrick, Moore, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

Upon Roll Call the Chairperson declared the meeting adjourned at 6:45 p.m.

[Signature]
Peter W. Ragsdale, Secretary
THE MINUTES OF THE SPECIAL MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD APRIL 14, 2016

The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 S. El Dorado Street, Stockton, California, at 4:00 p.m., on April 14, 2016.

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

Present: Greg Arnaudo, Chairperson
Irenemaree Castillo, Chairperson
Dale Cose, Vice-Chairperson
Martha Moore, Commissioner
Lester Patrick, Commissioner
Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson directed that the Special Meeting Notice and Certificate of Mailing be filed with the Minutes of this meeting.
The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

There were none.

EXECUTIVE DIRECTOR’S REPORT:

There were none.

REPORTS:

There were none.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1) Following a lengthy discussion in which Commissioner Castillo expressed concern about the appropriateness of this Resolution, Commissioner Willey moved, seconded by Commissioner Moore that the following Resolution be approved as read:
RESOLUTION NO. 16-27

RESOLUTION
DIRECTING THE ETHICS COMMITTEE
INVESTIGATE, REVIEW, AND MAKE A REPORT AND
RECOMMENDATION TO THE BOARD OF COMMISSIONERS
AS TO THE SUBJECT MATTERS WITHIN THE
ANONYMOUS LETTER ADDRESSED TO THE GRAND JURY
AND COMMISSIONER LETTER ADDRESSED
TO THE BOARD OF SUPERVISORS

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 14th day of April, 2016, that the Ethics Committee is hereby directed to investigate, review, and render a decision to the Board of Commissioners, within the next 90 days, as to the subject matters within the anonymous letter dated June 30, 2015, addressed to the Grand Jury; Commissioner letter addressed to the Board of Supervisors, which was delivered on July 6, 2015, to the then Chairperson of the Board of Supervisors, Katherine Miller; and, that the Ethics Review Committee is hereby given the latitude to expand the investigation as deemed necessary as these letters are a starting point for said investigation.

BE IT FURTHER RESOLVED AND ORDERED that the Board of Commissioners hereby approve expenditures related to said investigation and that the Executive Director be, and he hereby is authorized and directed to amend the Fiscal Year 2015-2016 Operating Budget for expenses associated with the investigation in an amount not to exceed SEVEN THOUSAND FIVE HUNDRED ($7,500.00) DOLLARS.

ROLL CALL:

AYES: Commissioners Arnaudo, Cose, Moore, Patrick, Willey
NOES: Commissioner Castillo
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:

There were none.

ADJOURNMENT:

There being no further business at hand, the Chairperson declared the meeting adjourned at 4:30 p.m.

Peter W. Ragsdale, Secretary
THE MINUTES OF THE ANNUAL MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD MAY 19, 2016

The Commissioners of the Housing Authority of the County of San Joaquin met in an Annual Meeting at the Board Room of the Alberta Jackson Administration Complex, 421 South El Dorado Street, Stockton, California, at 4:00 p.m., on May 19, 2016.

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

Present: Greg Arnaudo, Chairperson
         Dale Cose, Vice Chairperson
         Martha Moore, Commissioner
         Lester Patrick, Commissioner

Absent: Irenemaree Castillo, Commissioner (Resigned)
        Rudy Willey, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan R. Coon, General Counsel, were in attendance.

The Chairperson called for the Pledge of Allegiance.

ELECTION OF OFFICERS:

The Chairperson announced that this was the time and place for the election of Chairperson for the forthcoming year.
Commissioner Cose nominated Commissioner Arnaudo as Chairperson for the forthcoming year, seconded by Commissioner Patrick.

There being no further nominations, the Chairperson declared the nominations closed.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

Upon Roll Call, Commissioner Arnaudo was seated as Chairperson for the forthcoming year.

The Chairperson announced that this was the time and place for the election of the First Vice Chairperson for the forthcoming year.

Commissioner Arnaudo nominated Commissioner Cose as First Vice Chairperson for the forthcoming year, seconded by Commissioner Patrick.

There being no further nominations, the Chairperson declared the nominations closed.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

Upon Roll Call, Commissioner Cose was seated as First Vice Chairperson for the forthcoming year.

The Chairperson announced that this was the time and place for the election of the Second Vice Chairperson for the forthcoming year.
Commissioner Arnaudo nominated Commissioner Moore as Second Vice Chairperson for the forthcoming year, seconded by Commissioner Patrick.

There being no further nominations, the Chairperson declared the nominations closed.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

Upon Roll Call, Commissioner Moore was seated as Second Vice Chairperson for the forthcoming year.

The Chairperson announced that Closed Session is moved to this point in the meeting.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a Conference with Legal Counsel — Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Three. Conference with Legal Counsel — Existing Litigation. Government Code §54956.9 (a) Personal Injury Complaint; Ross vs. Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-324175-CU-PO-STK. Public Employee Performance Evaluation. Government Code §54957 (b) (1). Executive Director.

Returning from Closed Session at 5:00 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
Dale Cose, First Vice Chairperson
Martha Moore, Commissioner
Lester Patrick, Commissioner
Absent: Rudy Willey, Chairperson

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had conducted a six (6) month evaluation of the Executive Director, finding "high marks" and entering into an amendment to his contract of employment to be prepared by General Counsel and presented to the Board of Commissioners at future Board meeting for ratification. Commissioner Patrick departed at this point in the meeting, 5:03 p.m.

Whereupon the Chairperson noted the lack of a quorum adjourning the meeting to a convenient time that all Commissioners can attend. The Clerk of the Board was directed to contact all Commissioners to a date certain in the following week and convenient to all.

APPROVAL OF THE MINUTES:

There were none.

EXECUTIVE DIRECTOR’S REPORT:

There were none.

REPORTS:

There were none.

PUBLIC COMMENTS:

There were none.
INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

There were none.

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

There were none.

ADJOURNMENT:

The Chairperson announced that due to lack of a quorum, the meeting is adjourned.

The meeting adjourned at 5:03 p.m.

Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at the Alberta Jackson Administration Building Complex, 421 South El Dorado Street, Stockton, California, at 10:30 a.m., on May 19, 2013.

In the absence of the Chairperson, Vice Chairperson, Dale Cose, acting as Chairperson Pro Tem, called the meeting to order and upon roll call, those present and absent were as follows:

Present: Irenemaree Castillo, Commissioner
        Dale Cose, Vice Chairperson
        Martha Moore, Commissioner
        Lester Patrick, Commissioner

Absent: Greg Arnaudo, Chairperson
        Rudy Willey, Commissioner

The Chairperson Pro Tem declared a quorum present.

Peter W. Ragsdale, Executive Director and Alan R. Coon, General Counsel, were in attendance.

The Chairperson Pro Tem directed that the Notice of Special Meeting and Certificate of Mailing be filed with the Minutes of this meeting.
PUBLIC COMMENTS:

There were none.

The Commissioners departed to attend the State of the City event held at the Port of Stockton, Shed 20.

ADJOURNMENT:

Upon conclusion of the event, the meeting was adjourned at 2:00 p.m.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick
NOES: None
ABSTAIN: None
ABSENT: Commissioners Arnaudo, Willey

Peter W. Ragsdale, Secretary
THE MINUTES OF THE SPECIAL MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD MAY 26, 2016

The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 S. El Dorado Street, Stockton, California, at 4:00 p.m., on May 26, 2016.

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

Present: Greg Arnaudo, Chairperson
Dale Cose, Vice-Chairperson
Martha Moore, Commissioner
Lester Patrick, Commissioner
Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson directed that the Special Meeting Notice and Certificate of Mailing be filed with the Minutes of this meeting.

The Chairperson called for the Pledge of Allegiance.
APPROVAL OF THE MINUTES:

Commissioner Cose moved, seconded by Commissioner Patrick that the following Resolution be approved as read:

RESOLUTION NO. 16-28

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 26th day of May, 2016 that the Minutes of the Regular Meeting held March 17, 2016, 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 Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

Commissioner Cose moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 16-29

RESOLUTION APPROVING MINUTES
RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 26th day of May, 2016 that the Minutes of the Special Meeting held April 14, 2016, 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 Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

EXECUTIVE DIRECTOR’S REPORT:

Peter W. Ragsdale, Executive Director, advised that approval of the amended Records and Retention Policy has had a positive impact. Housing Choice Voucher staff assessed files, kept only what is required, and has disposed of approximately 350 boxes of paperwork which has freed up office space. Staff have been relocated to the available office space and the second reception greeting area window has been opened up to assist clients with appointments. Mr. Ragsdale further advised that staff at the sites will be conducting the same assessment and disposing of obsolete paperwork.

Mr. Ragsdale advised that to date 118 families have utilized Housing Choice Vouchers, 210 families have received tenancy approvals and there are 29 pending contracts, all of which produce administrative fee for the Housing Authority.

Mr. Ragsdale advised that Public Housing vacancies are a challenge, there has been a spike in vacancies, and vacancies are averaging 78 days. Mr. Ragsdale further advised that staff cannot keep up with the number of vacancies and as a result the Housing Authority has contracted to hire outside contractors to assist in preparing the units for rent.
Mr. Ragsdale gave an update about the work being conducted at the Sierra Vista gymnasium. Mr. Ragsdale advised that the contract between the Housing Authority of the County of San Joaquin and Progressive Church has been signed and that Progressive Church and the Sierra Vista Council are working collaboratively. Mr. Ragsdale further advised that the tenant associate office will have internet access.

Mr. Ragsdale advised that BDO Public Housing Finance was on site the week of May 16th to conduct an assessment of the Finance Department and test internal controls. Mr. Ragsdale further advised that the Housing Authority should receive a draft report with recommendations from BDO the first week in June.

Mr. Ragsdale advised that the Low Income Housing Tax Credit (LIHTC) training held at the Housing Authority was a positive experience. Mr. Ragsdale further advised that a draft Request for Qualifications (RFQ) for Development Consultant services to assist with the LIHTC application process will post next week.

Mr. Ragsdale advised that of the six proposals the Housing Authority received in response to the Request for Proposal (RFP) for project-based vouchers at Claremont, two proposals met the RFP criteria; Domus Management Company which will be awarded 74 project-based vouchers; and, the Housing Authority, which upon the U.S. Department of Housing and Urban Development’s (HUD’s) review of the Housing Authority’s scoring, will receive 51 project-based vouchers.

Mr. Ragsdale advised that the Housing Authority is beginning to draw down HUD held Housing Choice Voucher (HCV) reserves as utilization of the program increases.

Mr. Ragsdale advised that a new maintenance repair schedule more reflective of the Housing Authority’s replacement costs related to property damages will be prepared and implemented as the Housing Authority needs to be able to recuperate costs. An advisement will be prepared informing tenants of the change in repair costs and their right to appeal charges.

REPORTS:

Each Commissioner received a copy of the Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects; Unlawful Detainer;
Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Vacancy Report; and, Quarterly Management Reports: Financial Write-Offs; Technology Department; Management Public Housing; Multi-Family Housing; and, Housing Choice Voucher Program.

Following a discussion regarding the legal services being provided by Fagen, Friedman & Fulford relating to the oversight and counsel to the Ethics Review Committee, Commissioner Cose requested that the Commissioners be informed when the amount of expenses have reached 75% of the contract amount. Mr. Peter W. Ragsdale, Executive Director, will track the expenses and advise the Board.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

Each Commissioner received a copy of the "draft" Public Housing Agency (PHA) Annual Plan for Fiscal Year 2016-2017 and the National Association of Housing and Redevelopment Officials (NAHRO) 2016 Summer Conference.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1) Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 16-30

RESOLUTION AMENDING OPERATIONAL AGREEMENT FOR SERVICES
BETWEEN HOUSING AUTHORITY OF THE
COUNTY OF SAN JOAQUIN AND
WOMEN’S CENTER – YOUTH & FAMILY SERVICES

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 26th day of May, 2016, that those certain amendments to the Operational Agreement between the Housing Authority of the County of San Joaquin and the Women’s Center – Youth & Family Services be, and the same hereby are approved, and the Executive Director be, and he hereby is authorized and directed to execute said Agreement for an on behalf of this Authority.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

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

RESOLUTION NO. 16-31

RESOLUTION APPROVING AGREEMENT FOR SERVICES BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND DELTA HEALTH CARE, INC.
RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 26th day of May 2016, that that certain Agreement for Services dated June 1, 2016, between Housing Authority of the County of San Joaquin and Delta Health Care, Inc., for the WIC (Women, Infants, and Children) Program be, and the same hereby is approved, and the Executive Director be, and he hereby is authorized and directed to execute said Agreement for and on behalf of this Housing Authority.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

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

RESOLUTION NO. 16-32

RESOLUTION RATIFYING, CONFIRMING AND APPROVING THE AMENDED EXECUTIVE DIRECTOR’S 2015-2016 CONFERENCES, TRAININGS AND MEETINGS SCHEDULE

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 26th day of May, 2016, that the Executive Director’s 2015-2016 Conferences, Trainings and Meetings schedule be, and the same hereby is ratified, confirmed, and approved, and that the Executive Director be, and he hereby is, authorized and directed to attend selected revised scheduled 2015-2016 conferences, trainings and meetings and that he be reimbursed for his expenses in accordance with the Housing Authority’s Travel Policy.
ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

4) Following a discussion, Commissioner Patrick moved, seconded by Commissioner Cose that the following Resolution be approved as read:

RESOLUTION NO. 16-33

RESOLUTION ACCEPTING QUALIFICATIONS AND AWARDING CONTRACT NO. 1415-011 FOR "PROFESSIONAL CIVIL ENGINEERING AND SURVEYING SERVICES"

WHEREAS, the Housing Authority of the County of San Joaquin published RFQ No. 1415-011 to obtain civil engineering and surveying services on an "as-needed" basis; and

WHEREAS, notice of a Request for Qualifications for Professional Civil Engineering and Surveying Services 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 Professional Civil Engineering and Surveying Services are the only qualifications received by this Authority in response to said Request for Qualifications:

FIRM

Peabody Engineering (Sacramento, CA)
Coleman Engineering (Roseville, CA)
Mid-Valley Engineering (Modesto, CA); and
WHEREAS, it has been deemed that the qualifications of Peabody Engineering best suits the needs of the Housing Authority; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract to Peabody Engineering for Professional Civil Engineering and Surveying Services for the Not To Exceed (NTE) amount of $180,000.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 26th day of May 2016, that the qualifications of Peabody Engineering be, and the same hereby are approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for Engineering and Surveying Services with Peabody Engineering in the amount Not To Exceed (NTE) ONE HUNDRED EIGHTY THOUSAND ($180,000) DOLLARS.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

5) Following a discussion, Commissioner Cose moved, seconded by Commissioner Patrick that the following Resolution be approved as read:

RESOLUTION NO. 16-34

RESOLUTION APPROVING UPDATING AND PROVIDING CLARITY TO THE SAN JOAQUIN COUNTY BOARD OF SUPERVISORS AS TO THE ELIGIBILITY OF PERSONS TO BE "TENANT COMMISSIONERS".
WHEREAS, pursuant to California Health and Safety Code §34246.5 this County's Board of Supervisors has elected to appoint two tenant commissioners: as member Commissioners of this County's Board of Commissioners;

WHEREAS, a tenant appointed as a tenant commissioner shall serve for a term of two (2) years, and is a resident of San Joaquin County; and

WHEREAS, there is an inconsistency between the federal and state statues governing the definition and eligibility of a "tenant", in the case of the state statute, and a "resident," in the case of the federal statute.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin in a Special Meeting this 26th day of May, 2016, that the Housing Authority of the County of San Joaquin adopt this clarification permitting one Tenant Commissioner to be appointed under the Federal definition and one Tenant Commissioner to be appointed under the broader State of California definition.

BE IF FURTHER RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin, that the San Joaquin County Boards, Commissions & Committees Committee Fact Sheet is updated and provided to the San Joaquin County Board of Supervisors.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

6) The Chairperson announced that Action Item No. 6, Referring Two Additional Matters to the Ethics Review Committee; and Permitting a Limited Inquiry of Commissioners and Employees as to the Truthfulness of Statements and Conduct Set Forth in Four Letters, will be discussed in Closed Session.
7) Following a discussion, Commissioner Cose moved, seconded by Commissioner Arnaudo that the following Resolution be approved as read:

RESOLUTION NO. 16-35

RESOLUTION ELECTING COMMISSIONER TO SERVE ON BOARD OF DIRECTORS OF VILLA REAL, INC.

WHEREAS, the Board of Commissioners at a Regular Meeting held April 20, 2000, established the procedures for the selection of Commissioners and staff to the Board of Directors of Villa Real, Inc.; and

WHEREAS, said procedures provide that the appointment of the position to be filled by Commissioners shall be made by nomination and election by the Board of Commissioners; and

WHEREAS, a vacant position to be filled by a Commissioner presently exists on said Villa Real, Inc., Board of Directors.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 26th day of May 2016, that Greg Arnaudo be and he hereby is elected to serve as a current Commissioner on the Board of Directors of Villa Real, Inc.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
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:

The Chairperson advised that Ad Hoc Committee Appointments will remain as set forth in 2015-2016. The Chairperson also advised that he would like the Commissioners to attend a retreat sometime in July or August to review the Brown Act and Robert’s Rules of Order.

Commissioner Patrick requested that the students involved with the building of the portable homeless shelters be invited to make a presentation and provide information to the Commissioners.

The Chairperson directed that the Per Diem and Expenses of Board Members in the By-Laws be amended to include reimbursement for Ethics Review Committee meeting attendance, mileage and related expenses.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a Conference with Legal Counsel — Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Three. Conference with Legal Counsel — Existing Litigation. Government Code §54956.9 (a) Personal Injury Complaint; Ross vs. Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-324175.CU.POC.STK. Public Employee Performance Evaluation. Government Code §54957 (b) (l). Executive Director.

Returning from Closed Session at 6:55 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
Dale Case, Vice-Chairperson
Martha Moore, Commissioner
Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had a Conference with Legal Counsel — Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Three.

Confidence with Legal Counsel – Existing Litigation. Government Code §54956.9 (a) Personal Injury Complaint; Ross vs. Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-324175-CU-PO-STK. Public Employee Performance Evaluation. Government Code §54957 (b) (1). Executive Director.

6) Following a discussion in Closed Session, Commissioner Willey moved, seconded by Commissioner Patrick that the following Resolution be approved as read:

RESOLUTION NO. 16-36

RESOLUTION REFERRING TWO ADDITIONAL MATTERS TO THE ETHICS COMMITTEE; AND PERMITTING A LIMITED INQUIRY OF COMMISSIONERS AND EMPLOYEES AS TO THE TRUTHFULNESS OF STATEMENTS AND CONDUCT SET FORTH IN FOUR LETTERS
WHEREAS, April 14, 2016 the Board of Commissioners (BOC) resolved and directed the Ethics Review Committee (ERC) to investigate, review and render back to the BOC findings and recommendations as to alleged conduct by commissioners and employees which was the subject of two letters: An Anonymous Letter dated June 30, 2015 and a BOC letter (Commissioner Letter) and delivered to the Board of Supervisors (BOS) on July 16, 2015 which requested the BOS investigate the conduct of one of its Commissioners; and

WHEREAS, now the ERC requests the referral of two additional documents for the ERC’s investigation and review: An Anonymous Letter dated February 8, 2015 (received on March 30, 2015) addressed to the BOC; and a letter (with attachments) dated July 22, 2015 apparently signed by former Commissioner Castillo and addressed to the Board of Supervisors; and

WHEREAS, the ERC seeks to expand the current investigation to now four documents (“Four Letters”) in accordance with the Housing Authority’s Code of Ethics and Standards of Conduct (the Code) which provides that the ERC will “review and render decisions on any matters involving ethical conduct, or breach of ethical conduct, by employees, vendors, or commissioners; and

WHEREAS, the ERC seeks clarification of and permission for a response to a limited inquiry of Commissioners and employees of the truthfulness of certain comments and conduct made during BOC Closed Session meetings as described in several of the Four Letters; and

WHEREAS, it is understood that this very limited inquiry shall be done under the guidance of the ERC’s separate legal counsel; is not intended to waive the attorney client privileges, work product doctrine protections, Closed Session (Brown Act) protections and all other pertinent legal protections; and is intended to permit Commissioners and employees to refute or confirm the occurrence of the alleged statements and actions.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 26th day of May 2016, that these two additional matters are hereby referred to the Ethics Committee; and, the Ethics Committee is hereby directed and authorized to conducted a limited inquiry of Commissioners and employees as to the truthfulness of statements and conduct set forth in the Four Letters.
ROLL CALL:

AYES: Commissioners Case, Moore, Patrick, Willey
NOES: None
ABSTAIN: None
ABSENT: None

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

9) The Chairperson announced that following a brief discussion of Closed Session item, Public Employee Evaluation of Executive Director, that the following Resolution be approve as read:

RESOLUTION NO. 16-37

RESOLUTION FOLLOWING PUBLIC EMPLOYEE EVALUATION OF EXECUTIVE DIRECTOR AND AMENDING EXECUTIVE DIRECTOR’S EMPLOYMENT AGREEMENT

WHEREAS, on May 19, 2016 and May 26, 2016, the Board of Commissioners of the Housing Authority of the County of San Joaquin evaluated and reviewed the performance of its Executive Director, Peter W. Ragsdale; and

WHEREAS, the Commissioners found high marks and determined that the Executive Director met or exceeded his duties and responsibilities as defined under the scope of work in his contract.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the Commissioners of the Housing Authority of the County of San Joaquin in a Special Meeting and Closed Session Meeting held this May 26, 2016 that the General Counsel shall prepared and submit to the Executive Director and the Chairperson an Amendment to the Executive Director’s employment agreement containing the following general terms and conditions:
That the Executive Director shall no longer receive a Five Hundred Dollar and 00/100 ($500.00) per month automobile allowance (modifies Section 4.03 of the Contract).

That the Executive Director shall receive a Five Hundred Dollar and 00/100 ($500.00) per month salary increase effective May 19, 2016 (modified Section 3.01 of the Contract);

That the Authority shall pay seven percent (7%) deferred compensation in lieu of the Two Thousand Dollars and 00/100 ($2,000.00) (modified Section 4.02 E of the Contract);

That the Authority shall exercise its option and extend the Executive Director’s Contract through and including October 31, 2020; and

This Amendment shall become effective immediately upon the Board of Commissioners adoption of this Resolution on May 26, 2016 and execution of this Amendment.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call the Chairperson declared the meeting adjourned at 7:03 p.m.

[Signature]
Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on June 16, 2016.

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

Present: Greg Arnaudo, Chairperson
Dale Cose, Vice Chairperson
Martha Moore, Commissioner
Lester Patrick, Commissioner
Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore that the following Resolution be approved as read:
RESOLUTION NO. 16-38
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 16th day of June, 2016, that the Minutes of the Special Meeting held May 19, 2016, 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 Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: Commissioner Willey
ABSENT: None

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

Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 16-39

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 16th day of June, 2016, that the Minutes of the Annual Meeting held May 19, 2016, 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 Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: Commissioner Willey
ABSENT: None

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

Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 16-40

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 16th day of June, 2016, that the Minutes of the Special Meeting held May 26, 2016, 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 Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: Commissioner Willey
ABSENT: None

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

The Chairperson announced that this was the time and place for the Public Hearing on the Proposed Housing Authority of the County of San Joaquin Public Housing Agency (PHA) Annual Plan for Fiscal Year 2016-2017, and declared said Public Hearing open. There being no comments on said PHA Annual Plan for Fiscal year 2016-2017, the Chairperson declared the Public Hearing closed.

EXECUTIVE DIRECTORS REPORT:

Mr. Peter W. Ragsdale, Executive Director, advised that the Housing Authority applied for and received an additional 16 U.S. Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) Vouchers raising the total from 185 to 201 Vouchers. The Housing Authority has requested that Veterans Affairs write a letter to do Project-Based VASH Vouchers.

Mr. Ragsdale advised that the Housing Authority applied to the U.S. Department of Housing and Urban Development for an extension to retain 2014 Resident Opportunities and Self Sufficiency (ROSS) Public Housing Family Self Sufficiency (PH-FSS) and (ROSS) Service Coordinator program unspent grant funds and was successful in receiving an extension.

Mr. Ragsdale gave an update about the work being conducted at the Sierra Vista Gymnasium and advised that Progressive Community Church will be holding a soft opening at the Sierra Vista Gymnasium on Wednesday, June 15, 2016. Mr. Ragsdale further advised that the Sierra Vista Resident Council has been included to partner with Progressive in various events and programs. Mr. Ragsdale advised that Progressive Community Church will hold a Ribbon Cutting Ceremony at the Sierra Vista Gymnasium, Saturday, June 25, 2016.

Mr. Ragsdale advised that the Resident Fairs held at Sierra Vista, Conway, Thornton and Tracy were successful. Mr. Ragsdale further advised that vendor turnout was light at Tracy.

Mr. Ragsdale gave an update about the Summer Youth Lunch and Reading Programs being held at the sites. Mr. Ragsdale advised that Lodi Unified School District will sponsor food for Harney Lane and that, next year, the Housing Authority will apply to Manteca Unified for food sponsorship of Artesi.
Mr. Ragsdale advised that he met with John Alita, City of Stockton, Community Services Recreation and Library, to discuss conducting reading programs at Housing Authority sites.

Mr. Ragsdale advised that two weeks ago, pest control services were rendered at Claremont Manor. Mr. Ragsdale further advised that an outside inspector inspected 51 units at Claremont Manor and that 32 of the units failed the inspection. Mr. Ragsdale advised that another inspection will be conducted in two weeks.

Mr. Ragsdale advised that Catholic Charities is interested in providing regional services as part of the Project Based Voucher Award for Claremont Manor.

Mr. Ragsdale advised the Board of intention to hire a professional property management company for Claremont Manor and that, to date, two bids have been received. Mr. Ragsdale further advised that the Stocktonians Taking Action to Neutralize Drugs (STAND) management property on Pershing Avenue looks good.

Mr. Ragsdale advised that the Housing Authority applied for the Broadband Grant. Mr. Ragsdale further advised that the Jobs Plus Grant holds the Housing Authority harmless for the EID rent charges.

REPORTS:

Each Commissioner received a copy of the Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; Internship Report, and Quarterly Management Reports: Development.

Following a discussion regarding fair market rents for unsubsidized properties, Peter W. Ragsdale, Executive Director advised that a letter regarding a Rent Study and rent increase will be sent to tenants at these properties.

PUBLIC COMMENTS:

There were none.
INFORMATION ITEMS:

1) The Chairperson advised he would like to create one Committee to discuss the Grand Jury report. Alan R. Coon, General Counsel, advised that this would be an Ad Hoc Committee, pursuant to By-Laws, Section 3.14, Committees. The Chairperson advised that the Committee will be comprised of Commissioners Rudy Willey and Greg Arnaudo; Peter W. Ragsdale, Executive Director, and Alan R. Coon, General Counsel. The Chairperson further advised that he would like to conduct a Special Meeting to address the Grand Jury's Report.

2) Following a discussion regarding approval of the May 26, 2016, Minutes to amend the Executive Director's contract, the Chairperson clarified information pertaining to the Executive Director's contract.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

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

RESOLUTION NO. 16-41

RESOLUTION APPROVING 2016-2017 PUBLIC HOUSING AGENCY (PHA) PLAN; AUTHORIZING CHAIRPERSON TO EXECUTE PHA CERTIFICATION OF COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS (FORM HUD-5077); AND AUTHORIZING EXECUTIVE DIRECTOR TO SUBMIT 2016-2017 PUBLIC HOUSING AGENCY (PHA) PLAN TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 16th day of June, 2016 that that certain 2016-2017 Public Housing Agency (PHA) Plan be, and the same hereby is approved and adopted; that the Chairperson be, and he hereby is authorized and directed to Execute PHA Certification of Compliance with PHA Plans and Related Regulations (Form HUD-5077); and, that the Executive Director be, and he hereby is authorized and directed to submit the 2016-2017 Public Housing Agency (PHA) Plan to the U.S. Department of Housing and Urban Development.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

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

RESOLUTION NO. 16-42

RESOLUTION DIRECTING AND AUTHORIZING APPROVAL OF THE RETIREMENT OF CERTAIN UNCOLLECTIBLE ACCOUNTS RECEIVABLE OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN NON-SUBSIDIZED AND PUBLIC HOUSING

WHEREAS, bad debts primarily consist of tenants that have moved out of the Housing Authority of the County of San Joaquin’s properties without rendering payment of the final closing bill; and
WHEREAS, tenant balances are not retired or written off until a minimum of 90 days after the tenant has vacated the property; and

WHEREAS, tenant 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, there 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 are uncollectable;

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 16th day of June, 2016 that the Accounts Receivable for the quarter ending March 31, 2016, standing upon Non-Subsidized and Public Housing of the Housing Authority, in the sum of SIXTY FOUR THOUSAND, THREE HUNDRED SIXTEEN ($64,316) DOLLARS, be retired and written off effective March 31, 2016.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Arnaudo
NOES: Commissioner Willey
ABSTAIN: None
ABSENT: None

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

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

RESOLUTION NO. 1643
RESOLUTION RATIFYING, CONFIRMING AND ACCEPTING
16 U.S. DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT VETERANS
AFFAIRS SUPPORTIVE HOUSING (HUD-VASH) VOUCHERS AND
AUTHORIZING EXECUTIVE DIRECTOR TO
APPLY FOR AND ACCEPT ANY AND ALL HUD-VASH VOUCHERS

WHEREAS, the Housing Authority of the County of San Joaquin has been selected by the U.S. Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) Program to receive 16 vouchers to provide supportive housing to veterans; and

WHEREAS, the 16 vouchers allocated to this Housing Authority include case management services for enrollees; and

WHEREAS, it has been determined that it is in the best interests of this Housing Authority to accept the 16 HUD-VASH vouchers; and

WHEREAS, due to the selection of this Housing Authority to administer vouchers under HUD-VASH, there is the possibility of receiving more vouchers; and

WHEREAS, it is in the best interests of this Housing Authority to apply for and accept all HUD-VASH opportunities;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 16th day of June, 2016, that 16 HUD-VASH Program vouchers be, and the same hereby are ratified, confirmed and accepted; and, that the Executive Director be, and he hereby is authorized and directed to apply for and accept all HUD-VASH opportunities.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

4) Following a discussion, Commissioner Cose moved, seconded by Commissioner Patrick that the Following Resolutions be approved as read:

RESOLUTION NO. 16-44

RESOLUTION ACCEPTING QUALIFICATIONS AND AWARDING CONTRACT NO. 1516-021 FOR "AS NEEDED ARCHITECTURAL DESIGN AND CONSULTING SERVICES"

WHEREAS, the Housing Authority of the County of San Joaquin published RFQ No. 1516-021 to obtain Architectural Design and Consulting Services on an "as-needed" basis; and

WHEREAS, notice of a Request for Qualifications for Architectural Design and Consulting Services has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following firms for said Architectural Design and Consulting Services submitted the only qualified proposals to the Authority in response to said Request for Qualifications:

FIRMS
HMR Architects (Sacramento, CA)
Timothy P. Huff & Associates, Inc. (Modesto, CA)
Kodama Diseno, Inc. (Oakland, CA); and

WHEREAS, it has been deemed that the qualifications of Timothy P. Huff & Associates, Inc., best suits the needs of the Housing Authority; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract to Timothy P. Huff & Associates, Inc., for Architectural Design and Consulting Services for the Not To Exceed (NTE) amount of $250,000.
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 16th day of June 2016, that the qualifications of Timothy P. Huff & Associates, Inc., be, and the same hereby are approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for Architectural Design and Consulting Services with Timothy P. Huff & Associates, Inc., in the amount Not To Exceed (NTE) TWO HUNDRED FIFTY THOUSAND ($250,000) DOLLARS.

RESOLUTION NO. 16-45

RESOLUTION ACCEPTING PROPOSAL AND AWARDING CONTRACT NO. 1516-021 FOR “AGENCY WIDE PEST CONTROL SERVICES”

WHEREAS, the Housing Authority of the County of San Joaquin published RFP No. 1516-013 to obtain Pest Control Services; and

WHEREAS, notice of a Request for Proposal for Pest Control Services has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following firm submitted the only proposal received by this Authority in response to said Request for Proposal for Pest Control Services:

FIRM
Area Wide Exterminators (Stockton, CA)

WHEREAS, it has been deemed that the proposal of Area Wide Exterminators suits the needs of the Housing Authority; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract to Area Wide Exterminators for Pest Control Services for the Not To Exceed (NTE) amount of $685,000.
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 16th day of June 2016, that the proposal of Area Wide Exterminators, be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for pest control services with Area Wide Exterminators, in the amount Not To Exceed (NTE) SIX HUNDRED EIGHTY FIVE THOUSAND ($685,000) DOLLARS.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

6) Following a discussion, Commissioner Cose moved, seconded by Commissioner Willey that the Following Resolution be approved as read:

RESOLUTION NO. 16-46

RESOLUTION APPROVING THE UPGRADE OF AGENCY-WIDE SOFTWARE FROM YARDI VOYAGER 6 TO YARDI VOYAGER 7 AND AUTHORIZING AND DIRECTING THE EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT FOR AGENCY-WIDE SOFTWARE

WHEREAS, February 8, 2007, Commissioners approved Resolution No. 07-12 accepting the proposal of Yardi Systems for agency-wide software; and

WHEREAS, the Housing Authority is currently operating under Yardi Voyager 6; and
WHEREAS, Yardi has released Yardi Voyager 7 which has some significant changes and benefits that impact the usability and security of the software; and

WHEREAS, the recent finance review conducted by BDO recommended the Housing Authority upgrade to Yardi Voyager 7; and

WHEREAS, it is in the best interest of this Housing Authority to upgrade to Yardi Voyager 7;

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 16th day of June, 2016 that the Housing Authority upgrade the agency-wide software from Yardi Voyager 6 to Yardi Voyager 7 and that the Executive Director be, and he hereby is authorized and directed to enter into an agreement to upgrade the agency-wide software with Yardi Systems in an amount not to exceed ONE HUNDRED FORTY FOUR THOUSAND, SEVEN HUNDRED FOUR ($144,704) DOLLARS.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

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

RESOLUTION NO. 16-47

RESOLUTION APPROVING TRAVEL POLICY, JUNE, 2016
RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 16th day of June, 2016 that that certain Travel Policy, June, 2016, be, and the same hereby is approved and adopted.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

8) Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore, that the Following Resolution be approved as read:

RESOLUTION NO. 16-48

RESOLUTION APPROVING AND ADOPTING BY-LAWS, AS AMENDED, JUNE 16, 2016

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 16th day of June, 2016, that those certain By-Laws, As Amended, June 16, 2016, be, and the same hereby are, approved and adopted.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

WRITTEN COMMUNICATIONS:


Commissioner Cose advised that he had a brief discussion with Peter W. Ragsdale, Executive Director, regarding his concern about correspondence that was received by the previous Executive Director and not shared with the Commissioners. Commissioner Cose asked if the Commissioners are being informed on anything important within the last 30 days. Mr. Ragsdale affirmed that the Commissioners are being informed of anything related to operations of the Housing Authority and that he will continue to do so.

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

Following a discussion regarding interest in implementing a pilot program for a Habitable Urban Tent (HUT) as a housing solution for homeless people, the Chairperson created a Housing Urban Tent (HUT) Task Force Committee and appointed Commissioner Patrick, Commissioner Moore, and Peter W. Ragsdale, Executive Director, to serve on the Committee. The Chairperson directed that an information item regarding the HUT be included on the next Board of Commissioners’ Agenda.

Following a discussion regarding future items on the Executive Director’s Report, the Chairperson asked Mr. Ragsdale to write a short paragraph for each item on future reports.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a Conference with Legal Counsel — Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Three. Conference with Legal Counsel — Existing Litigation.
Government Code §54956.9 (a) Personal Injury Complaint; Ross vs. Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-324175-CU-PO-STK. Public Employee Performance Evaluation. Government Code §54957 (b) (1). General Counsel.

Returning from Closed Session at 7:30 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
         Dale Cose, Vice-Chairperson
         Martha Moore, Commissioner
         Lester Patrick, Commissioner
         Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had a Conference with Legal Counsel — Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Three. Conference with Legal Counsel — Existing Litigation. Government Code §54956.9 (a) Personal Injury Complaint; Ross vs. Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-324175-CU-PO-STK. Public Employee Performance Evaluation. Government Code §54957 (b) (1). General Counsel.

Following a discussion in Closed Session, Commissioner Cose moved, seconded by Commissioner Patrick that the following Resolution be approved as read:

RESOLUTION NO. 16-49

RESOLUTION FOLLOWING PUBLIC EMPLOYEE EVALUATION OF GENERAL COUNSEL AND AMENDING GENERAL COUNSEL'S EMPLOYMENT AGREEMENT
WHEREAS, on June 16, 2016, the Board of Commissioners of the Housing Authority of the County of San Joaquin evaluated and reviewed the performance of its General Counsel, Alan R. Coon; and

WHEREAS, the Commissioners found high marks and determined that the General Counsel met or exceeded his duties and responsibilities as defined under the scope of work in his contract.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the Commissioners of the Housing Authority of the County of San Joaquin in a Regular Meeting and Closed Session Meeting held this 16th day of June, 2016 that the Executive Director with assistance from General Counsel shall prepare and submit to the Chairperson an Amendment to the General Counsel’s employment agreement containing the following general terms and conditions:

That the Authority shall extend the General Counsel’s Contract through and including February 4, 2021;

That the General Counsel may telecommute on Tuesdays or Wednesdays subject to the needs of the Authority; and

That the General Counsel’s private use of WestLaw (or similar legal research tool) as part of the General Counsel’s independent rental payment was the original intent of a previous amendment and is now further approved and confirmed.

This Amendment shall become effective immediately upon the Board of Commissioners adoption of this Resolution on June 16, 2016 and the Chairperson’s execution of this Amendment.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

There being no further business at hand, upon motion, second and unanimously carried the meeting be adjourned.

ROLL CALL:

AYES: Commissioners Cose, Patrick, Moore, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call the Chairperson declared the meeting adjourned at 7:32 p.m.

Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 South El Dorado Street at 4:00 p.m. on July 13, 2016.

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

Present: Greg Arnaudo, Chairperson
         Dale Cose, Vice Chairperson
         Martha Moore, Commissioner
         Lester Patrick, Commissioner
         Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Patrick moved, seconded by Commissioner Moore that the following Resolution be approved as read:
RESOLUTION NO. 16-50

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 13th day of July, 2016, that the Minutes of the Regular Meeting held June 16, 2016, 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 Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

EXECUTIVE DIRECTORS REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, gave an update about the number of new Housing Choice Voucher participants; the telephone conference call with the U. S. Department of Housing and Urban Development (HUD) regarding the Housing Authority’s leasing activities; that significant progress is being made in program performance; and that progress is being made in spending down HUD held reserves which should increase annual renewals and bring more housing assistance funds to the Housing Authority.

2) Mr. Ragsdale advised that June 25, 2016, he and Commissioners Moore and Patrick attended the ribbon cutting ceremony for the Progressive Church after school program at Sierra Vista and that it was a successful event.
Mr. Ragsdale further advised that the Sierra Vista Resident Council meeting which he attended went well.

The Commissioners watched a video showing the progress of the refurbishing of the Sierra Vista gymnasium. Mr. Ragsdale advised that the Housing Authority will be looking at opening the gymnasium on additional days.

Each Commissioner received a copy of The Sunday Record article "A Matter of Trust". Mr. Ragsdale advised that a reporter from The Record took a ride-a-long with Officer Sonia Diaz. Mr. Ragsdale advised he believes it was a good article and that he wanted to share it with the Commissioners.

Mr. Ragsdale advised that he met with Mr. Kurt Wilson, City Manager, to discuss installation of speed bumps, conducting a lighting survey, and installing additional no dumping signage at Public Housing locations.

Mr. Ragsdale advised that there has been some push back on the lease violation letters sent to tenants for uncut grass and further advised that the sites are looking better.

3) Mr. Ragsdale gave an update about the Project Based Vouchers for Claremont Manor. Mr. Ragsdale advised that the environmental review is in progress and that the loan assumption by the Bank of Agriculture and Commerce (BAC) has been approved. Mr. Ragsdale further advised that the Housing Authority is anticipating it will submit paperwork for approval to the U.S. Department of Housing and Urban Development in August and that receipt of additional subsidy through the Project Based Vouchers will assist in making improvements to the property.

4) Mr. Ragsdale advised that the rents for the Washington Street property in Lodi are below current market rents and that staff are in the process of collecting resident income information for a rent increase strategy. Mr. Ragsdale advised that there could be a $30,000 to $35,000 swing in income if the rents are at market rate which would provide additional income to invest in property improvements.

5) Mr. Ragsdale advised that he reviewed the BDO Finance Report and Evaluation and discussed with General Counsel as to the best way to release the information. Mr. Ragsdale advised he would like to table this item and release the information at the August or September Board of Commissioners’ meeting as there is content that needs to be put into context.
6) Mr. Ragsdale advised that three firms responded to the Development RFQ for Sierra Vista: REDS, EAH, and DFA. Mr. Ragsdale provided background information about each firm and advised that he and staff will be interviewing representatives from each firm. Mr. Ragsdale explained tax credit dollar amounts for the Low Income Housing Tax Credit (LIHTC) application and advised that the Housing Authority is focusing on a March 2017 LIHTC application submission date.

Mr. Ragsdale advised that 2,000 U.S. Department of Housing and Urban Development (HUD) Veterans Affairs Supportive Housing (VASH) Project-Based Vouchers (PBV) are available nationwide and that Housing Authority staff will be reviewing the Notice of Funding Availability (NOFA) to determine whether or not the Housing Authority is eligible to apply for the maximum of 150 vouchers.

Mr. Ragsdale advised that the Housing Authority had received approximately $50,000 in Community Development Block Grant (CDBG) funds from the County of San Joaquin for rehabilitation of the Mourfield Apartments. Mr. Ragsdale further advised that the County has awarded an additional $240,000 in CDBG funding to the Housing Authority for Mourfield.

REPORTS:

Each Commissioner received a copy of the Cash Balances and Investments Report, Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; and Quarterly Management Reports: Technology Department.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

The Chairperson announced that action pertaining to a personnel matter was approved in Closed Session.
CONSENT ITEMS:

There were none.

ACTION ITEMS:

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

RESOLUTION NO. 16-51

RESOLUTION ACCEPTING AUDITED ANNUAL FINANCIAL STATEMENT FOR THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2015

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 13th day of July, 2016 that the Audited Financial Statement for the Housing Authority of the County of San Joaquin for the Fiscal Year ended September 30, 2015, be and the same hereby is accepted.

ROLL CALL:

AYES: Commissioners Moore, Patrick, Willey
NOES: Commissioner Arnaudo
ABSTAIN: Commissioner Cose
ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.
2) Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 16-52

RESOLUTION AWARDING CONTRACTS FOR "VACANT UNIT TURNOVER SERVICES"

WHEREAS, the Housing Authority of the County of San Joaquin published Invitation for Bid ("IFB") No. 1516-041 to obtain General Contractor(s) Services to provide vacant unit turnover services on an "as-needed" basis; and

WHEREAS, notice of IFB for General Contractor(s) Services has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following bids for said General Contractor(s) Services are the only proposals received by this Authority in response to said Invitation for Bid:

FIRM

California Framing (Stockton, CA)
Grand Construction (Stockton, CA); and

WHEREAS, the Housing Authority intends to form a pool of contractors for contracted unit turnover services to draw from on an as-needed basis; and

WHEREAS, when the Housing Authority has need of work it shall contact the first-ranked Contractor to ascertain as to whether or not that Contractor is available to do the work within a reasonable timeframe the Housing Authority has established for that work; and

WHEREAS, if the first-ranked Contractor is not available, the Housing Authority may then proceed to the next highest ranked Contractor; and
WHEREAS, Contractor rankings are based upon prices submitted for each unit turnover; and

WHEREAS, it has been deemed that the bids of California Framing and Grand Construction suit the needs of the Housing Authority; and

WHEREAS, it is in the best interests of this Housing Authority to award contracts as follows:

1) Contract 1516-041a to California Framing, Not to Exceed $295,000 for term of contract; and

2) Contract No. 1516-041b to Grand Construction, Not to Exceed $152,000 for term of the contract.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 13th day of July 2016, as follows:

1) That the Invitation for Bid of California Framing, be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for general contractor services with California Framing, in the amount Not To Exceed (NTE) TWO HUNDRED NIGHTY FIVE THOUSAND ($295,000) DOLLARS; and

2) That the Invitation for Bid of Grand Construction, be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for general contractor services with Grand Construction, in the amount Not To Exceed (NTE) ONE HUNDRED FIFTY TWO THOUSAND ($152,000) DOLLARS.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

3) Following a discussion, Commissioner Cose moved, seconded by Commissioner Willey that the following Resolution be approved as read:

RESOLUTION NO. 16-53

RESOLUTION AWARDING CONTRACT FOR
"PROPERTY MANAGEMENT SERVICES FOR CLAREMONT MANOR"

WHEREAS, the Housing Authority of the County of San Joaquin published Request for Proposal ("RFP") No. 1516-032 to obtain Property Management Services for the Claremont Manor Apartment Complex for a period of one year with two optional one-year extensions; and

WHEREAS, notice of RFP for Property Management Services has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following bids for said Property Management Services are the only proposals received by this Authority in response to said RFP:

FIRM

BLR Asset Management (Stockton, CA)
PME Property Management Experts (Stockton, CA)
Service First of Northern California (Stockton, CA); and

WHEREAS, the cost of the property management services is estimated to be $4,500 per month or $54,000 per year; and
WHEREAS, services to be provided under the contract will include on-site management, tenant move-in and move-outs, rent collections, handling all tenant issues, overseeing repairs including pest control; and

WHEREAS, the costs will be offset by the annual savings for administrative staff time, on-site manager salary, administrative expenses and maintenance salaries estimated to be $57,600; and

WHEREAS, it has been deemed that the bid of PME Property Management Experts best suit the needs of the Housing Authority; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract to PME Property Management Experts in the Not to Exceed amount of $162,000 for the term of the contract.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 13th day of July 2016, that the Request for Proposal of PME Property Management Experts, be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for property management services with PME Property Management Experts, in the amount Not To Exceed (NTE) ONE HUNDRED SIXTY TWO THOUSAND ($162,000) DOLLARS.

ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

CLOSED SESSION:

The Chairperson announced that due to the anticipated early departure of one of the Commissioners, the Commissioners would go into Closed Session at this
point in the meeting, 5:36 p.m., for a Conference with Legal Counsel —
**Anticipated Litigation.** Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Three. **Conference with Legal Counsel — Existing Litigation.** Government Code §54956.9 (a) Personal Injury Complaint; Ross vs. Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-324175-CU-PO-STK. **Public Employee Performance Evaluation.** Government Code §54957 (b) (1). General Counsel.

Commissioner Willey left at this point in the meeting, 5:47 p.m.

Returning from Closed Session at 5:51 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson  
          Dale Cose, Vice-Chairperson  
          Martha Moore, Commissioner  
          Lester Patrick, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had a Conference with Legal Counsel — Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Three. **Conference with Legal Counsel — Existing Litigation.** Government Code §54956.9 (a) Personal Injury Complaint; Ross vs. Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-324175-CU-PO-STK. **Public Employee Performance Evaluation.** Government Code §54957 (b) (1). General Counsel.

The Chairperson announced that no action had been taken in Closed Session.
4) Following a discussion, Commissioner Patrick moved, seconded by Commissioner Moore that the following Resolutions be approved as read:

RESOLUTION NO. 16-54

RESOLUTION AWARDING CONTRACT FOR “CALIFORNIA AB-1299 INFRASTRUCTURE FUNDING AND DEVELOPMENT PARTNER”

WHEREAS, the Housing Authority of the County of San Joaquin published Request for Proposal (“RFP”) No. 1516-030 for a California AB-1299 Infrastructure Funding and Development Partner; and

WHEREAS, notice of RFP for a California AB-1299 Infrastructure Funding and Development Partner has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following bids for said California AB-1299 Infrastructure Funding and Development Partner is the only proposal received by this Authority in response to said RFP:

FIRM

TekTegrity Innovative Services (Fresno, CA)

WHEREAS, the Housing Authority of the County of San Joaquin (Housing Authority) desires to improve opportunities for Public Housing residents and as such is interested in applying for grant funding available from the State of California through CA AB-1299; and

WHEREAS, the Public Utilities Commission (PUC) has set aside $20 million to connect as many affordable housing units to the internet as possible; and

WHEREAS, the program is called AB 1299, and by applying for funding, the Housing Authority may be able to offer its affordable housing community FREE high-speed internet with no matching funds required; and
WHEREAS, the Housing Authority published RFP No. 1516-030 to obtain a consulting firm specializing in performing comprehensive internet infrastructure evaluations and solutions regarding the Housing Authority's broadband and internet access and to assist with the application process for the CA AB-1299 funding; and

WHEREAS, the project would only be funded if the grant proposal is successful; and

WHEREAS, funds received from the grant would be used to pay for any construction or installation services; and

WHEREAS, if the Housing Authority is not awarded the grant, there is no cost to the Housing Authority for consultant services; and

WHEREAS, it has been deemed that the bid of TekTegrity Innovative Services best suit the needs of the Housing Authority; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract to TekTegrity Innovative Services.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 13th day of July 2016, that the Request for Proposal of TekTegrity Innovative Services, be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for services with TekTegrity Innovative Services in the amount of ZERO ($0.00) DOLLARS.

5) Following a discussion, Commissioner Cose disclosed that Mr. James R. Mehlhaff, who is being considered as a neutral party to serve on the Ethics Review Committee, has previously provided legal services for Commissioner Cose and his father but is no longer providing the legal services. Commissioner Cose noted that it was difficult to locate replacement for previous neutral party.

RESOLUTION NO. 16-55

RESOLUTION APPOINTING NEUTRAL PARTY
RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 13th day of July, 2016 that James R. Mehlhaff of Mehlhaff & Mehlhaff, be, and he hereby is appointed to the Ethics Review Committee of the Housing Authority of the County of San Joaquin.

6) Following a discussion, Commissioner Patrick moved, seconded by Commissioner Moore that subject to the Housing Authority receiving an acceptable Environmental Impact Report (EIR), Phase 1, which shall be presented to the Commissioners as an Information Item, that the following Resolution be approved as read:

RESOLUTION NO. 16-56

RESOLUTION ACCEPTING DONATION OF REAL PROPERTY, APN NO. 001-150-12 FROM HABITAT FOR HUMANITY OF SAN JOAQUIN COUNTY, INC., TO HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 13th day of July, 2016 that that Real Property identified as APN No. 001-150-12 owned by Habitat for Humanity of San Joaquin County, Inc., and donated to the Housing Authority of the County of San Joaquin is hereby accepted, and that the Executive Director be, and he hereby is authorized and directed to execute said Grant Deed and any and all other documentation relative to acceptance of said real property for and on behalf of the Housing Authority of the County of San Joaquin.
ROLL CALL:

AYES: Commissioners Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

7) Following a discussion, Commissioner Cose moved, seconded by Commissioner Patrick, that the Following Resolution be approved as read:

RESOLUTION NO. 16-57

RESOLUTION APPROVING AND ADOPTING
BY-LAWS, AS AMENDED, JULY 13, 2016

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 13th day of July, 2016, that those certain By-Laws, As Amended, July 13, 2016, be, and the same hereby are, approved and adopted.

ROLL CALL:

AYES: Commissioners Castillo, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Cose, Patrick, Moore, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

Upon Roll Call the Chairperson declared the meeting adjourned at 5:58 p.m.

[Signature]
Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on August 18, 2016.

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

Present: Greg Arnaudo, Chairperson  
Dale Cose, Vice Chairperson  
Jon Mendelson, Commissioner  
Martha Moore, Commissioner  
Lester Patrick, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore that the following Resolution be approved as read:
RESOLUTION NO. 16-58

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 August, 2016, that the Minutes of the Special Meeting held July 13, 2016, 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 Case, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: Commissioner Mendelson
ABSENT: Commissioner Willey

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

The Chairperson announced that Public Comments is moved to this point in the meeting.

PUBLIC COMMENTS:

There were none.

CLOSED SESSION:

The Chairperson announced that due to the anticipated early departure of one of the Commissioners, the Commissioners would go into Closed Session at this point in the meeting, 4:03 p.m., for a 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) DFEH Complaint 787833-238709 Logston, et al/HACSJ.

Returning from Closed Session at 4:16 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson  
Dale Cose, Vice-Chairperson  
Jon Mendelson, Commissioner  
Martha Moore, Commissioner  
Lester Patrick, Commissioner  

Absent: Rudy Willey, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had a 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) DFEH Complaint 787833-238709 Logston, et al/HACSJ.

EXECUTIVE DIRECTOR'S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, advised that the Housing Authority hosted Nan McKay training which was attended by Housing Authority staff and staff from other Housing Authorities. Mr. Ragsdale further advised that the Housing Authority plans to host future trainings.

2) Each Commissioner received a copy of the BDO Finance Report. Mr. Ragsdale advised that the Board had given him a directive to obtain a financial review for the Housing Authority's procedures and internal controls and further advised that the BDO Report was solid and contained good information. Mr. Ragsdale gave an overview about the Operating Reserves on Page 12 and Operating Expenses on Page 18 of the BDO Finance Report.
Mr. Ragsdale advised that BDO identified staff positions which are being charged to Public Housing that are supposed to be charged to the Central Office Cost Center and that this error had not been identified by the auditor. Mr. Ragsdale further advised that approximately $167,000 will be moved from the Public Housing budget back to the Central Office Cost Center budget to correct the error and that some personnel shifting may be necessary to ensure that salaries are charged to the proper department.

3) Mr. Ragsdale advised that the schedule of special charges for service, labor costs, and replacement items for tenant repairs now reflects the Housing Authority’s costs for repairs on an actual basis to offset the Housing Authority’s expenses.

4) Mr. Ragsdale gave an update about Public Housing occupancy and Section 8 leasing and advised that the Housing Authority projects to be at approximately $1 million in HUD held HAP reserves at the end of 2017 based on current projections. Mr. Ragsdale further advised that the Housing Authority has obtained contractors to assist in the challenge of preparing Public Housing units for occupancy and that the Housing Authority will fill as many vacant units as possible by the end of September 2016.

Mr. Ragsdale advised that Property Management Experts (PME) will be managing Claremont Manor and further advised that he will be visiting Claremont Manor to observe the quality of work conducted by PME.

5) Mr. Ragsdale advised that staff interviewed the three respondents to the Request for Quotes (RFQ) for development partners for Sierra Vista Homes. Mr. Ragsdale further advised that the Housing Authority needs a development partner to qualify and apply for the Low Income Housing Tax Credit (LIHTC) application which will be due March 2017 and anticipates that the Housing Authority will have a strong application for Sierra Vista Homes. Mr. Ragsdale further advised that the Housing Authority will seek guidance from the development partner to determine the number of units the Housing Authority will include in the application.

REPORTS:

Each Commissioner received a copy of the Cash Balances and Investments Report; Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity
Report for Conway Homes, Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; Internship Report; and, Quarterly Management Reports: Management Public Housing; Multi-Family; and Housing Choice Voucher.

INFORMATION ITEMS:


CONSENT ITEMS:

There were none.

ACTION ITEMS:

1) Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 16-59

RESOLUTION APPROVING AMENDED EXECUTIVE DIRECTOR’S 2015-2016 CONFERENCES, TRAININGS AND MEETINGS SCHEDULE

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 18th day of August, 2016, that the Executive Director’s 2015-2016 Conferences, Trainings and Meetings Schedule be, and the same hereby is approved, and that the Executive Director be, and he hereby is, authorized and directed to attend selected revised
scheduled 2015-2016 conferences, trainings and meetings and that he be reimbursed for his expenses in accordance with the Housing Authority's Travel Policy.

ROLL CALL:

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

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

2, 3 and 4) Following a discussion, Mr. Alan R. Coon, General Counsel, advised that the reference made to "Section 1420 of the Local Code of the State of California" in the last paragraph of Section XII. Hold Harmless in each of the Lease Agreements should be corrected to reflect "Section 1420 of the Government Code of the State of California". Commissioner Cose moved, seconded by Commissioner Mendelson that the Lease Agreements be corrected to reflect the change and that the following Resolutions be approved as read:

RESOLUTION NO. 16-60

RESOLUTION RATIFYING, CONFIRMING AND APPROVING EXECUTION OF LEASE AGREEMENT BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND CHILD ABUSE PREVENTION COUNCIL FOR SERVICES AT DIABLO HOMES, TRACY, CA

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 18th day of August 2016, that that certain Lease Agreement between the Housing Authority of the County of San Joaquin and Child Abuse Prevention Council for services at Diablo Homes, Tracy, CA, dated August 1, 2016 and executed by the Executive
Director be, and the same hereby is ratified, confirmed and approved for and on behalf of the Authority.

RESOLUTION NO. 16-61

RESOLUTION APPROVING LEASE AGREEMENT BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND CHILD ABUSE PREVENTION COUNCIL FOR SERVICES AT SIERRA VISTA HOMES

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 18th day of August 2016, that that certain Lease Agreement between the Housing Authority of the County of San Joaquin and Child Abuse Prevention Council for services at Sierra Vista Homes dated August 1, 2016 be, and the same hereby is approved, and that the Executive Director be, and he hereby is authorized and directed to execute said Lease Agreement for and on behalf of the Authority.

RESOLUTION NO. 16-62

RESOLUTION APPROVING LEASE AGREEMENT BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND CHILD ABUSE PREVENTION COUNCIL FOR SERVICES AT MOkelumne ManoR, THORNTON, CA

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 18th day of August 2016, that that certain Lease Agreement between the Housing Authority of the County of San Joaquin and Child Abuse Prevention Council for services at Mokelumne Manor, Thornton, CA, dated August 1, 2016 be, and the same hereby
is approved, and that the Executive Director be, and he hereby is authorized and
directed to execute said Lease Agreement for and on behalf of the Authority.

ROLL CALL:

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

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

5) Following a discussion, Commissioner Patrick moved, seconded by
Commissioner Cose that the Records Retention Policy Subsection 1070.2 be
accepted as presented and that the following Resolution be approved as read:

RESOLUTION NO. 16-63

RESOLUTION APPROVING CORRECTION TO
RECORD RETENTION POLICY
SUBSECTION 1070.2

RESOLVED AND ORDERED by the Commissioners of the Housing
Authority of the County of San Joaquin meeting in a Regular Meeting this 18th day of
August, 2016 that that certain Housing Authority of the County of San Joaquin
Records Retention Policy, Subsection 1070.2, Withdrawn and ineligible applications
– Housing Choice Voucher (HCV), corrected to reflect a disposition period of
one year, be, and the same hereby is approved and adopted.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

6) Following a discussion, Commissioner Cose moved, seconded by Commissioner Mendelson that the following Resolution be approved as read:

RESOLUTION NO. 16-64

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, bad debts primarily consist of tenants that have moved out of the Housing Authority of the County of San Joaquin’s properties without rendering payment of the final closing bill; and

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

WHEREAS, tenant 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, there 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 are uncollectable;

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 18th day of August, 2016 that the Accounts Receivable for the quarter ending June 30, 2016, standing upon Non-Subsidized and Public Housing of the Housing Authority, in the sum of TEN THOUSAND, EIGHT HUNDRED TEN ($10,810) DOLLARS, be written off effective June 30, 2016.

ROLL CALL:

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

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

Commissioner Patrick departed at this point in the meeting, 5:11 p.m.

7) Following a discussion, the Chairperson directed the Executive Director to apprise the Board of Commissioners when development consulting service expenditures are near the $100,000 amount. Following the directive, Commissioner Cose moved, seconded by Commissioner Mendelson that the following Resolution be approved as read:

RESOLUTION NO. 16-65

RESOLUTION ACCEPTING QUALIFICATIONS AND AWARDING CONTRACT NO. 1516-040 FOR DEVELOPMENT CONSULTING SERVICES

WHEREAS, the Housing Authority of the County of San Joaquin published RFQ No. 1516-040 to obtain Development Consulting Services for Sierra Vista Redevelopment; and

WHEREAS, notice of a Request for Qualifications for Development Consulting Services has been given in a manner and for the time prescribed by the policy of this Housing Authority; and
Regular Meeting this 18th day of August, 2016 that the Accounts Receivable for the quarter ending June 30, 2016, standing upon Non-Subsidized and Public Housing of the Housing Authority, in the sum of TEN THOUSAND, EIGHT HUNDRED TEN ($10,810) DOLLARS, be written off effective June 30, 2016.

ROLL CALL:

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

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

Commissioner Patrick departed at this point in the meeting, 5:11 p.m.

7) Following a discussion, the Chairperson directed the Executive Director to apprise the Board of Commissioners when development consulting service expenditures are near the $100,000 amount. Following the directive, Commissioner Cose moved, seconded by Commissioner Mendelson that the following Resolution be approved as read:

RESOLUTION NO. 16-65

RESOLUTION ACCEPTING QUALIFICATIONS AND AWARDING CONTRACT NO. 1516-040 FOR DEVELOPMENT CONSULTING SERVICES

WHEREAS, the Housing Authority of the County of San Joaquin published RFQ No. 1516-040 to obtain Development Consulting Services for Sierra Vista Redevelopment; and

WHEREAS, notice of a Request for Qualifications for Development Consulting Services 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 Development Consulting Services are the only qualifications received by this Authority in response to said Request for Qualifications:

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Real Estate Development (REDS) (Clovis, CA)
EAH Housing (San Rafael, CA)
DFA Development LLC (Stockton, CA); and

WHEREAS, it has been deemed that the qualifications of REDS, best suits the needs of the Housing Authority; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract to REDS for Development Consulting Services for Sierra Vista Redevelopment in an amount to be determined through contract negotiations.

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 18th day of August 2016, that the qualifications of Real Estate Development (REDS) be, and the same hereby are approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for Development Consulting Services for Sierra Vista Redevelopment with Real Estate Development (REDS), in the amount Not To Exceed (NTE) (to be determined through contract negotiations).

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioners Patrick, Willey

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

WRITTEN COMMUNICATIONS:

There were none.
COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

Mr. Peter W. Ragsdale, Executive Director, advised that this year’s Scholarship Golf Tournament fundraiser will be held Monday, September 26, 2016 at the Woodbridge Golf and Country Club and encouraged the Commissioners to attend.

Mr. Ragsdale advised that the Housing Authority received correspondence from the California Debt Limit Allocation Committee regarding 2016 Notice of Non-Compliance for Qualified Residential Rental Projects after the Agenda was posted. Mr. Ragsdale further advised that the correspondence would be included as an Information Item in the September Board of Commissioners’ Agenda. Commissioner Cose thanked Mr. Ragsdale for advising the Commissioners about the letter.

CLOSED SESSION:

The Chairperson announced that the Commissioners would return to Closed Session at this point in the meeting, 5:20 p.m., for a 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) DFEH Complaint 787833-238709 Logston, et al/HACSJ.

Returning from Closed Session at 5:44 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
         Dale Cose, Vice-Chairperson
         Jon Mendelson, Commissioner
         Martha Moore, Commissioner

Absent: Lester Patrick, Commissioner
        Rudy Willey, Commissioner

The Chairperson declared a quorum present.

The Chairperson announced that in Closed Session the Commissioners had a 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) DFEH Complaint 787833-238709 Logston, et al./HACSJ.

The Chairperson announced that the Board unanimously directed General Counsel to respond to the DFEH Complaint 78733-238709 and all other action taken not reportable at this time.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioners Patrick, Willey

Upon Roll Call the Chairperson declared the meeting adjourned at 5:45 p.m.

Peter W. Ragsdale, Secretary
The commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on September 15, 2016.

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

Present: Greg Arnaudo, Chairperson
         Dale Cose, Vice Chairperson
         Jon Mendelson, Commissioner
         Martha Moore, Commissioner
         Lester Patrick, Commissioner
         Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson called for the Pledge of Allegiance.

Approval of the Minutes:

Following a discussion, Commissioner Cose moved, seconded by Commissioner Patrick that the following Resolution be approved as read:
RESOLUTION NO. 16-66

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 15th day of September, 2016, that the Minutes of the Regular Meeting held August 18, 2016, 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 Cose, Mendelson, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: Commissioner Willey
ABSENT: None

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

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, advised that approximately 150 persons attended a Job Fair which was hosted by the Housing Authority.

2) Mr. Ragsdale advised that, beginning October 1st, the preference changes will be in effect and that staff is preparing to accept a number of referrals.

Mr. Ragsdale advised that he will be visiting the Gospel Center Rescue Mission tomorrow as he is interested to see what and how they are doing.

Mr. Ragsdale advised that the District Attorney came to the Housing Authority to meet with him and discussed interest in replicating the Ready-Willing-and-Able initiative which is being implemented in New York. Mr. Ragsdale further advised that the District Attorney invited him to join her and several others who will
be attending the Doe Fund Ready-Willing-and-Able interactive presentation in New York.

Mr. Ragsdale advised that the Housing Urban Tent (HUT) Task Force Committee comprised of himself, Commissioner Moore and Commissioner Patrick met and discussed the Housing Authority’s role.

3) Mr. Ragsdale advised that following the Board’s approval of beginning negotiations with Real Estate Development Services (REDS), staff have been negotiating with REDS on the draft of Phase I of the Agreement. Mr. Alan R. Coon, General Counsel, advised that he has reviewed the draft and that the same attorney who jointly reviewed the DFA Development Agreement will review the draft Phase I of the Agreement.

4) Mr. Ragsdale gave an update about the Habitat for Humanity partnership with Rose Creek and advised that more about this matter will be discussed in Closed Session.

5) Mr. Ragsdale advised that the Housing Authority submitted a rent standards waiver request to increase rent of unsubsidized properties to 80% of the 2016 Fair Market Rent (FMR) standards to the U.S. Department of Housing and Urban Development (HUD) and is waiting for a response.

6) Mr. Ragsdale gave an update regarding the assignment of property management services for Claremont, LLC., to Property Management Experts (PME).

REPORTS:

Each Commissioner received a copy of the Cash Balances and Investments Report, Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; Internship Report; and, Quarterly Management Reports: Development.
PUBLIC COMMENTS:

Ms. Sonia Henderson, Resident, Conway Homes, regarding concerns about information being shared with her by Housing Authority staff, lack of Stockton Police Officer presence, lack of a Resident Council, crime and dogs.

INFORMATION ITEMS:

Each Commissioner received a copy of correspondence from the California Debt Limit Allocation Committee dated August 8, 2016 regarding 2016 Notice of Non-Compliance for Qualified Residential Rental Projects; Medicare Health Fair for Seniors and Other Beneficiaries, Sierra Vista Homes, November 15, 2016 flyer; and copy of correspondence from the Clerk of the Board of Supervisors dated September 6, 2016 regarding the Government Leadership Training Program.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

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

RESOLUTION NO. 16-67

RESOLUTION APPROVING AGENCY-WIDE BUDGET FOR THE FISCAL YEAR ENDING, SEPTEMBER 30, 2017

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 15th day of September, 2016, that that certain Agency-Wide Annual Budget for Fiscal Year Ending September 30, 2017, be, and the same hereby is approved.
BE IT FURTHER RESOLVED AND ORDERED, that a copy of said Agency-Wide Annual Budget for the Fiscal Year Ending September 30, 2017, be filed with the official records of this authority.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

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

RESOLUTION NO. 16-68

RESOLUTION APPROVING AND ADOPTING FIXED ASSET POLICY

WHEREAS, the Housing Authority of the County of San Joaquin’s current capitalization threshold in the Depreciation and Capitalization Policy is set at $750; and

WHEREAS, BDO PHA Finance recently conducted a financial assessment of the Housing Authority of the County of San Joaquin; and

WHEREAS, BDO PHA Finance made a recommendation that the Housing Authority increase its capitalization threshold sum; and

WHEREAS, the Housing Authority’s Depreciation and Capitalization Policy had not been revised since September 12, 2002; and
WHEREAS, based on BDO’s recommendation staff has drafted a Fixed Asset Policy which includes increasing the capitalization threshold from $750 to $5,000 which will decrease the amount of the Housing Authority’s depreciation expenses, reduce the risk in miscounting fixed assets, and help to prevent and deter audit findings; and

WHEREAS, the Fixed Asset Policy reflects changes to align the Housing Authority’s policy with current industry standards; and

WHEREAS, the Fixed Asset Policy will replace the existing Depreciation and Capitalization Policy.

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 15th day of September, 2016, that that certain Fixed Asset Policy, as presented, September 15, 2016, be, and the same hereby is approved and adopted.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

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

RESOLUTION NO. 16-69

RESOLUTION APPROVING AND ADOPTING TRESPASS POLICY
RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 15th day of September, 2016, that that certain Trespass Policy, as presented, September 15, 2016, be, and the same hereby is approved and adopted.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

4) Following a discussion, Commissioner Cose moved, seconded by Commissioner Patrick that the following Resolution be approved as read:

RESOLUTION NO. 16-70

RESOLUTION AWARDING CONTRACT FOR
"HUD-VASH LEASING COORDINATOR SERVICES"

WHEREAS, the Housing Authority of the County of San Joaquin published Request for Proposal ("RFP") No. 1516-052 to obtain a qualified organization to provide HUD-VASH Leasing Coordinator Services to assist homeless veterans locate and retain permanent housing; and

WHEREAS, notice of RFP for HUD-VASH Leasing Coordinator Services has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following bid for said HUD-VASH Leasing Coordinator Services is the only proposal received by this Authority in response to said RFP:
WHEREAS, it is in the best interests of this Housing Authority to award a contract to Sacramento Self-Help Housing in the amount of $51,126 for the term of the contract.

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 15th day of September 2016, that the Request for Proposal of Sacramento Self-Help Housing, be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for HUD-VASH Leasing Coordinator Services with Sacramento Self-Help Housing, in the amount of FIFTY ONE THOUSAND ONE HUNDRED TWENTY SIX ($51,126) DOLLARS.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

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

RESOLUTION NO. 16-71

RESOLUTION RATIFYING, CONFIRMING AND APPROVING THE AMENDED EXECUTIVE DIRECTOR’S 2015-2016 CONFERENCES, TRAININGS AND MEETINGS SCHEDULE
BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 15th day of September, 2016, that the Executive Director’s 2015-2016 Conferences, Trainings and Meetings schedule be, and the same hereby is ratified, confirmed, and approved, and that the Executive Director be, and he hereby is, authorized and directed to attend selected revised scheduled 2015-2016 conferences, trainings and meetings and that he be reimbursed for his expenses in accordance with the Housing Authority’s Travel Policy.

ROLL CALL:

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

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

6) Following a discussion, Commissioner Patrick moved, seconded by Commissioner Cose that the following Resolution be approved as read:

RESOLUTION NO. 16-72

RESOLUTION AUTHORIZING GENERAL COUNSEL TO ATTEND SELECTED AMENDED SCHEDULED 2015-2016 CONFERENCES, TRAININGS AND MEETINGS

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 15th day of September, 2016, that General Counsel be, and he hereby is, authorized and directed to attend selected amended scheduled 2015-2016 conferences, trainings and meetings and that he be reimbursed for his expenses in accordance with the Housing Authority’s Travel Policy.

ROLL CALL:
AYES: Commissioners Cose, Mendelson, Moore, Patrick, Arnaudo, Willey
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:

Commissioner Moore distributed a copy of a Commissioner Handbook that she obtained from the 16th Annual Nelrod Consortium Conference.

CLOSED SESSION:

Management Association and San Joaquin Housing Authority Employees Association pursuant to Government Code §§54954.5 and 54957.6.


Following Conference with Legal Counsel regarding Real Property Negotiations, Anticipated Litigation, Existing Litigation, and Labor Negotiations, Alan R. Coon, General Counsel, departed Closed Session at this point in the meeting to permit Public Employee Performance Evaluation at 6:37 p.m.

Returning from Closed Session at 6:46 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
         Dale Cose, Vice-Chairperson
         Jon Mendelson, Commissioner
         Martha Moore, Commissioner
         Lester Patrick, Commissioner
         Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, was in attendance.

The Chairperson announced that in Closed Session the Commissioners had a Conference with Legal Counsel — Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b); Number of cases: Two.


Authority of the County of San Joaquin and Real Estate Development Services (REDS). Under Negotiation: Pre-development, Development, Financing and Construction Related Agreements concerning Sierra Vista Rehabilitation.

Conference with Labor Negotiator – Agency Negotiator – Alan R. Coon; Employee Organizations: San Joaquin Housing Authority Management Association and San Joaquin Housing Authority Employees Association pursuant to Government Code §§54954.5 and 54957.6. Public Employee Performance Evaluation. Government Code §54957 (b) (1). General Counsel.

1) Following a discussion in Closed Session, Commissioner Mendelson moved, seconded by Commissioner Case that the following Resolution be approved as read:

RESOLUTION NO. 16-73

RESOLUTION FOLLOWING PUBLIC EMPLOYEE EVALUATION OF GENERAL COUNSEL AND AMENDING GENERAL COUNSEL’S EMPLOYMENT AGREEMENT

WHEREAS, on June 16, 2016, the Board of Commissioners of the Housing Authority of the County of San Joaquin evaluated and reviewed the performance of its General Counsel, Alan R. Coon; and

WHEREAS, the Commissioners found high marks and determined that the General Counsel met or exceeded his duties and responsibilities as defined under the scope of work in his contract; and

WHEREAS, the Commissioners approved Resolution No. 16-49 Amending General Counsel’s Agreement; and

WHEREAS, on September 15, 2016, the Board of Commissioners re-evaluated the terms of the contract approved June 16, 2016;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the Commissioners of the Housing Authority of the County of San Joaquin in a
Regular Meeting and Closed Session Meeting held this 15th day of September, 2016 that the Executive Director with assistance from General Counsel shall prepare and submit to the Chairperson Amendment No. 6 to the General Counsel's employment agreement containing the following general terms and conditions:

That the General Counsel's base salary shall be increased by six percent (6%).

This Amendment No. 6 shall become effective on September 15, 2016 and the Chairperson shall execute said Amendment No. 6.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

2) Following a discussion in Closed Session, Commissioner Mendelson moved, seconded by Commissioner Cose that the following Resolution be approved as read:

RESOLUTION NO. 16-74

APPROVE EXTENDING CURRENT MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND SAN JOAQUIN HOUSING AUTHORITY EMPLOYEES ASSOCIATION

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 15th day of September, 2016 that the current term of the Memorandum of Understanding between the Housing Authority of the County of San Joaquin and the San Joaquin
Housing Authority Employees Association, be, and the same hereby is extended sixty (60) days to permit ongoing negotiations.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

3) Following a discussion in Closed Session, Commissioner Mendelson moved, seconded by Commissioner Cose that the following Resolution be approved as read:

RESOLUTION NO. 16-75

APPROVE EXTENDING CURRENT MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND SAN JOAQUIN HOUSING AUTHORITY MANAGEMENT ASSOCIATION

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 15th day of September, 2016 that the current term of the Memorandum of Understanding between the Housing Authority of the County of San Joaquin and the San Joaquin Housing Authority Management Association, be and the same hereby is extended sixty (60) days to permit ongoing negotiations.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Case, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call the Chairperson declared the meeting adjourned at 6:48 p.m.

[Signature]
Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on October 20, 2016.

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

Present: Greg Arnaudo, Chairperson
         Jon Mendelson, Commissioner
         Martha Moore, Commissioner
         Lester Patrick, Commissioner
         Rudy Willey, Commissioner

Absent: Dale Cose, Vice Chairperson

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Mendelson moved, seconded by Commissioner Patrick that the following Resolution be approved as read:
RESOLUTION NO. 16-76
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 October, 2016, that the Minutes of the Regular Meeting held September 15, 2016, 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 Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Cose

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

EXECUTIVE DIRECTOR'S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, gave an update about staff training at the completion of the 2016 fiscal year.

2) Mr. Ragsdale shared Housing Choice Voucher lease up statistics and advised that the Director of Rental Assistance has written to transitional housing providers in the county to make the providers aware of the rental assistance available through the Housing Authority. Mr. Ragsdale further advised that families referred must be able to meet all eligibility requirements of the Housing Choice Voucher program.

3) Mr. Ragsdale advised that Villa Real, Inc., has successfully operated the Migrant centers for the last six months and started a new 12-month contract July 1st. Mr. Ragsdale further advised that the centers have operated under budget and that the Housing Authority has received its full 10% Administrative Fee from Villa Real, Inc.
Mr. Ragsdale advised that the Office of Migrant Services (OMS) has informed the Housing Authority that OMS will more strictly enforce the California Health and Safety Code sections that cover the operation of the centers statewide and may change the operation of the centers to a 9-month program. Mr. Ragsdale advised that in the past the centers have opened six weeks early and closed six weeks later. Mr. Ragsdale further advised that OMS has scheduled meetings at the three properties to begin the discussion with the residents and that Housing Authority staff will be in attendance.

Commissioner Dale Cose arrived at this point in the meeting, 4:20 p.m.

REPORTS:

Each Commissioner received a copy of the Cash Balances and Investments Report, Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; Internship Report; and, Quarterly Management Reports: Technology.

PUBLIC COMMENTS:

Ms. Debra Gurley, Resident, Sierra Vista Homes, regarding concerns about the failed inspection of her unit. Ms. Gurley requested extra time to address the failed inspection.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.
ACTION ITEMS:

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

RESOLUTION NO. 16-77

(Labor Housing Loan and Grant to a NonProfit Corporation
Form RD 3560-41 (02-05) Form Approved OMB No. 0575-0189)*

*As presented in the Agenda Packet

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
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 Willey that the following Resolution be approved as read:

RESOLUTION NO. 16-78

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, bad debts primarily consist of tenants that 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, tenant balances are not written off until a minimum of 90 days after the tenant has vacated the property; and

WHEREAS, tenant’s 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, there 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 are uncollectable;

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 October, 2016 that the Accounts Receivable for the quarter ending September 30, 2016, standing upon Non-Subsidized and Public Housing of the Housing Authority, in the sum of EIGHTY TWO THOUSAND
SIX HUNDRED FIFTY ($82,650) DOLLARS, be written off effective September 30, 2016.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

3) Following a discussion, Commissioner Willey moved, seconded by Commissioner Cose that the following Resolution be approved as read:

RESOLUTION NO. 16-79

RESOLUTION APPROVING LEASE AGREEMENT
BETWEEN HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN AND MARIANI PLAZA

WHEREAS, the Housing Authority seeks to enter into a Parking Lot Lease with its neighbor, Plaza Mariani General Partnership, on that vacant lot located directly to the north of the Administration Building, 448 S. Center Street; and

WHEREAS, the use of the parking lot will provide occasional overflow parking for visitors, vendors and guests; and

WHEREAS, the premises will be leased for an initial one-year term and thereafter on a month-to-month basis; and

WHEREAS, the Landlord may upon the conclusion of the first year, terminate said Lease upon thirty (30) days' prior written notice; and
WHEREAS, it is in the best interest of this Housing Authority to enter into a Lease Agreement for use of said parking lot.

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 October, 2016 that that certain Lease Agreement between the Housing Authority of the County of San Joaquin and Mariani Plaza be, and the same hereby is approved.

BE IT FURTHER RESOLVED AND ORDERED that the Executive Director be, and he hereby is authorized and directed to execute said Lease Agreement for and on behalf of this Housing Authority.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
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:

Commissioner Patrick advised he has a Homeless Shelter Proposal for the Commissioners’ consideration. Following a discussion, the Chairperson directed that the Proposal be provided as an Action Item in the next Board Agenda.

CLOSED SESSION:

Returning from Closed Session at 6:27 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson  
Dale Case, Vice-Chairperson  
Jon Mendelson, Commissioner  
Martha Moore, Commissioner  
Lester Patrick, Commissioner  
Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, was in attendance.

The Chairperson announced that certain action was taken but there was nothing to report at this time.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call the Chairperson declared the meeting adjourned at 6:28 p.m.

Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on November 17, 2016.

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

Present: Greg Arnaudo, Chairperson
Dale Cose, Vice Chairperson
Jon Mendelson, Commissioner
Martha Moore, Commissioner
Lester Patrick, Commissioner
Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Cose moved, seconded by Commissioner Willey that the following Resolution be approved as read:
RESOLUTION NO. 16-80

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 17th day of November, 2016, that the Minutes of the Regular Meeting held October 20, 2016, 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 Case, Mendelson, Moore, Patrick, Willey, Arnaudo

NOES: None

ABSTAIN: None

ABSENT: None

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

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, gave an update about the Migrant Centers and potential change in the operating period.

2) Mr. Ragsdale advised that Housing Choice Voucher (HCV) rental assistance for tenants living at Claremont Manor is scheduled to begin December 1st. Mr. Ragsdale further advised that the Housing Authority has implemented a contract with Catholic Charities, which includes Public Housing sites, for assistance with coordination of social services for tenants needing assistance.

3) Mr. Ragsdale advised that the Housing Authority was notified about an opportunity to apply for an additional 8 Veterans Affairs Supportive Housing (VASH) vouchers. Mr. Ragsdale further advised that the Housing Authority’s
current VASH allocation is 201 with 182 veterans housed and 22 vouchers currently issued.

Mr. Ragsdale advised that the Housing Authority was not successful in its application for an additional 40 VASH vouchers for the Housing Authority and 34 VASH vouchers for Service 1st and their Zettie Miller property. Mr. Ragsdale further advised that copies of the correspondence will be provided to the Board.

4) Mr. Ragsdale advised that, with the exception of Mourfield, all tenants in non-subsidized properties were served with rent increases effective January 1, 2017 at 80% of the Fair Market Rate (FMR) by bedroom size.

REPORTS:

Each Commissioner received a copy of the Cash Balances and Investments Report; Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; Internship Report; and, Quarterly Management Reports: Management Public Housing; Multi-Family Housing; and, Housing Choice Voucher Program.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

Each Commissioner received information about the Claremont Manor Apartments Low Income Weatherization Program; a copy of the November is Homeless Youth Awareness Month announcement; and a copy of the 2017 PHADA Commissioners’ Conference announcement.

CONSENT ITEMS:

There were none.
ACTION ITEMS:

1) Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 16-81

RESOLUTION APPROVING COMMERCIAL LEASE AGREEMENT ADDENDUM NO. 4 BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND ALAN R. COON

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 17th day of November, 2016, that that certain Commercial Lease Agreement Addendum No. 4 between Housing Authority of the County of San Joaquin and Alan R. Coon for the period February 25, 2017 through February 24, 2019, be, and the same hereby is approved.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

2) Following a discussion, Commissioner Willey moved, seconded by Commissioner Mendelson that the following Resolution be approved as read:
RESOLUTION NO. 16-82

RESOLUTION APPROVING SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION AND AUTHORIZING SUBMISSION THEREOF

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 17th day of November, 2016 that that certain Section Eight Management Assessment Program (SEMAP) Certification, dated November 17, 2016, be, and the same hereby is approved, and the Secretary be, and he hereby is authorized and directed to cause the electronic submission of said Certification for and on behalf of this Authority.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
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 Cose that the following Resolution be approved as read:

RESOLUTION NO. 16-83

RESOLUTION APPROVING AND ADOPTING CONFLICT OF INTEREST CODE, AS AMENDED, NOVEMBER 17, 2016

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 17th day
of November, 2016, that that certain Conflict of Interest Code, As Amended, November 17, 2016, be, and the same hereby is, approved and adopted.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

4) The Chairperson announced that this Action Item, Consider Awarding Contract No. 1516-046 for a Development Partner, will be discussed in Closed Session.

5) Following a discussion, the Chairperson announced that this Action Item, Consider Approving One Time Donation to The Haven of Peace Shelter for Women and Children, and Resolution are withdrawn from the Agenda.

6) Following a discussion, Commissioner Cose moved, with the provision that a clause stating there is to be no fraternization between staff and the auditor(s) be added to the contract, seconded by Commissioner Willey that the following Resolution be approved as read:

RESOLUTION NO. 16-84

RESOLUTION ACCEPTING PROPOSAL AND AWARDING CONTRACT FOR INDEPENDENT AUDITING SERVICES
WHEREAS, notice of a Request for Proposal for independent auditing services has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following described proposals for independent auditing services are the only proposals received by this Authority in response to said Request for Proposals:

FIRM
Smith Marion & Company (Redlands, CA)
Rubino & Company (Bethesda, MD)
Polcari & Company (Wayne, NJ)
CohnReznick (Sacramento, CA)
Patel & Associates (Albuquerque, NM)

WHEREAS, the proposals were reviewed by a panel of evaluators consisting of three Housing Authority staff (Executive Director, Director of Finance, and Senior Accountant) to identify the most highly-qualified respondent by awarding points based on several factors; and

WHEREAS, the proposal of Smith Marion & Company is recommended by the panel as the most comprehensive proposal of a responsible firm in compliance with said Request for Proposals; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract to Smith Marion & Company in the amount Not To Exceed (NTE) $186,975.00 during the five-year contract term for independent auditing services;

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 17th day of November, 2016, that the proposal of Smith Marion & Company, be, and the same hereby is, approved and accepted; and that the Executive Director be, and he hereby is authorized and directed to enter into a contract for independent auditing services with Smith Marion & Company, in the amount Not To Exceed (NTE) ONE HUNDRED EIGHTY SIX THOUSAND NINE HUNDRED SEVENTY FIVE ($186,975.00) DOLLARS.
ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

WRITTEN COMMUNICATIONS:

Each Commissioner received a copy of the Letter dated November 1, 2016 from the San Joaquin County Board of Supervisors Regarding San Joaquin County Board of Supervisors Homelessness Study Session; Letter dated September 29, 2016 from U.S. Department of Housing and Urban Development Regarding JobsPlus Grant.

Following a discussion, Mr. Mendelson advised that he as a link regarding homelessness that he will send to Mr. Coon and Mr. Ragsdale.

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioner Arnaudo inquired as to how Property Management Experts (PME) is doing with Claremont Manor and requested a progress report. Mr. Ragsdale advised that there are currently six vacancies at Claremont. Mr. Ragsdale further advised that the Housing Authority is working toward filling the vacancies with tenants who have a Housing Choice Voucher and that Claremont will soon be fully occupied.

Following a discussion regarding a Strategic Planning meeting, the Chairperson suggested the Commissioners hold a roundtable meeting with Mr. Ragsdale in lieu of a Strategic Planning Session.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a Conference with Legal Counsel — Anticipated Litigation.
Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Two. **Conference with Real Property Negotiators.** Government Code §54956.8. **Properties:** APN 179-530-24; APN 179-530-25; and APN 179-530-26. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Habitat for Humanity. **Under Negotiation:** Development and Construction Agreement for three (3) residential housing units located in Rose Creek. **Conference with Real Property Negotiators.** Government Code §54956.8. **Properties:** 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 and Construction Related Agreements concerning Sierra Vista Rehabilitation. **Conference with Labor Negotiator — Agency Negotiator — Alan R. Coon; Employee Organizations:** San Joaquin Housing Authority Management Association and San Joaquin Housing Authority Employees Association pursuant to Government Code §§54954.5 and 54957.6.

Returning from Closed Session at 6:20 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

**Present:** Greg Arnaudo, Chairperson  
Dale Cose, Vice-Chairperson  
Jon Mendelson, Commissioner  
Martha Moore, Commissioner  
Lester Patrick, Commissioner  
Rudy Willey, Commissioner

**Absent:** None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, was in attendance.

The Chairperson announced that in Closed Session the Commissioners had a **Conference with Legal Counsel — Anticipated Litigation.** Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Two. **Conference with Real Property Negotiators.** Government Code §54956.8. **Properties:** APN 179-530-24; APN 179-530-25; and APN 179-530-26. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and Habitat for Humanity. **Under Negotiation:** Development and
Construction Agreement for three (3) residential housing units located in Rose Creek. **Conference with Real Property Negotiators.** Government Code §54956.8. **Properties:** 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 and Construction Related Agreements concerning Sierra Vista Rehabilitation. **Conference with Labor Negotiator – Agency Negotiator –** Alan R. Coon; Employee Organizations: San Joaquin Housing Authority Management Association and San Joaquin Housing Authority Employees Association pursuant to Government Code §§54954.5 and 54957.6.

The Chairperson announced that the Board had taken action which was not reportable at this time; and that upon Motion by Commissioner Cose and Second by Commissioner Willey, and unanimously carried, the Board authorized staff to enter into an extension of the current Memorandums of Understanding between the Housing Authority of the County of San Joaquin and the San Joaquin Housing Authority Management Association and San Joaquin Housing Authority Employees Association through and until January 31, 2017; and then, after further discussion, tabled Action Item No. 4 “Consider Awarding Contract No. 1516-046 for a Development Partner” regarding the three (3) Rose Creek lots to be developed with Habitat for Humanity to enable redistributing pro-forma information to the Board of Commissioners.

**ADJOURNMENT:**

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

**ROLL CALL:**

**AYES:** Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

Upon Roll Call the Chairperson declared the meeting adjourned at 6:31 p.m.

[Signature]

Peter W. Hagsdale, Secretary
THE MINUTES OF THE SPECIAL MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD DECEMBER 8, 2016

The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 South El Dorado Street at 3:00 p.m. on December 8, 2016.

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

Present: Greg Arnaudo, Chairperson
         Dale Case, Vice Chairperson
         Jon Mendelson, Commissioner
         Martha Moore, Commissioner
         Rudy Willey, Commissioner

Absent:  Lester Patrick, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

There were none.

EXECUTIVE DIRECTOR’S REPORT:

There were none.
REPORTS:

There were none.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

There were none.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a Conference with Labor Negotiator — Agency Negotiator — Alan R. Coon; Employee Organizations: San Joaquin Housing Authority Management Association and San Joaquin Housing Authority Employees Association pursuant to Government Code §§54954.5 and 54957.6.

Commissioner Patrick arrived at this point in the meeting, 3:14 p.m.

Returning from Closed Session at 4:55 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
         Dale Cose, Vice-Chairperson
         Jon Mendelson, Commissioner
        Martha Moore, Commissioner
        Lester Patrick, Commissioner
        Rudy Willey, Commissioner

Absent: None
The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, was in attendance.

The Chairperson announced that in Closed Session the Commissioners had a Conference with Labor Negotiator — Agency Negotiator — Alan R. Cooni; Employee Organizations: San Joaquin Housing Authority Management Association and San Joaquin Housing Authority Employees Association pursuant to Government Code §§54954.5 and 54957.6.

The Chairperson announced that Action had been taken but not reportable at this time.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call the Chairperson declared the meeting adjourned at 4:56 p.m.

[Signature]
Peter W. Ragsdale, Secretary
THE MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD DECEMBER 15, 2016

The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on December 15, 2016.

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

Present: Greg Arnaudo, Chairperson
         Dale Cose, Vice Chairperson
         Jon Mendelson, Commissioner
         Martha Moore, Commissioner
         Rudy Willey, Commissioner

Absent: Lester Patrick, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, Alan Richard Coon, General Counsel, and Gerald “Chip” Jones, Director of Capital Programs, were in attendance.

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Cose moved, seconded by Commissioner Mendelson that the following Resolution be approved as read:
RESOLUTION NO. 16-85

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 15th day of November, 2016, that the Minutes of the Regular Meeting held November 17, 2016, 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 Cose, Mendelson, Moore, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Patrick

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

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, gave an update about Project Based Voucher utilization at Claremont Manor. Mr. Ragsdale advised that households who have not responded to the PBV process will receive rental increases effective the first quarter of 2017.

2) Mr. Ragsdale advised that staff is proceeding forward with the application process for the initial phase of redevelopment at Sierra Vista. Mr. Ragsdale further advised that staff are working on an initial checklist for a demolition/disposition application to be submitted to the U.S. Department of Housing and Urban Development (HUD).

3) Mr. Ragsdale advised that the kitchen and bath renovation plans for 65 units at Conway Homes have been approved by the City of Stockton and that work is scheduled to commence in the spring 2017. Mr. Ragsdale further advised that
there are a total of 200 units that need rehabilitation which will result in a phased process from multiple allocations of Capital Fund dollars.

REPORTS:

Each Commissioner received a copy of the Cash Balances and Investments Report, Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; Internship Report; and, Quarterly Management Reports: Development.

Mr. Gerald “Chip” Jones, Director of Capital Projects, addressed the Commissioners and gave an update regarding the sewer plant at Thornton. Following the presentation, the Chairperson appointed Commissioners Dale Cose and Jon Mendelson to serve on an Ad Hoc Committee to meet regarding the Waste Water Treatment Plant at Thornton.

Commissioner Mendelson advised that he received a telephone call from a California Rural Legal Assistance (CRLA) employee and that he did not comment. Commissioner Mendelson further advised that he would direct any future CRLA inquiries to Mr. Ragsdale.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

Each Commissioner received information about the Rental Assistance Demonstration (RAD) Conversion application and Project Based Voucher Program.

CONSENT ITEMS:

There were none.
ACTION ITEMS:

1) Following a discussion, the Chairperson advised that this Action Item, Consider Awarding Contract No. 1516-046 for a Development Partner, is tabled to the next Board of Commissioners’ meeting.

2) Commissioner Mendelson advised that, in the future, he may enter into business with DFA Development and is, therefore, recusing himself from this Action Item and will not participate in the discussion. Mr. Anthony Barkett, Esq., representing DFA Development, was in attendance. Following a Board discussion and request from Alan Coon, General Counsel, Mr. Barkett agreed to provide the Housing Authority with a copy of the letter from the City of Manteca confirming that the City of Manteca had agreed to the payment of an additional $200,000 for the Cottage Village Project and to extend through July 2018 the term of the various agreements so as to enable DFA additional opportunities to apply for low income tax credits.

Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 16-86

RESOLUTION APPROVING
MODIFICATION TO DEVELOPMENT DOCUMENTS
BETWEEN
HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN
AND
DFA DEVELOPMENT, LLC re COTTAGE VILLAGE SENIOR APARTMENTS

WHEREAS, DFA Development, LLC (“DFA”), as developer, sought the Housing Authority of the County of San Joaquin (“Authority”) to act as conduit for receipt of “subsidy funds” from the City of Manteca to be used for the purchase and development of real property located in Manteca, California and in the funding of DFA’s planned senior housing; and
WHEREAS, on December 15, 2015, the Commissioners approved and accepted that proposal submitted by DFA for the development project known as "Cottage Village Senior Apartments" ("Project"); and

WHEREAS, DFA and Authority then entered into Ground Lease, Memo of Ground Lease, Leasehold Construction and Deed of Trust, and Regulatory Agreement and Declaration of Restrictive Covenants, etc., ("DFA Development Documents"); and

WHEREAS, the Authority was notified by DFA regarding a required amendment to the DFA Development Documents between the Housing Authority of the County of San Joaquin and DFA Development regarding the Cottage Village Senior Apartments project which was approved by the Commissioners on January 21, 2016 as amended ("First Amendments"); and

WHEREAS, on January 25, 2016, DFA requested further amendments ("Second Amendments") to the DFA Development Documents between the Housing Authority and DFA regarding the Project which was thereafter approved as amended; and

WHEREAS, on November 22, 2016, DFA has requested a further modification to the pertinent DFA Development Documents so as to grant additional time, through and until June 30, 2018, for DFA to submit additional LIHTC applications; and

WHEREAS, the previous amendments as well as the currently requested modifications to the DFA Development Documents were reviewed and approved by special legal counsel, Reno and Cavanaugh.

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 15th day of December, 2016 that the Executive Director be, and he hereby is authorized and directed to execute any and all amended DFA Development Documents extending the term of the DFA Development Documents through and including June 30, 2018 for and on behalf of this Board of Commissioners.

ROLL CALL:

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

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

3 and 4) Following a discussion, Commissioner Case moved, seconded by Commissioner Willey that the following Resolutions be approved as read:

RESOLUTION NO. 16-87

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR
TO ATTEND SELECTED SCHEDULED
FY 2016-2017 CONFERENCES, TRAININGS AND MEETINGS

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 15th day of December, 2016, that the Executive Director be, and he hereby is, authorized and directed to attend selected scheduled 2017 conferences, trainings and meetings and that he be reimbursed for his expenses in accordance with the Housing Authority's Travel Policy.

RESOLUTION NO. 16-88

RESOLUTION AUTHORIZING
GENERAL COUNSEL TO ATTEND SELECTED SCHEDULED
FY 2016-2017 CONFERENCES AND/OR TRAININGS

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 15th day of
December, 2016, that General Counsel be, and he hereby is, authorized to attend selected scheduled 2017 conferences and/or trainings and that he be reimbursed for his expenses in accordance with the Housing Authority's Travel Policy.

ROLL CALL:

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

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

WRITTEN COMMUNICATIONS:

Each Commissioner received a copy of the Letter dated November 14, 2016 from the U.S. Department of Housing and Urban Development Regarding Project Based HUD-VASH Voucher Application for 40 PBV Units; Letter dated November 14, 2016 from U.S. Department of Housing and Urban Development Regarding Project Based HUD-VASH Voucher Application for 34 PBV Units.

Mr. Ragsdale advised that the Housing Authority was not successful in receiving funding for the two Project Based Voucher applications. Mr. Ragsdale further advised that the Housing Authority was invited to apply for 8 additional HUD-VASH Vouchers and will be submitting the application to HUD.

COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

None.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b):
Number of cases: One. Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a) Personal Injury Complaint; Ross vs Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-00324175-CU-PO-STK. Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a); HUD/DFEH Logston; Case No. MAN-CV-LUDR-2016-0009974; HUD Case No. 09-16-4900-B; DFEH No. 787833-238709. Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a) HUD/DFEH Venezuela; Case No. STK-CV-LUDR-2016-0006969. Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a) HUD/DFEH Hornbeak; Case No. LOD-CV-LUDR-2016-0006459; 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).


Returning from Closed Session at 5:50 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
Dale Cose, Vice-Chairperson
Jon Mendelson, Commissioner
Martha Moore, Commissioner
Rudy Willey, Commissioner

Absent: Lester Patrick, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, was in attendance.
The Chairperson announced that in Closed Session the Commissioners had a Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: One.

Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a) Personal Injury Complaint; Ross vs Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-00324175-CU-PO-STK. Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a); HUD/DFEH Logston; Case No. MAN-CV-LUDR-2016-0009974; HUD Case No. 09-16-4900-B; DFEH No. 787833-238709. Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a); HUD/DFEH Venezuela; Case No. STK-CV-LUDR-2016-0006969.


The Chairperson announced that action had been take but not reportable at this time.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Patrick
Upon Roll Call the Chairperson declared the meeting adjourned at 5:51 p.m.

Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on January 19, 2017.

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

Present: Greg Arnaudo, Chairperson
Jon Mendelson, Commissioner
Martha Moore, Commissioner
Lester Patrick, Commissioner

Absent: Dale Cose, Vice Chairperson
Rudy Willey, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, Alan Richard Coon, General Counsel, and Gerald “Chip” Jones, Director of Capital Programs, were in attendance.

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Mendelson moved, seconded by Commissioner Moore, that the following Resolution be approved as read:
RESOLUTION NO. 17-1

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 19th day of January, 2017, that the Minutes of the Special Meeting held December 8, 2016, 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 Mendelson, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioners Cose, Willey

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

The Chairperson announced that as Commissioner Patrick was absent from the December 15, 2016 Board of Commissioners meeting, there is lack of a quorum to approve the Minutes of the Regular Meeting held December 15, 2016, therefore, approval of the Minutes of the December 15, 2016, Board of Commissioners’ meeting is tabled to the February 16, 2017 meeting.

SPECIAL PRESENTATION:

Ms. Laurie Doyle, Vice President of Development Finance, Real Estate Development Services (REDS), addressed the Board and gave a PowerPoint presentation regarding Sierra Vista Redevelopment, Phase I.

Following the presentation, the Chairperson announced, with consensus by the Board, that Action Item No. 5, to Consider Authorizing Execution and Delivery of Documents and Filing of Applications by or at the Direction of the Housing
Authority of the County of San Joaquin, in Connection with the Formation and Composition of Entities and the Sale, Financing, Development and Operation of the Sierra Vista Project, and Providing for Other Related Matters, is moved to this point in the Agenda.

ACTION ITEMS:

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

RESOLUTION NO. 17-2

A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND FILING OF APPLICATIONS BY OR AT THE DIRECTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN, IN CONNECTION WITH THE FORMATION AND COMPOSITION OF ENTITIES AND THE SALE, FINANCING, DEVELOPMENT AND OPERATION OF THE SIERRA VISTA PROJECT, AND PROVIDING FOR OTHER RELATED MATTERS

WHEREAS, the mission of the Housing Authority of the County of San Joaquin (the "Authority"), includes the development and provision of affordable housing units within its area of operation; and

WHEREAS, it is in the best interests of the Authority to undertake a multi-phased redevelopment of the Sierra Vista community involving transfer of portions of the site to one or more limited partnerships formed to undertake a low-income housing tax credit financing using various U.S. Department of Housing and Urban Development ("HUD") rental assistance programs (the "Financings"); and

WHEREAS, to implement the first phase of the Financings, the Authority will undertake the formation of a California limited partnership (the "Partnership") to serve as the owner of the first phase of the Sierra Vista affordable housing redevelopment (the "Project") and the execution of the related partnership agreement; and
WHEREAS, the Authority, its nonprofit affiliate Villa Real, Inc. or a
designee will serve as the managing general partner of the Partnership (the "MGP")
and will partner with the procured developer, Herzog Real Estate Development
Services, Inc., or its affiliate, which will cause or direct the formation of a limited
liability company to serve as administrative general partner of the Partnership (the
"AGP"); and

WHEREAS, in order to implement the Project, the Authority shall take such
other predevelopment actions as authorized by the following resolutions;

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 19th day of January 2017, that:

1. Approval of Formation of Partnership. The Chairperson of the Board
   of Commissioners of the Authority (the "Board") or the Authority's
   Executive Director (each an "Authorized Officer") are authorized and
directed to execute and deliver, on behalf of the Authority (acting on its own
behalf), such documents as necessary to cause the formation of the
Partnership, to be known as ___TBD___ (the "Phase One Formation
Documents"). The Phase One Formation Documents may be approved by
any Authorized Officer on the Authority's behalf and such Authorized
Officer's signature on the final Phase One Formation Documents shall be
construed as the Authority's approval of such Phase One Formation
Documents. The Authorized Officers (and each of them acting alone)
are further authorized and directed to execute and deliver, on behalf of the
Authority (acting on its own behalf), any other documents reasonably
required to be executed by the Authority (acting on its own behalf) and to
carry out the execution and filing of the Phase One Formation Documents.

2. Approval of Preparation and Filing of HUD-related Applications.
The Authorized Officers, and each of them acting alone, are authorized and
directed to prepare or cause the preparation and to execute and deliver as
part of the Financings such applications and filings to be submitted to HUD in
connection with the Financings including, but not limited to, a Section 18
Inventory Removal Application, one or more mixed-finance applications
under HUD's Operating Fund Financing Program, Public Housing Mortgage
Financing Program, Capital Fund Financing Program, Rental Assistance
Demonstration Program, Federal Housing Administration loan programs and
related documents as needed.
3. **Approval of Preparation and Filing of LIHTC Application.** The Authorized Officers, and each of them acting alone, are authorized and directed to prepare or cause the preparation and to execute and deliver, on behalf of the Authority and on behalf of the Partnership an application with the California Tax Credit Allocation Committee for an allocation of low-income housing tax credits for the Project.

4. **Approval of Financing Assistance.** The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority, such commitments and documentation associated with the provision of financial support for the Project through a loan and/or equity investment of Authority funds from such sources as may be identified by the Authorized Officers. The terms of the financial support for the Project may be negotiated and approved by any Authorized Officer on the Authority’s behalf and such Authorized Officer’s signature on the financing commitments and final loan and/or equity investment documents shall be construed as the Authority’s approval on the Authority’s behalf and on behalf of the Partnership of such loan and/or financial investment. The Authority’s source of funds are Public Housing Operating Fund Reserves specifically earmarked for Sierra Vista and will likely be committed to the project by OFFP (Operating Fund Financing Program) as outlined in the attached “Development Budget”. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority and on behalf of the Partnership, any other documents reasonably required to be executed by the Authority or Partnership in connection with the entry into the loan and/or financial investment.

5. **Approval of Section 8 Project-Based Voucher Application.** The Authorized Officers, and each of them acting alone, are authorized and directed to undertake or cause the preparation and to execute and deliver, on behalf of the Partnership, an application for Section 8 Project-Based Vouchers in support of the Project.

6. **Ancillary Documents.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority and/or the Partnership to execute, deliver and/or file (or cause to be delivered and/or filed) any affidavits, certificates, letters, government forms, documents, agreements and instruments that any such Authorized Officer determines to be necessary or
desirable to give effect to this resolution or to consummate the transactions contemplated herein.

7. **Expenditures.** The Authority is authorized to expend such funds as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the actions authorized by this resolution. The Authority is further authorized to expend such funds as are necessary to support additional predevelopment activities for the Project and within the Development Budget.

8. **Acting Officers Authorized.** Any action required by this resolution to be taken by the Chair of the Board or Executive Director of the Authority may, in the absence of such person, be taken by the duly authorized acting Chair of the Board or acting Executive Director of the Authority, respectively or by the designee of the Chair of the Board or Executive Director.

9. **Execution of Obligations.** The Board directs the Authority’s Executive Director to cause the Authority to fulfill the Authority’s duties and obligations under the various agreements authorized.

10. **Effective Date.** This resolution shall be in full force and effect from and after its adoption and approval.

Adopted: January 19, 2017

HOUISING AUTHORITY OF THE COUNTRY OF SAN JOAQUIN

Peter W. Ragsdale
Executive Director

Attest:

ROLL CALL:

AYES: Commissioners Mendelson, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioners Cose, Willey
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

PUBLIC HEARING:

The Chairperson announced that this was the time and place for the Public Hearing on the Amendment to FY 2016-2017 Public Housing Authority (PHA) Plan, and declared said Public Hearing open. There being no comments on said Amendment to FY 2016-2017 Public Housing Authority (PHA) Plan, the Chairperson declared the Public Hearing closed.

EXECUTIVE DIRECTOR'S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, advised that the Housing Authority is a recipient of the NAHRO Award for most improved Housing Authority.

Mr. Ragsdale gave an update about the number of Housing Choice Voucher Program participants and average monthly rental assistance.

2) Mr. Ragsdale advised that the Housing Authority received a Low Income Weatherization Program reservation for Claremont Manor in the amount of $58,000. Mr. Ragsdale further advised that these funds will be used for installing hot water heaters, low flow water devices, Energy Star washers and dryers and common area LED lighting upgrades.

3) Mr. Ragsdale advised that on behalf of the Office of Migrant Services (OMS)/Harney Lane property, the Housing Authority solicited and received four bids for the Wastewater Treatment Improvement project. Mr. Ragsdale further advised that the Housing Authority's subsidiary, Villa Real, Inc., will earn a 3% construction management fee for coordinating the project.

Mr. Ragsdale advised that the Housing Authority will be soliciting bids this month for the first phase of the Conway Kitchen/Bath remodel. Mr. Ragsdale further advised that staff anticipates the first phase of the project consisting of 65 units will begin in May 2017.
Mr. Ragsdale advised that he and staff will be evaluating space at Conway Homes and meeting with staff from Community Medical Centers to discuss potentially repurposing a portion of the building to be utilized as an Urgent Care or Clinic.

4) Mr. Ragsdale advised that the Housing Authority hosted a meeting attended by Jon Gresley, Regional HUD Administrator for California, Arizona and Hawaii; Wayne Sauseda and Cynthia Abbott also of HUD, as well as Mayor Tubbs and representatives of the Reinvent South Stockton Coalition. Mr. Ragsdale further advised that the group toured Sierra Vista and various properties that are potential development projects along the Airport Way corridor spearheaded by STAND.

Mr. Ragsdale advised that after the Agenda was posted, Mr. Ragsdale was informed that there was a breach in the wastewater ponds at Thornton. Mr. Gerald "Chip" Jones, Director of Capital Programs, addressed the Board of Commissioners and explained the cause of the breach and temporary repair.

REPORTS:

Each Commissioner received a copy of the Cash Balances and Investments Report, Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; Internship Report; and, Quarterly Management Reports: Technology.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.
CONSENT ITEMS:

There were none.

ACTION ITEMS:

1) Following a discussion, Commissioner Mendelson moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 17-3

RESOLUTION APPROVING AMENDMENTS TO FY 2016-2017 PUBLIC HOUSING AGENCY (PHA) PLAN; AUTHORIZING CHAIRPERSON TO EXECUTE PHA CERTIFICATION OF COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS (FORM HUD-5077); AND AUTHORIZING EXECUTIVE DIRECTOR TO SUMBIT AMENDED FY 2016-2017 PUBLIC HOUSING AGENCY (PHA) PLAN TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 19th day of January, 2017 that that certain Amended FY 2016-2017 Public Housing Agency (PHA) Plan be, and the same hereby is approved and adopted; that the Chairperson be, and he hereby is authorized and directed to Execute PHA Certification of Compliance with PHA Plans and Related Regulations (Form HUD-5077); and, that the Executive Director be, and he hereby is authorized and directed to submit the Amended FY 2016-2017 Public Housing Agency (PHA) Plan to the U.S. Department of Housing and Urban Development.

ROLL CALL:

AYES: Commissioners Mendelson, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioners Cose, Willey

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

2) Following a discussion, the Chairperson announced that action to Consider Awarding Contract No. 1516-046 for a Development Partner, is tabled to the February 16, 2017 Board of Commissioners’ meeting.

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

RESOLUTION NO. 17-4

RESOLUTION APPROVING GENERAL COUNSEL’S AMENDED 2017 CONFERENCES AND TRAININGS SCHEDULE AND AUTHORIZING GENERAL COUNSEL TO ATTEND 2017 CONFERENCES AND TRAININGS

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 19th day of January, 2017, that General Counsel’s Amended 2017 Conferences and Trainings Schedule is hereby approved; that General Counsel be, and he hereby is, authorized and directed to attend 2017 conferences and trainings and that he be reimbursed for his expenses in accordance with the Housing Authority's Travel Policy.

ROLL CALL:

AYES: Commissioners Mendelson, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioners Cose, Willey
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

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

RESOLUTION NO. 17-5

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, bad debts primarily consist of tenants that 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, tenant balances are not written off until a minimum of 90 days after the tenant has vacated the property; and

WHEREAS, tenant’s 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, there 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 are uncollectable;
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 19th day of January, 2017 that the Accounts Receivable for the quarter ending December 30, 2016, standing upon Non-Subsidized and Public Housing of the Housing Authority, in the sum of THIRTEEN THOUSAND THIRTY ($13,030) DOLLARS, be written off effective December 30, 2016.

ROLL CALL:

AYES: Commissioners Mendelson, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioners Cose, Willey

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

WRITTEN COMMUNICATIONS:

Each Commissioner received a copy of the Letter dated December 30, 2016 from the U.S. Department of Housing and Urban Development (HUD) Regarding Award of 8 HUD-Veterans Affairs Supportive Housing (HUD-VASH) Vouchers.

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioners discussed staff attendance at Board meetings. Following a discussion, the Chairperson directed the Executive Director to use his discretion in determining when it is appropriate for staff or vendors to give a presentation to the Board of Commissioners.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a 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) Personal Injury Complaint; Ross vs Housing
Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-00324175-CU-PO-STK. Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a); HUD/DFEH Logston; Case No. MAN-CV-LUDR-2016-0009974; HUD Case No. 09-16-4900-B; DFEH No. 787833-238709. Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a); HUD/DFEH Venezuela; Case No. STK-CV-LUDR-2016-0006969. 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).


Returning from Closed Session at 6:29 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
Jon Mendelson, Commissioner
Martha Moore, Commissioner
Lester Patrick, Commissioner

Absent: Dale Cose, Vice-Chairperson
Rudy Willey, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan R. Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had a 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) Personal Injury Complaint; Ross vs Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-00324175-CU-PO-STK. Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a); HUD/DFEH Logston; Case No. MAN-CV-LUDR-2016-0009974; HUD Case No. 09-16-4900-B; DFEH No. 787833-238709. Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a); HUD/DFEH Venezuela; Case No. STK-CV-LUDR-2016-0006969.


The Chairperson announced that the Board took unanimous action with regard to negotiations of the two Memorandum of Understandings but not reportable at this time.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Mendelson, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioners Case, Willey
Upon Roll Call the Chairperson declared the meeting adjourned at 6:31 p.m.

Peter W. Ragidale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on February 16, 2017.

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

Present: Greg Arnaudo, Jon Mendelson, Martha Moore, Lester Patrick, Rudy Willey,

Absent: Dale Cose, Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson declared a quorum present.

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Mendelson moved, seconded by Commissioner Moore, that the following Resolution be approved as read:
RESOLUTION NO. 17-6

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 16th day of February, 2017, that the Minutes of the Regular Meeting held December 15, 2016, 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 Mendelson, Moore, Willey, Arnaudo
NOES: None
ABSTAIN: Commissioner Patrick
ABSENT: Commissioner Cose

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

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

RESOLUTION NO. 17-7

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 16th day of February, 2017, that the Minutes of the Regular Meeting held January 19, 2017, 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 Mendelson, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: Commissioner Willey
ABSENT: Commissioner Cose

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

ACTION ITEMS:

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

RESOLUTION NO. 17-8

RESOLUTION APPROVING BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN SERVE AS THE BOARD OF DIRECTORS FOR VILLA REAL, INC.

WHEREAS, on January 10, 2017, the then Villa Real, Inc., Board met to consider approving and adopting By-laws which were to change Director Membership, Selection and Terms of Directors, Vacancies, and Removal from Office for Cause; and

WHEREAS, following a discussion, the Villa Real, Inc., Board unanimously approved the By-laws As Amended January 10, 2017; and

WHEREAS, effective January 10, 2017, the Villa Real, Inc., Director Membership is comprised of Commissioners from the Board of Commissioners for the Housing Authority of the County of San Joaquin including their respective governance roles;

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 16th day of February, 2017, that the Commissioners of the Housing Authority of the County of San Joaquin to hereafter serve as the Board of Directors for Villa Real, Inc., and that the By-laws As Amended January 10, 2017, shall hereafter be made and remain consistent with the intent of this Resolution.

ROLL CALL:

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

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

The Chairperson announced that the Board of Commissioners' meeting is recessed until 4:15 p.m. so that the Commissioners could attend the Villa Real, Inc., Board meeting.

The Board of Commissioners' meeting was reconvened at 421 S. El Dorado Street, Stockton, CA at 4:15 pm.

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

Present: Greg Arnaudo, Chairperson
Jon Mendelson, Commissioner
Martha Moore, Vice Chairperson
Lester Patrick, Commissioner
Rudy Willey, Commissioner

Absent: Dale Cose, Vice Chairperson

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.
EXECUTIVE DIRECTOR'S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, advised that Claremont Manor remains a challenging rental property, lease-up activities are still in process, staff have canvassed 150 people from the project based elderly and disabled waiting list and intend to fill vacancies as soon as possible. Mr. Ragsdale further advised that despite the vacancies, the first quarter of operation with rental subsidy beginning December 1, 2016 shows a modest operating profit which is a dramatic improvement over the losses in the previous period in 2015.

2) Mr. Ragsdale advised that the Fiscal Year 2016 audit has begun with the new audit firm of Smith, Marion and Company. Mr. Ragsdale further advised that the auditors were on site February 6-8, 2017, and will return the week of March 20, 2017. Mr. Ragsdale advised that this is a two-step auditing process for program compliance and financial testing.

3) Mr. Ragsdale gave an update about the impact the current 95% proration that the Housing Authority is receiving for Housing Assistance Payments (HAP), beginning January 1, 2017, is having on the program and HUD held reserves. Mr. Ragsdale advised that either an updated continuing resolution or a new budget could either positively or negatively affect the Housing Authority’s funding streams. Mr. Ragsdale further advised that one more budget reconciliation will occur for the final quarter of 2016.

Mr. Ragsdale gave an update about the January 31, 2017, National Association of Housing and Redevelopment Officials (NAHRO) E-briefing and the California Association of Housing Authorities (CAHA) Annual meeting held February 1-3, 2017 in Sacramento, CA.

4) Mr. Ragsdale advised that the Housing Authority of the County of San Joaquin was one of 40 public housing agencies nationwide named to the 2015-2016 Campaign for Grad-Level Reading Honor Roll for exemplary work to boost children’s literacy.

5) Mr. Ragsdale advised that the Agenda Packet includes an article by the Atlantic Monthly Corporation reflecting the relationship between tax reform and the availability of low income housing tax credits.

6) Mr. Ragsdale advised that the Housing Authority of the County of San Joaquin received a grant award in the amount of $321,586 as a renewal for the U.S.
Department of Housing and Urban Development (HUD) Resident Opportunities and Self-Sufficiency (ROSS) Service Coordination for Public Housing residents. Mr. Ragsdale further advised that the Housing Authority of the County of San Joaquin is in the process of closing out the 2010 award with STAND, Inc., for contracted grant eligible activities in partnership with the Reinvent South Stockton Coalition.

7) Mr. Ragsdale advised that the Housing Authority of the County of San Joaquin received Certificates of Recognition from the U.S. Department of Housing and Urban Development for 2017 Housing Choice Voucher Program High Performer, 2017 Low Rent Program High Performer, and 2017 Most Improved Housing Choice Voucher Program.

REPORTS:

Each Commissioner received a copy of the Cash Balances and Investments Report, Claremont Manor, LLC Budget Comparison Report, Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; Internship Report; and, Quarterly Management Reports: Management Public Housing and Housing Choice Voucher Program.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.
ACTION ITEMS:

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

RESOLUTION NO. 17-9

RESOLUTION APPROVING
PLATINUM SPONSORSHIP LEVEL
OF THE GREATER STOCKTON
CHAMBER OF COMMERCE 2017 STATE OF THE CITY EVENT

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 16th day of February, 2017, that the Housing Authority’s sponsorship of the Greater Stockton Chamber of Commerce’s 2017 State of the City Event, May 18, 2017, be at the Platinum Sponsorship Level and the same hereby is approved and adopted.

ROLL CALL:

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

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

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

RESOLUTION NO. 17-10

RESOLUTION AUTHORIZING
CONTRIBUTION TO READ TO ME, STOCKTON!
WHEREAS, the Housing Authority continues to participate in the Read to me, Stockton! Committee; and

WHEREAS, the Housing Authority is committed to partnering and supporting local agencies achieve success; and

WHEREAS, the purpose of Read to me, Stockton! is to provide preschool children ages birth to five in Stockton zip codes 95202, 95205, 9506, 95210 or 9515 with a selected book each month; and

WHEREAS, Sierra Vista and Conway Homes are located in the serviced zip codes; and

WHEREAS, the Housing Authority’s contribution would be directed to these zip codes; and

WHEREAS, said organization is in need of funds to cover the cost of materials to provide literature to preschool children; and

WHEREAS, funding the program will allow it to reach additional households with children ages birth to five in Stockton, CA; and

WHEREAS, it is in the best interest of this Housing Authority and of its residents to assist Read to me, Stockton! in meeting material expenses.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 16th day of February, 2017, as follows:

1. That this Housing Authority shall make a one-time contribution to Read to me, Stockton! for material expenses from the FY2016-2017 Budget in the sum of TWO THOUSAND AND NO/100 ($2,000.00) DOLLARS.

ROLL CALL:

AYES: Commissioners Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Cose
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

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

RESOLUTION NO. 17-11

RESOLUTION APPROVING MODIFICATION TO HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN AND COMMITTING 83 PROJECT-BASED VOUCHERS TO THE SIERRA VISTA REDEVELOPMENT

WHEREAS, August 1, 2016, H.R. 3700, Housing Opportunity Through Modernization (HOTMA) Act of 2016 was signed into law by President Obama; and

WHEREAS, January 18, 2017, the U.S. Department of Housing and Urban Development (HUD) issued a notice in the Federal Register entitled Housing Opportunity Through Modernization Act of 2016: Implementation of Various Section 8 Voucher Provisions, (the “Implementing Notice”) which implemented many of the project-based voucher provisions of HOTMA; and

WHEREAS, the Implementing Notice requires amendments to the Housing Choice Voucher Administrative Plan in order for Housing Authorities to utilize certain provisions, including the provision that allows Housing Authorities to attach project-based vouchers to existing public housing projects undergoing revitalization efforts; and

WHEREAS, the Authority intends to use project-based vouchers in its redevelopment of Sierra Vista Homes; and

WHEREAS, the Housing Authority desires to utilize the provisions of HOTMA and the Implementing Notice that allow an award of project-based vouchers without a competition;
NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 16th day of February 2017 that a modification to the Housing Choice Voucher Administrative Plan to incorporate the provisions of the Implementing Notice, including a description of the demolition and new construction revitalization work at Sierra Vista and the use of at least 83 project-based vouchers on the site, be, and hereby is approved and adopted.

BE, IT FURTHER RESOLVED AND ORDERED that a commitment of 83 project-based vouchers to the Sierra Vista redevelopment, in reliance on the provisions of HOTMA and the Implementing Notice and all other PBV requirements, is hereby authorized.

ROLL CALL:

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

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

5) Following a discussion, Commissioner Willey moved, seconded by Commissioner Mendelson that the following Resolution be approved as read:

RESOLUTION NO. 17-12

CONSIDER APPROVING REVISION TO FISCAL YEAR 2016-2017 AGENCY-WIDE BUDGET

WHEREAS, the Housing Authority of the County of San Joaquin (Authority) has been conducting labor negotiations that includes a Cost of Living Adjustment (COLA) and salary increases based on a recently completed salary study; and
WHEREAS, the Authority and both the San Joaquin Housing Authority Employees’ Association and the San Joaquin Housing Authority Management Association have reached a tentative agreement regarding said labor negotiations; and

WHEREAS, the initial budget approved by the Board of Commissioners in September 2016 included assumptions for a COLA increase, however, it did not include any negotiated salary compensation study adjustments; and

WHEREAS, all parties involved in the labor negotiations have tentatively agreed upon increases in salaries and corresponding benefits (FICA, PERS, Medicare and workers compensation); and

WHEREAS, not to burden the current operating budgets with the increases in salaries and benefits from the salary study, it is necessary to use program reserves to cover these increases; and

WHEREAS, staff has evaluated the impact of the labor negotiations on the salaries of the represented employees and has calculated the increases to the program’s operating budget; and

WHEREAS, the total increase agency-wide including salaries, benefits and worker’s compensation is $187,158; and

WHEREAS, these increases to the operating budgets will be paid from program reserves; and

WHEREAS, a budget revision to accommodate these adjustments requires Board of Commissioner approval.

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 16th day of February, 2017, that that certain Fiscal Year 2016-2017 Agency-wide Budget be, and the same hereby be revised to allow for the increased expenditures for salaries, benefits and workers compensation to be paid from program reserves in the sum of ONE HUNDRED EIGHTY SEVEN THOUSAND ONE HUNDRED FIFTY EIGHT ($187,158.00) DOLLARS.
BE IT FURTHER RESOLVED AND ORDERED that the Executive Director be, and he hereby is authorized and directed to amend the Fiscal Year 2016-2017 Agency-Wide Budget accordingly.

ROLL CALL:

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

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

6) Following a discussion, Commissioner Mendelson moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 17-13

RESOLUTION APPROVING TRANSFER OF SIERRA VISTA PHASE I PROJECT PROPERTY AND SOLICITATION OF LENDERS AND LOW-INCOME HOUSING TAX CREDIT EQUITY INVESTORS

WHEREAS, as a necessary process in the competitive application process for a 9% Low Income Housing Tax Credit (LIHTC) award for the phased development of the Sierra Vista Public Housing property ("the Project"), various legal, financial and real estate consents are necessary; and

WHEREAS, the LIHTC application needs to be submitted to the California Tax Credit Allocation Committee; and

WHEREAS, in addition to the consent approved at the January 19, 2017, Board of Commissioners meeting, further consent is necessary permitting and directing that a phased portion of the land to be transferred to the created Limited Partnership comprised of the Housing Authority of the County of San Joaquin and (TBD); and
WHEREAS, the 7.1 acre parcel has been appraised for $2.7 million dollars and will be an obligation of the Limited Partnership to the Authority during the 15-year compliance period; and

WHEREAS, in addition to the consent approved at the January 19, 2017, Board of Commissioners meeting, further consent is necessary authorizing and directing the solicitation of lenders and low-income housing tax credit equity investors to make loans and provide investments in support of the Project;

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 16th day of February, 2017, as follows:

1. Approval of Transfer of Project Property. That the Authorized Officers, and each of them acting alone, are authorized and directed to enter into a purchase and sale agreement with the Partnership for the Project property in order to facilitate the financing and redevelopment of the Project and facilitate the transfer of Project subject to related HUD approvals.

2. Approval of Solicitation of Lenders and Investors. That the Authorized Officers, and each of them acting alone, are authorized and directed to undertake a solicitation of lenders and low-income housing tax credit equity investors to make loans and provide investments in support of the Project. The terms of such loans and investments may be negotiated and approved by any Authorized Officer on the Authority's behalf and on behalf of the Partnership and such Authorized Officer's signature on term sheets, commitments and such other agreements evidencing the loans and tax credit equity investment shall be construed as the Authority's approval on the Authority's behalf and on behalf of the Partnership of such loan and/or tax credit equity investment.

ROLL CALL:

AYES: Commissioners Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Case
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioner Mendelson regarding using a budget and policy as to annual donations to worthy causes. Peter W. Ragsdale, Executive Director, to evaluate options and present at future meeting.

Commissioner Patrick regarding Arsha Cooper, member of the All African American Rowing Team, who visited school sites in Stockton, including Sierra Vista.

Commissioner Moore regarding homelessness. Housing Authority needs to consider options to address issue.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a 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) Personal Injury Complaint; Ross vs Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-00324175-CU-PO-STK. Conference with Legal Counsel – Existing Litigation. Government Code § 54956.9 (a); HUD/DFEH Logston; Case No. MAN-CV-LUDR-2016-0009974; HUD Case No. 09-16-4900-B; DFEH No. 787833-238709. Conference with Legal Counsel – Existing Litigation. Government Code § 54956.9 (a) HUD/DFEH Venezuela; Case No. STK-CV-LUDR-2016-0006969. Conference with Legal Counsel – Existing Litigation. Government Code § 54956.9 (a) HUD/DFEH Hornbeck; 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 Legal Counsel – Existing Litigation. Government Code


Returning from Closed Session at 6:31 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
Jon Mendelson, Commissioner
Martha Moore, Commissioner
Lester Patrick, Commissioner
Rudy Willey, Commissioner

Absent: Dale Cose, Vice-Chairperson

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan R. Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had a 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

The Chairperson announced that there is no action reportable at this time.

ADJOURNMENT:

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

ROLL CALL:

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

Upon Roll Call the Chairperson declared the meeting adjourned at 6:32 p.m.

Peter W. Ragsdale, Secretary
THE MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD MARCH 16, 2017

The Commissioners of the Housing Authority of the County of San Joaquin
met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on March 16,
2017.

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

Present: Greg Arnaudo, Chairperson
         Dale Cose, Vice Chairperson
         Jon Mendelson, Commissioner
         Martha Moore, Vice Chairperson
         Lester Patrick, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson announced he is not feeling well and that Commissioner Cose, First Vice Chairperson, will act as Chairperson Pro Tern.

The Chairperson Pro Tern declared a quorum present.

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

The Chairperson Pro Tern called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Mendelson moved, seconded by Commissioner Patrick, that the following Resolution be approved as read:
RESOLUTION NO. 17-14

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 16th day of March, 2017, that the Minutes of the Regular Meeting held February 16, 2016, 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 Mendelson, Moore, Patrick, Arnaudo, Cose
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

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

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, gave an update regarding lease up activities at Claremont Manor and advised that the property maintains a positive cash flow despite vacancies because of increased market rent, Housing Choice Voucher payments and lower maintenance and administrative costs. Mr. Ragsdale advised that the Housing Authority continues to canvass for the waiting list.

2) Mr. Ragsdale advised that the Housing Authority submitted a 9% Low Income Housing Tax Credit (LIHTC) application with Real Estate Development Services (REDS) for the 115-unit Sierra Vista redevelopment project and anticipates formal notification of scoring sometime in May 2017.

3) Mr. Gerald "Chip" Jones gave a PowerPoint presentation about damages to the Thornton Wastewater Treatment Plant caused by recent storms and about the measures taken to repair the damages. Mr. Jones advised that to date, repairs have cost approximately $280,000. [Commissioner Willey arrived at this point in the meeting, 4:22 p.m.] Mr. Jones further advised that the Housing
Authority, upon Board approval, will submit an application to the California Emergency Management Agency for Federal financial assistance.

4) Mr. Ragsdale gave an update about the construction work at Washington Street, Sartini Manor, Conway, Mourfield and Harney Lane. Mr. Ragsdale advised that Thornton and Conway Homes both received REAC scores in the mid-80s with appealable points at both properties.

REPORTS:

Each Commissioner received a copy of the Cash Balances and Investments Report; Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes; Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; Internship Report; and, Quarterly Management Reports: Management Public Housing.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

Each Commissioner received a copy of the PHADA 2017 Annual Convention and Exhibition and a copy of the Housing Authority's Annual Report.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1) Following a discussion, Commissioner Patrick moved, seconded by Commissioner Moore that the following Resolution be approved as read:
RESOLUTION NO. 17-15

RESOLUTION AUTHORIZING
BUDGET REVISION TO FY 2016-2017 AGENCY-WIDE BUDGET
FOR PUBLIC RELATIONS EXPENSES
AND AUTHORIZING EXECUTIVE DIRECTOR
DISCRETION TO DETERMINE APPROPRIATE DONATIONS TO
ORGANIZATIONS THAT POSITIVELY IMPACT THE COMMUNITY

WHEREAS, the Housing Authority of the County of San Joaquin (Authority) is committed to partnering and supporting local agencies achieve success; and

WHEREAS, the Authority periodically makes contributions to local non-profit organizations for events or activities; and

WHEREAS, to further the Authority’s mission and vision by creating community partnerships to improve the living environments and self-sufficiency of the Authority’s residents and participants, staff is recommending a budget revision to establish a budget for these types of contributions; and

WHEREAS, staff is seeking a one-time budget revision of $16,500 which represents 15% of the administrative fees earned by the Central Office Cost Center from the management of the migrant centers be allocated to public relations activities; and

WHEREAS, these funds will allow for the Executive Director, at his discretion, to make donations to organizations for activities that positively impact the community; and

WHEREAS, donations to a specific organization shall not exceed 25% of the total budget revision, or $4,125.00; and

WHEREAS, a budget revision to accommodate these adjustments requires Board of Commissioner approval.

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 16th day of March, 2017, as follows:
1) That certain Fiscal Year 2016-2017 Agency-wide Budget be, and the same hereby be revised to establish a budget for public relations activities in the sum of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 ($16,500.00) DOLLARS; and

2) That the Executive Director be, and he hereby is authorized and directed to amend the Fiscal Year 2016-2017 Agency-wide Budget accordingly; and

3) That the Executive Director be, and he hereby is authorized and directed, at his discretion, to make donations to organizations for activities that positively impact the community; and

4) That donations in Fiscal Year 2016-2017 to an organization shall not exceed 25% of the budgeted amount, or the sum of FOUR THOUSAND ONE HUNDRED TWENTY FIVE AND NO/100 ($4,125.00) DOLLARS.

ROLL CALL:

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

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

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

RESOLUTION NO. 17-16

RESOLUTION ACCEPTING BID AND AWARDING CONTRACT FOR KITCHEN AND BATH RENOVATIONS AT CONWAY HOMES

WHEREAS, notice of an Invitation for Bid, IFB No. 1617-016, to obtain a contractor to provide kitchen and bath renovations at Conway Homes has been
given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following described bids for said kitchen and bath renovations are the only bids received by this Housing Authority in response to said Invitation for Bid, to wit:

<table>
<thead>
<tr>
<th>FIRM</th>
<th>BID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gibraltar Construction (Annapolis, MD)</td>
<td>$1,432,510.45</td>
</tr>
<tr>
<td>CNW Construction (Rescue, CA)</td>
<td>$1,641,600.00</td>
</tr>
<tr>
<td>Diede Construction (Woodbridge, CA)</td>
<td>$2,613,070.00;</td>
</tr>
</tbody>
</table>

WHEREAS, the bid of Gibraltar Construction is the lowest bid of a responsible bidder in compliance with said Invitation for Bid; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract in the amount Not to Exceed (NTE) of $1,432,510.45 for kitchen and bath renovations at Conway Homes, pursuant to the Invitation for Bid.

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 16th day of March, 2017 as follows:

1) That the bid of Gibraltar Construction, in the amount Not to Exceed of $1,432,510.45 be, and the same hereby is, approved and accepted; and

2) That the Executive Director be, and he hereby is authorized and directed to enter into a contract with Gibraltar for kitchen and bath renovations at Conway Homes, in the sum Not to Exceed (NTE) ONE MILLION FOUR HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED TEN AND 45/100 ($1,432,510.45) DOLLARS.

ROLL CALL:

AYES: Commissioners Mendelson, Moore, Patrick, Willey, Arnaudo, Cose
NOES: None
ABSTAIN: None
ABSENT: None
Upon Roll Call, the Chairperson Pro Temp declared the foregoing Resolution passed and adopted.

3) Following a discussion, Commissioner Arnaudo moved, seconded by Commissioner Willey that the following Resolution be approved as read:

RESOLUTION NO. 17-17

RESOLUTION APPROVING SALE OF OBSOLETE AND SURPLUS VEHICLES

WHEREAS, the Housing Authority has identified obsolete and surplus vehicles which should be disposed of; and

WHEREAS, no other operations within the Housing Authority are in need of said vehicles; and

WHEREAS, said vehicles can be sold through an online bidding site; and

WHEREAS, it is the recommendation of the Executive Director that the Housing Authority take advantage of this opportunity to dispose of said vehicles through the online bidding site.

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 16th day of March, 2017, as follows:

1. That the Executive Director be, and he hereby is authorized and directed to convey, to the online bidding site for public auction, the vehicles referred to below:

<table>
<thead>
<tr>
<th>HA NO</th>
<th>DESCRIPTION</th>
<th>LICENSE NO</th>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>2004 Dodge Stratus</td>
<td>1134657</td>
<td>$14,152.94</td>
</tr>
<tr>
<td></td>
<td>4-Dr Sedan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>2005 Dodge Stratus</td>
<td>1134672</td>
<td>$13,040.63</td>
</tr>
<tr>
<td></td>
<td>4-Dr Sedan</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HA NO</td>
<td>DESCRIPTION</td>
<td>LICENSE NO</td>
<td>COST</td>
</tr>
<tr>
<td>-------</td>
<td>------------------------------</td>
<td>------------</td>
<td>--------------</td>
</tr>
<tr>
<td>6</td>
<td>2002 Dodge Dakota</td>
<td>1132233</td>
<td>$17,144.64</td>
</tr>
<tr>
<td></td>
<td>Extended Cab Small Pick-up</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>1999 GMC</td>
<td>E997980</td>
<td>$16,600.08</td>
</tr>
<tr>
<td></td>
<td>Extended Cab Small Pick-up</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>2002 Dodge Ram 2500</td>
<td>1111792</td>
<td>$0.00*</td>
</tr>
<tr>
<td></td>
<td>3/4 Ton Pick-up</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>1999 Chevrolet Astro Van</td>
<td>E997993</td>
<td>$21,135.16</td>
</tr>
<tr>
<td>22</td>
<td>1995 Chevrolet C-3500</td>
<td>E022963</td>
<td>$23,532.60</td>
</tr>
<tr>
<td></td>
<td>1 Ton Dump</td>
<td></td>
<td></td>
</tr>
<tr>
<td>N/A</td>
<td>Carry All Utility Cart</td>
<td>N/A</td>
<td>Unavailable</td>
</tr>
<tr>
<td>N/A</td>
<td>2005 Quad All-Terrain Vehicle</td>
<td>N/A</td>
<td>Unavailable</td>
</tr>
</tbody>
</table>

*Transferred to Operation Reserve in August 2016. Charged off to expense at that time. No value in fixed assets.

ROLL CALL:

AYES: Commissioners Mendelson, Moore, Patrick, Willey, Arnaudo, Cose
NOES: None
ABSTAIN: None
ABSENT: None

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

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

RESOLUTION NO. 17-18

DESIGNATION OF APPLICANT'S AGENT RESOLUTION FOR NON-STATE AGENCIES
ROLL CALL:

AYES: Commissioners Mendelson, Moore, Patrick, Willey, Arnaudo, Cose
NOES: None
ABSTAIN: None
ABSENT: None

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

WRITTEN COMMUNICATIONS:

Each Commissioner received a copy of the article "Trump’s Proposed Cuts Risk Slashing Rental Aid" and the U.S. Department of Housing and Urban Development letter regarding Public Housing Assessment (PHAS) Score Report for Interim Rule.

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioner Cose requested an Action Item to eliminate the requirement “being a party versed in legal/ethical issues, e.g., an attorney not currently serving as counsel,” from the alternate member description as the Ethics Committee has not been able to find an attorney to fill this committee seat.

Commissioner Mendelson regarding Continuum of Care, Annual Report on Homelessness. Commissioner Mendelson will provide information to the Board of Commissioners at the next Board meeting.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a 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) Personal Injury Complaint; Ross vs Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-00324175-CU-PO-STK. **Conference with Legal Counsel – Existing Litigation.** Government Code §54956.9 (a) HUD/DFEH Venezuela; Case No. STK-CV-LUDR-2016-0006969. **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 Legal Counsel – Existing Litigation.** Government Code §54956.9 (a) HUD/DFEH Barber; HUD Case No. 09-16-5483-8; DFEH Case No. 826864-257059. **Conference with Real Property Negotiators.** Government Code §54956.8. Properties: 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 and Construction Related Agreements concerning Sierra Vista Rehabilitation. **Conference with Labor Negotiator – Agency Negotiator –** Alan R. Coon; **Employee Organizations:** San Joaquin Housing Authority Management Association and San Joaquin Housing Authority Employees Association pursuant to Government Code §§54954.5 and 54957.6.

Returning from Closed Session at 5:48 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

**Present:** Greg Arnaudo, Chairperson
Dale Cose, Vice-Chairperson
Jon Mendelson, Commissioner
Martha Moore, Vice Chairperson
Lester Patrick, Commissioner
Rudy Willey, Commissioner

**Absent:** None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan R. Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had a **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) Personal Injury Complaint; Ross vs Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-00324175-CU-PO-STK. Conference with Legal Counsel — Existing Litigation. Government Code §54956.9 (a) HUD/DFEH Venezuela; Case No. STK-CV-LUDR-2016-0006969. 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 Legal Counsel — Existing Litigation. Government Code §54956.9 (a) HUD/DFEH Barber; HUD Case No. 09-16-5483-8; DFEH Case No. 826864-257059. Conference with Real Property Negotiators. Government Code §54956.8. Properties: 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 and Construction Related Agreements concerning Sierra Vista Rehabilitation. Conference with Labor Negotiator — Agency Negotiator — Alan R. Coon; Employee Organizations: San Joaquin Housing Authority Management Association and San Joaquin Housing Authority Employees Association pursuant to Government Code §§54954.5 and 54957.6.

The Chairperson announced that there was action to report, to wit, that the matter of HUD/DFEH Logston; Case No. MAN-CV-LUDR-2016-0009974; HUD Case No. 09-16-4900-B; DFEH No. 787833-238709, has settled with both parties dismissing their respective claims and Logston granted a Housing Choice Voucher. The Commissioners then briefly discussed future scheduling.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Mendelson, Moore, Patrick, Willey, Arnaudo, Cose
NOES: None
ABSTAIN: None
ABSENT: None
Upon Roll Call the Chairperson declared the meeting adjourned at 5:59 p.m.

Peter W. Ragsdale, Secretary
THE MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD APRIL 20, 2017

The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on April 20, 2017.

The Chairperson announced that Commissioner Moore, Second Vice Chairperson, will act as Chairperson Pro Tem as he is not feeling well.

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

Present: Greg Arnaudo, Chairperson
Dale Case, First Vice Chairperson
Martha Moore, Second Vice Chairperson
Lester Patrick, Commissioner
Rudy Willey, Commissioner

Absent: Jon Mendelson, Commissioner

The Chairperson Pro Tem declared a quorum present.

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

The Chairperson Pro Tem called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Cose moved, seconded by Commissioner Patrick, that the following Resolution be approved as read:
RESOLUTION NO. 17-19

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 April, 2017, that the Minutes of the Regular Meeting held March 16, 2017, 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 Arnaudo, Cose, Patrick, Moore
NOES: None
ABSTAIN: Commissioner Willey
ABSENT: Commissioner Mendelson

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

SPECIAL PRESENTATION:

Ms. Kayce Rane, Rane Community Development, and Mr. Greg Dietrich, Human Services Agency, regarding potential partnership with the Housing Authority of the County of San Joaquin to develop affordable housing and provide health care services.

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, advised that the State of California confirmed that the Housing Authority’s Low Income Housing Tax Credit (LIHTC) application has a leading self-score in the regional area. Mr. Ragsdale further advised that a Resident Advisory Board meeting was held in April and that a Sierra Vista Redevelopment Phase I informational meeting will be held at Sierra Vista on May 4, 2017.
2) Mr. Ragsdale advised that he and Commissioner Patrick attended the National Association of Housing and Redevelopment Officials (NAHRO) Conference in Washington D.C. and further advised that meetings with Congressmen McNerney and Denham went well.

3) Mr. Ragsdale gave an update about the Housing Choice Voucher (HCV) Housing Assistance Payment (HAP) proration and potential program impacts with current HUD funding levels as of January 1, 2017.

4) Mr. Ragsdale advised that he and Mr. Coon had a nice farewell luncheon with the previous Villa Real, Inc., Board members. Mr. Ragsdale further advised that the Housing Authority will be submitting an application to change the entity’s name from Villa Real, Inc., to Delta Community Developers’ Corp.

5) Mr. Ragsdale advised that he executed the Memorandums of Understanding between the Housing Authority of the County of San Joaquin and the Employee’s Association and Management Association. Mr. Ragsdale further advised that the Cost of Living Adjustment (COLA) is retroactive and will be disbursed the first pay period in May 2017.

6) Mr. Ragsdale advised that the matter of U.S. Department of Housing and Urban Development, California Department of Fair Employment and Housing (HUD/DFEH) Case No. STK-CVLUDR-2016-0006969 Venezuela v. HACSJ has been settled.

7) Mr. Ragsdale advised that the Housing Authority received a donation of approximately 5,600 books for distribution to children from Book Rich Environments.

REPORTS:

Each Commissioner received a copy of the Cash Balances and Investments Report; Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; Internship Report; and, Quarterly Management Reports: Technology.
PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

Each Commissioner received a copy of the Draft 2017-2018 Public Housing Agency (PHA) Plan.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1) The Chairperson Pro Tem announced that Action Item No. 1, Consider Accepting Bid and Awarding Contract No. 1617-018 for Mourfield Site Improvements" is tabled until the May 2017 Board Meeting.

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

RESOLUTION NO. 17-20

RESOLUTION ACCEPTING PROPOSAL
AND AWARDING CONTRACT FOR
REFINANCE TERM LOAN
FOR REAL PROPERTY LOCATED
AT 508 S. CENTRAL AVENUE, LODI, CA
AND DESIGNATING SIGNATORIES FOR LOAN DOCUMENTS

WHEREAS, notice of a Request for Proposal for the Refinance Term Loan has been given in a manner and for the time prescribed by the policy of this Housing Authority; and
WHEREAS, the following described proposal was the only proposal received by the Authority in response to said Request for Proposals:

F & M Bank; and

WHEREAS, the terms of the loan in F & M Bank's proposal were favorable to the Authority; and

WHEREAS, it is in the best interests of this housing Authority to award a contract to F & M Bank for Refinance Term Loan for real property located at 508 S. Central Avenue, Lodi, CA.

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 April 2017 as follows:

1) That the proposal of F & M Bank be, and the same hereby is approved and accepted; and

2) That the Executive Director be, and he hereby is authorized and directed to proceed with refinancing the loan on the real property located at 508 S. Central Avenue, Lodi, CA; and

3) That the Executive Director and Director of Finance, be, and they hereby are authorized and directed to execute any and all documents necessary related to refinancing the loan for said property for and on behalf of this Authority.

ROLL CALL:

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

Upon Roll Call, the Chairperson Pro Tem declared the foregoing Resolution passed and adopted.
3) Following a discussion in which General Counsel advised that following a previous Closed Session the Chairperson announced that the Commissioners voted, approved, and authorized the Executive Director to Execute Memorandums of Understanding between the Housing Authority of the County of San Joaquin and the San Joaquin Housing Authority Employee’s Association and Housing Authority Management Association, Commissioner Patrick moved, seconded by Commissioner Cose that the following Resolutions be approved as read:

RESOLUTION NO. 17-21

RESOLUTION RATIFYING, CONFIRMING, APPROVING AND IMPLEMENTING MEMORANDUM OF UNDERSTANDING BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND SAN JOAQUIN HOUSING AUTHORITY EMPLOYEES’ ASSOCIATION (SJHAEA)

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 April 2017, that that certain Memorandum of Understanding between the Housing Authority of the County of San Joaquin and the San Joaquin Housing Authority Employees’ Association (SJHAEA) dated October 1, 2016 through September 30, 2021, executed by the Executive Director for the Housing Authority and by members of the SJHAEA for the represented group, be, and the same hereby is ratified, confirmed and approved.

BE IT FURTHER RESOLVED AND ORDERED, that the Executive Director be, and he hereby is authorized and directed to take all necessary and appropriate steps to put the provisions of said Agreement into effect for and on behalf of this Authority.

RESOLUTION NO. 17-22

RESOLUTION RATIFYING, CONFIRMING, APPROVING AND IMPLEMENTING MEMORANDUM OF UNDERSTANDING BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND SAN JOAQUIN HOUSING AUTHORITY MANAGEMENT ASSOCIATION (SJHAMA)
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 April 2017, that that certain Memorandum of Understanding between the Housing Authority of the County of San Joaquin and the San Joaquin Housing Authority Management Association (SJHAMA) dated October 1, 2016 through September 30, 2021, executed by the Executive Director for the Housing Authority and by members of the SJHAMA for the represented group, be, and the same hereby is ratified, confirmed and approved.

BE IT FURTHER RESOLVED AND ORDERED, that the Executive Director be, and he hereby is authorized and directed to take all necessary and appropriate steps to put the provisions of said Agreement into effect for and on behalf of this Authority.

ROLL CALL:

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

Upon Roll Call, the Chairperson Pro Tem declared the foregoing Resolutions passed and adopted.

5) Following a discussion, Commissioner Willey moved, seconded by Commissioner Arnaudo that the following Resolution be approved as read:

RESOLUTION NO. 17-23

RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE ENVIRONMENTAL DOCUMENTATION AND SUBSEQUENT APPLICATIONS FOR REGIONALIZATION OF SANITARY SEWER SERVICES FOR THORNTON PROPERTIES

WHEREAS, Housing Authority of the County of San Joaquin’s (HACSJ’s) staff requested Black Water Consulting Engineers, Inc. (Black Water) provide a Project Report to identify a sustainable solution to the two Thornton community’s sewer treatment needs with funding provided by the State Water
Resources Control Board (Control Board) Clean Water State Revolving Fund (Project No. C-06-8052-110); and

WHEREAS, the Project Report was to include analysis of treatment alternatives; determine a solution; and then proceed with environmental documentation for the selected alternative through the State Clearinghouse; and

WHEREAS, the HACSJ will be the Lead Agency for the environmental process which will include adoption of the Final Report by the Board of Commissioners after public review period concludes; and

WHEREAS, the recommended solution identified within the Project Report was titled, “Regionalization.” Regionalization includes the decommissioning of the existing Wastewater Treatment Facility (WWTF) and construction of a new pump station and 2.2-mile long, 8-inch force main, designed to convey the wastewater from the Housing Authority’s Thornton developments to the existing Sacramento Area Sanitation District (SASD) Sewer Pump Station on Cameron Road; and

WHEREAS the wastewater will be conveyed to the Sacramento Regional Sanitation District wastewater treatment plant in lower Sacramento County; and

WHEREAS, this alternative has the support of San Joaquin County, Central Valley Regional Quality Control Board, Sacramento Area Sewer District and the HACSJ Board Sewer Ad-hoc Committee; and

WHEREAS, this application is predicated on Proposition 1 funding through the State of California; and

WHEREAS, the capital needs of the existing sewer facility far exceed available authority capital to provide and risk the long-term viability of the properties without an application to the State for these urgently needed capital dollars.

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 April, 2017 that the Executive Director be, and he hereby is authorized and directed to execute environmental documentation and subsequent applications for regionalization of sanitary sewer services for Thornton properties.
ROLL CALL:

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

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

6) Following a discussion, Commissioner Cose moved, seconded by Commissioner Willey that the following Resolution be approved as read:

RESOLUTION NO. 17-24

RESOLUTION APPROVING SALE OF OBSOLETE AND SURPLUS VEHICLES

WHEREAS, the Housing Authority has identified obsolete and surplus vehicles which should be disposed of; and

WHEREAS, no other operations within the Housing Authority are in need of said vehicles; and

WHEREAS, said vehicles can be sold through an online bidding site, govdeals.com; and

WHEREAS, it is the recommendation of the Executive Director that the Housing Authority take advantage of this opportunity to dispose of said vehicles through the online bidding site.

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 April, 2017, as follows:

1. That the Executive Director be, and he hereby is authorized and directed to convey, to the online bidding site for public auction, the vehicles referred to below:
<table>
<thead>
<tr>
<th>HA NO</th>
<th>DESCRIPTION</th>
<th>LICENSE NO</th>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2004 Dodge Stratus 4-Dr Sedan</td>
<td>1134658</td>
<td>$14,152.95</td>
</tr>
<tr>
<td>10</td>
<td>2003 Chevrolet S-10 Pick-up</td>
<td>1080832</td>
<td>$15,664.49</td>
</tr>
<tr>
<td>24</td>
<td>1996 Ford 1-ton Dump Truck</td>
<td>E033462</td>
<td>$25,475.40</td>
</tr>
</tbody>
</table>

ROLL CALL:

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

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

7) Following a discussion, Commissioner Willey moved, seconded by Commissioner Cose that the following Resolution be approved as read:

RESOLUTION NO. 17-25

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, bad debts primarily consist of tenants that 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, tenant balances are not written off until a minimum of 90 days after the tenant has vacated the property; and

WHEREAS, tenant's 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, there 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 are uncollectable;

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 April, 2017 that the Accounts Receivable for the quarter ending March 31, 2017, standing upon Non-Subsidized and Public Housing of the Housing Authority, in the sum of FORTY THOUSAND TWO HUNDRED NINETY ($40,290) DOLLARS, be written off effective March 31, 2017.

ROLL CALL:

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

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

WRITTEN COMMUNICATIONS:

Each Commissioner received a copy of the letter dated March 23, 2017, received from Read to Me, Stockton!
COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioner Patrick shared his perspective about the 2017 National Association of Housing and Redevelopment Officials (NAHRO) Washington Conference and meetings with legislators.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a 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) Personal Injury Complaint; Ross vs Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-00324175-CU-PO-STK. 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); and Consider/Act on April 17, 2017 Demand (Claim). Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a) HUD/DFEH Barberii HUD Case No. 09-16-5483-8i DFEH Case No. 826864-257059. Conference with Real Property Negotiators. Government Code §54956.8. Properties: APN 169-270-02; APN 169-131-01; APN 169-132-02; APN 169-134-03; 149-062-13, 14; and 208-220-08, 25, 32. Agency Negotiator: Alan R. Coon. Negotiating Parties: Housing Authority of the County of San Joaquin and Real Estate Development Services (REDS); Behavioral Health; DFA Development. Under Negotiation: Development, Financing, Construction and Partnership Related Agreements concerning Sierra Vista Rehabilitation, DFA Projects (Medici and Cottage Village) and Behavioral Health (Administration Building).

Returning from Closed Session at 6:38 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
          Dale Cose, Vice-Chairperson
          Martha Moore, Vice Chairperson
          Lester Patrick, Commissioner
          Rudy Willey, Commissioner
Absent: Jon Mendelson, Commissioner

The Chairperson Pro Tem declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan R. Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had a 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) Personal Injury Complaint; Ross vs Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin; Case No. 39-2015-00324175-CU-PO-STK. 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); and Consider/Act on April 17, 2017 Demand (Claim). Conference with Legal Counsel – Existing Litigation. Government Code §54956.9 (a) HUD/DFEH Barber; HUD Case No. 09-16-5483-8; DFEH Case No. 826864-257059. Conference with Real Property Negotiators. Government Code §54956.8. Properties: APN 169-270-02; APN 169-131-01; APN 169-132-02; APN 169-134-03; 149-062-13, 14; and 208-220-08, 25, 32. Agency Negotiator: Alan R. Coon. Negotiating Parties: Housing Authority of the County of San Joaquin and Real Estate Development Services (REDS); Behavioral Health; DFA Development. Under Negotiation: Development, Financing, Construction and Partnership Related Agreements concerning Sierra Vista Rehabilitation, DFA Projects (Medici and Cottage Village) and Behavioral Health (Administration Building).

The Chairperson Pro Tem announced that the Board had unanimously rejected Conciliation Offer made in the Hornbeak matter; and that action had been taken on the Real Property Negotiations but not reportable at this time.

ADJOURNMENT:

There being no further business at hand, Commissioner Willey moved, seconded by Commissioner Cose that the meeting be adjourned.
ROLL CALL:

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

Upon Roll Call the Chairperson declared the meeting adjourned at 6:39 p.m.

[Signature]

Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in an Annual Meeting at 421 South El Dorado Street at 4:00 p.m. on May 18, 2017.

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

**Present:**
- Greg Arnaudo, Chairperson
- Dale Cose, First Vice Chairperson
- Jon Mendelson, Commissioner
- Martha Moore, Second Vice Chairperson
- Lester Patrick, Commissioner

**Absent:**
- Rudy Willey, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director; Alan Richard Coon, General Counsel; Gerald “Chip” Jones, Deputy Director; and Melinda Hazard, Director of Finance, were in attendance.

The Chairperson called for the Pledge of Allegiance.

**ELECTION OF OFFICERS:**

The Chairperson announced that this was the time and place for the election of Chairperson for the forthcoming year.

Commissioner Cose nominated Commissioner Arnaudo as Chairperson for the forthcoming year, seconded by Commissioner Mendelson.
There being no further nominations, the Chairperson declared the nominations closed.

ROLL CALL:

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

Upon Roll Call, Commissioner Arnaudo was seated as Chairperson for the forthcoming year.

The Chairperson announced that this was the time and place for the election of the First Vice Chairperson and Second Vice Chairperson for the forthcoming year. The Chairperson recommended that the current officers continue to serve for another year. The Chairperson motioned, seconded by Commissioner Mendelson to re-elect Commissioner Dale Cose as First Vice Chairperson, and re-elect Commissioner Martha Moore as Second Vice Chairperson.

There being no further nominations, the Chairperson declared the nominations closed.

ROLL CALL:

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

Upon Roll Call, Commissioner Cose was seated as First Vice Chairperson for the forthcoming year and Commissioner Moore was seated as Second Vice Chairperson for the forthcoming year.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore, that the following Resolution be approved as read:
RESOLUTION NO. 17-26

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in an Annual Meeting this 18th day of May, 2017, that the Minutes of the Regular Meeting held April 20, 2017, 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 Cose, Mendelson, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: Commissioner Mendelson
ABSENT: Commissioner Willey

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

At this point in the meeting, 4:08 p.m., the Chairperson announced that the Board of Commissioners’ meeting is recessed so that the Commissioners could conduct the Villa Real, Inc., Board meeting.

The Board of Commissioners’ meeting was reconvened at 421 S. El Dorado Street, Stockton, CA at 4:09 pm.

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

Present: Greg Arnaudo, Chairperson
Dale Cose, First Vice Chairperson
Jon Mendelson, Commissioner
Martha Moore, Second Vice Chairperson
Lester Patrick, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson declared a quorum present.
Peter W. Ragsdale, Executive Director; Alan Richard Coon, General Counsel; Gerald “Chip” Jones, Deputy Director; and Melinda Hazard, Director of Finance, were in attendance.

PUBLIC HEARING:

The Chairperson announced that this was the time and place for the Public Hearing on the Proposed Housing Authority of the County of San Joaquin Public Housing Agency (PHA) Annual Plan for Fiscal Year 2017-2018, and declared said Public Hearing open. There being no comments on said PHA Annual Plan for Fiscal year 2017-2018, the Chairperson declared the Public Hearing closed.

The Chairperson announced that Action Items are moved to this point in the meeting.

ACTION ITEMS:

1) Following a discussion, Commissioner Cose moved, seconded by Commissioner Mendelson that the following Resolution be approved as read:

RESOLUTION NO. 17-27

RESOLUTION APPROVING AND AUTHORIZING SUBMISSION OF INVENTORY REMOVAL APPLICATION FORM OMB APPROVAL NO. 2577-0075 TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, as part of the redevelopment efforts for Sierra Vista Homes, the Housing Authority of the County of San Joaquin must submit an Inventory Removal Application to the United States Department of Housing and Urban Development (HUD) for the disposition of public housing; and

WHEREAS, the application seeks HUD’s approval to dispose of 7.939 acres of land incorporating 27 residential units; and

WHEREAS, the 7.939 acres also includes the portion of Twelfth Street where 36 units were demolished in 2015; and

WHEREAS, the demolition of the 27 units will occur after the disposition of the land to the partnership as incorporated into the Low Income Housing Tax Credit application; and
WHEREAS, as part of the application process, staff has received a letter of support from the City of Stockton, met with the Sierra Vista Resident Council, held a Resident Advisory Board (RAB) meeting, and met with the Sierra Vista residents; and

WHEREAS, the final document needed to complete and submit the Inventory Removal Application form is a Board Resolution showing the Board's support for and approval of the Inventory Removal application.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in an Annual Meeting this 18th day of May 2017 that Inventory Removal Application Form OMB Approval No. 2577-0075 is hereby approved and that the Executive Director by, and he hereby is authorized and directed to submit said form to the U.S. Department of Housing and Urban Development.

ROLL CALL:

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

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

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

RESOLUTION NO. 17-28

RESOLUTION APPROVING AND IMPLEMENTING SIDE LETTER AGREEMENT
HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN BETWEEN
SAN JOAQUIN HOUSING AUTHORITY EMPLOYEES' ASSOCIATION AND
SAN JOAQUIN HOUSING AUTHORITY MANAGEMENT ASSOCIATION

(CalPERS Reporting Requirement Regarding Uniforms and Work Boots)
BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in an Annual Meeting this 18th day of May, 2017, that that certain Side Letter Agreement between the Housing Authority of the County of San Joaquin and the San Joaquin Housing Authority Employees’ Association and the San Joaquin Housing Authority Management Association be, and the same hereby is approved.

ROLL CALL:

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

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

3) Following a discussion, Commissioner Cose moved, seconded by Commissioner Patrick that the following Resolutions be approved as read:

RESOLUTION NO. 17-29

RESOLUTION ACCEPTING AUDITED ANNUAL FINANCIAL STATEMENT FOR THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2016

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in an Annual Meeting this 18th day of May, 2017 that the Audited Financial Statement for the Housing Authority of the County of San Joaquin for the Fiscal Year ended September 30, 2016, be and the same hereby is accepted.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

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

**RESOLUTION NO. 17-30**

**RESOLUTION AUTHORIZING AND APPROVING HISTORICAL SALARY PAY SCHEDULES**

**WHEREAS,** California Public Employees' Retirement System, (CalPERS) conducted an audit of the Housing Authority of the County of San Joaquin's (HACSJ) CalPERS and published their findings in June 2016; and

**WHEREAS,** as a result of the audit, the HACSJ was found to not have complete approved salary schedules; and

**WHEREAS,** the CalPERS audit required the Authority to prepare and adopt a salary schedule for all positions from 2010 to current; and

**WHEREAS,** Government Code 20636 requires pay rates be reported to CalPERS pursuant to a publicly available pay schedule; and

**WHEREAS,** it is necessary to approve and adopt historical salary schedules as follows:

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**Director of Finance**

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**Director of Business Services**

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**Director of Rental Assistance**

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**Director of IT**

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Human Resources Manager

**New 2017**

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**NOW, THEREFORE, BE IT RESOLVED AND ORDERED** by the Commissioners of the Housing Authority of the County of San Joaquin meeting in an Annual Meeting this 18th day of May, 2017 that those certain historical salary schedules be, and the same hereby are approved and adopted.

**ROLL CALL:**

**AYES:** Commissioners Cose, Mendelson, Moore, Patrick, Arnaudo

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Commissioner Willey

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

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

RESOLUTION NO. 17-31

RESOLUTION
RATIFYING, CONFIRMING AND APPROVING
ACCEPTANCE OF BID AND AWARD OF CONTRACT FOR
MOURFIELD SITE IMPROVEMENTS
AND
APPROVING CHANGE ORDER NO. 1

WHEREAS, notice of an Invitation for Bid has been given in a manner and for the time prescribed by the policy of the Housing Authority; and

WHEREAS, the following described bids for said Mourfield Site Improvements are the only bids received by the Authority in response to said Invitation for Bid, to wit:

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<td>CNW Construction (Rescue, CA)</td>
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<td>Richard Townsend Construction (Oakdale, CA)</td>
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<td>Robert Burns Construction (Stockton, CA)</td>
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<td>BZ Construction (Ceres, CA)</td>
<td>$218,975.00; and</td>
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WHEREAS, the bid of CNW Construction is the lowest bid of a responsible bidder in compliance with said invitation for Bid; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract in the amount of $140,000.00 for Mourfield Site Improvements to CNW Construction; and

WHEREAS, the Executive Director, in consultation with the Chairperson, accepted the lowest bid of CNW Construction and executed the contract with CNW Construction for Mourfield Site Improvements in an amount not to exceed $140,000.00; and

WHEREAS, the process has no financial impact and improves Housing Authority-owned property; and

WHEREAS, the Housing Authority generated Change Order No. 1 in the amount of $39,517.36 as the contractor is required to use State prevailing wages and the IFB only indicated Federal prevailing wages were to be used.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in an Annual Meeting this 18th day of May, 2017 as follows:
1) That Acceptance of the Bid of CNW Construction for Mourfield Site Improvements in an amount not to exceed $140,000.00, be, and the same hereby is, ratified, confirmed and approved, and

2) That execution by the Executive Director of the Contract between the Housing Authority of the County of San Joaquin and CNW Construction for Mourfield Site Improvements in an amount not to exceed ONE HUNDRED FORTY THOUSAND ($140,000.00) DOLLARS, be, and the same hereby is, ratified, confirmed and approved; and

3) That Change Order No. 1 in the amount of $39,517.36 be, and hereby is approved; and

4) That the Executive Director be, and he hereby is authorized and directed to execute Change Order No. 1 in an amount not to exceed THIRTY NINE THOUSAND FIVE HUNDRED SEVENTEEN AND THIRTY SIX CENTS ($39,517.36) DOLLARS.

ROLL CALL:

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

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

6) Following a discussion, Commissioner Mendelson moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 17-32

RESOLUTION ADOPTING
REVISED PUBLIC HOUSING RESIDENT DWELLING LEASE

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in an Annual Meeting this 19th day of May, 2017 that that certain Revised Public Housing Resident Dwelling Lease, May 18, 2017, be, and the same hereby is approved and adopted.
ROLL CALL:

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

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

7) Following a discussion, Commissioner Patrick moved, seconded by Commissioner Cose that the following Resolution be approved as read:

RESOLUTION NO. 17-33

RESOLUTION APPROVING AND AUTHORIZING SUBMISSION OF INVENTORY REMOVAL APPLICATION FORM OMB APPROVAL NO. 2577-0075 TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, as part of the redevelopment efforts for Sierra Vista Homes, the Housing Authority of the County of San Joaquin must submit an Inventory Removal Application to the United States Department of Housing and Urban Development (HUD) for the disposition of public housing; and

WHEREAS, the application seeks HUD’s approval to dispose of 7.939 acres of land incorporating 27 residential units; and

WHEREAS, the 7.939 acres also includes the portion of Twelfth Street where 36 units were demolished in 2015; and

WHEREAS, the demolition of the 27 units will occur after the disposition of the land to the partnership as incorporated into the Low Income Housing Tax Credit application; and

WHEREAS, as part of the application process, staff has received a letter of support from the City of Stockton, met with the Sierra Vista Resident Council, held a Resident Advisory Board (RAB) meeting, and met with the Sierra Vista residents; and
WHEREAS, the final document needed to complete and submit the Inventory Removal Application form is a Board Resolution showing the Board's support for and approval of the Inventory Removal application.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in an Annual Meeting this 18th day of May 2017 that Inventory Removal Application Form OMB Approval No. 2577-0075 is hereby approved and that the Executive Director be, and he hereby is authorized and directed to submit said form, and any related forms necessary to this application, to the U.S. Department of Housing and Urban Development.

ROLL CALL:

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

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

8) Commissioner Mendelson recused himself from discussion and action pertaining to this action item due to a possible conflict of interest. Following a discussion, Commissioner Cose moved, seconded by Commissioner Patrick that the following Resolution be approved as read:

RESOLUTION NO. 17-34

RESOLUTION ACCEPTING PROPOSAL AND AWARDING CONTRACT FOR RESIDENTIAL OPPORTUNITY SELF-SUFFICIENCY (ROSS) COORDINATOR SERVICES

WHEREAS, Notice of a Request for Proposal for ROSS Coordinator Services has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following proposals for said ROSS Service Coordinator Services are the only proposals received by this Authority in response to said Request for Proposal:
FIRM

Stocktonians Taking Action to Neutralize Drugs (STAND); and

WHEREAS, the proposal was reviewed utilizing the criteria set forth in the Request for Proposals; and

WHEREAS, it has been deemed that the proposal of STAND best suits the needs of the Housing Authority; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract for ROSS Service Coordinator Services to STAND in an amount not to exceed $321,586 for the contract term pending U.S. Department of Housing and Urban Development (HUD) approval.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in an Annual Meeting this 18th day of May 2017 as follows:

1) That the proposal of STAND in an amount not to exceed $321,586 be, and the same hereby is, approved and accepted; and

2) That the Executive Director be, and he hereby is authorized and directed to enter into contract for ROSS Service Coordinator needs with STAND in an amount not to exceed THREE HUNDRED TWENTY ONE THOUSAND FIVE HUNDRED EIGHTY SIX ($321,586.00) DOLLARS.

ROLL CALL:

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

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

9) Following a discussion, Commissioner Mendelson moved, seconded by Commissioner Patrick that the following Resolution be approved as read:
RESOLUTION NO. 17-35

RESOLUTION AWARDING
CONTRACTS FOR
"VACANT UNIT TURNOVER SERVICES"

WHEREAS, the Housing Authority of the County of San Joaquin
published Invitation for Bid ("IFB") No. 1617-029 to obtain General Contractor(s)
Services to provide vacant unit turnover services on an "as-needed" basis; and

WHEREAS, notice of IFB for General Contractor(s) Services has been
given in a manner and for the time prescribed by the policy of this Housing
Authority; and

WHEREAS, the following bids for said General Contractor(s) Services are
the only proposals received by this Authority in response to said Invitation for Bid:

FIRM

Mandal Construction (Pacific Grove, CA)
California Framing (Stockton, CA)
Grand Construction (Stockton, CA); and

WHEREAS, the Housing Authority intends to form a pool of contractors for
contracted unit turnover services to draw from on an as-needed basis; and

WHEREAS, when the Housing Authority has need of work it shall contact
the first-ranked Contractor to ascertain as to whether or not that Contractor is
available to do the work within a reasonable timeframe the Housing Authority has
established for that work; and

WHEREAS, if the first-ranked Contractor is not available, the Housing
Authority may then proceed to the next highest ranked Contractor; and

WHEREAS, Contractor rankings are based upon prices submitted for each
unit turnover; and

WHEREAS, it has been deemed that the bids of Mandal Construction and
California Framing suit the needs of the Housing Authority; and
WHEREAS, it is in the best interests of this Housing Authority to award contracts as follows:

1) Contract 1617-029a to Mandal Construction, not to exceed $150,000 for term of contract; and

2) Contract No. 1617-029b to California Framing, not to exceed $150,000 for term of the contract.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in an Annual Meeting this 18th day of May 2017, as follows:

1) That the Invitation for Bid of Mandal Construction, be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for general contractor services with Mandal Construction, in the amount Not To Exceed (NTE) ONE HUNDRED FIFTY THOUSAND ($150,000) DOLLARS; and

2) That the Invitation for Bid of California Framing, be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for general contractor services with California Framing, in the amount Not To Exceed (NTE) ONE HUNDRED FIFTY THOUSAND ($150,000) DOLLARS.

ROLL CALL:

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

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

Commissioner Patrick dismissed himself at this point in the meeting, 5:01 p.m.

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, advised that May 4th was the tenant kick-off meeting with approximately 40 residents at Sierra Vista. Mr. Ragsdale
further advised that invitees included Supervisor Miguel Villapudua, Mayor Michael Tubbs, Councilmember Jesus Andrade, the development team of REDS Inc., Mogavero Architecture, Overland Pacific and Cutler (relocation consultants), Housing Authority leadership, a member of the Board of Commissioners, the Sierra Vista Resident Council, Housing Authority partners including Pastor Glenn Shields of Progressive Community Church and Fred Shell of S.T.A.N.D. Mr. Ragsdale advised that the presentation included design, relocation options, unit mix and style and amenities.

2) Mr. Ragsdale gave an update about his monthly conference call with the U.S. Department of Housing and Urban Development (HUD) shortfall team and reviewed options the Housing Authority has to address the shortfall. Mr. Ragsdale advised that staff are working to update the unit counts and HAP expenses and will make projections to determine whether or not to honor or pull back vouchers. Mr. Ragsdale further advised that he will provide information about the net effect on the HCV program at the June Commissioners’ meeting.

Commissioner Mendelson advised that since he will not be present at the June Board of Commissioners’ meeting, he would like to state that he believes it is a moral imperative to fulfill the vouchers already promised.

3) Mr. Ragsdale gave an update about the construction at Mourfield and the Washington Street apartments. Mr. Ragsdale advised that the Housing Authority received an additional $47,000.00 CDBG award from San Joaquin County for additional renovations, bringing the total investment in the last two funding years to $330,000.00

4) Mr. Ragsdale advised that staff attended resident meetings at three of the Migrant Centers and further advised that the Housing Authority would like to see a solution to the OMS migrant center program opening and closing dates to meet the needs of the families at the Centers.

Mr. Ragsdale advised that staff are negotiating with OMS/HCD on the current Artesi II/III operating deficit of $209,000 and that the Housing Authority received $99,000 from OMS/HCD with a promise of meeting the full request. Mr. Ragsdale further advised that staff is also negotiating on current year budgets which should increase management revenue.

5) Mr. Ragsdale advised he attended a joint meeting of the Board of Supervisors and City of Stockton Council meeting on May 16, 2017, with the focus on the Homelessness issue and work of the task force. Mr. Ragsdale further advised
that Mr. Greg Diederich gave a presentation about the Housing Authority's partnership with Behavioral Health Services.

REPORTS:

Each Commissioner received a copy of the Cash Balances and Investments Report, Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; Internship Report; and, Quarterly Management Reports: Management Public Housing; Multi-Family Housing; and Housing Choice Voucher Program.

PUBLIC COMMENTS:

Patricia Barrett, Housing Choice Voucher program participant, regarding rent adjustment correspondence she and her landlord received and the Boards and Commissions application she submitted to the San Joaquin County Board of Supervisors.

INFORMATION ITEMS:

Each Commissioner received a copy of the letter dated May 9, 2017 from the San Joaquin County Clerk of the Board of Supervisors regarding the Government Leadership training Program.

CONSENT ITEMS:

There were none.

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 Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b):


Returning from Closed Session at 6:05 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:
Present: Greg Arnaudo, Chairperson
Dale Cose, First Vice Chairperson
Martha Moore, Second Vice Chairperson
Lester Patrick, Commissioner
Jon Mendelson, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan R. Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had a Conference with Legal Counsel — Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Two.


The Chairperson announced that no action had been taken and that the public employee evaluations are tabled to the next Board of Commissioners’ meeting.

ADJOURNMENT:

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

ROLL CALL:

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

Upon Roll Call the Chairperson declared the meeting adjourned at 6:06 p.m.

Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 South El Dorado Street at 5:30 p.m. on May 24, 2017.

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

Present:
- Greg Arnaudo, Chairperson
- Dale Cose, First Vice Chairperson
- Jon Mendelson, Commissioner
- Martha Moore, Second Vice Chairperson
- Lester Patrick, Commissioner
- Peter W. Ragsdale, Executive Director
- Alan Richard Coon, General Counsel

Absent:
- Rudy Willey, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director and Alan Richard Coon, General Counsel were in attendance.

The Chairperson called for the Pledge of Allegiance.

**APPROVAL OF THE MINUTES:**

There were none.

**EXECUTIVE DIRECTOR'S REPORT:**

There were none.
REPORTS:

There were none.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

There were none.

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

There were none.

CLOSED SESSION:

Returning from Closed Session at 7:38 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

**Present:**  
Greg Arnaudo, Chairperson  
Dale Cose, First Vice Chairperson  
Martha Moore, Second Vice Chairperson  
Lester Patrick, Commissioner  
Jon Mendelson, Commissioner  

**Absent:**  
Rudy Willey, Commissioner  

A quorum was therefore present. Peter W. Ragsdale, Executive 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: APN 208-220-08, 25, 32. **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and DFA Development, LLC]. Additionally in the Closed Session the Commissioners had a **Conference regarding Public Employee Performance Evaluation.** [Government Code §54957 (b) (1). Executive Director. **Public Employee Performance Evaluation.** Government Code §54957 (b) (1). General Counsel.]

The Chairperson announced that the Board of Commissioners had considered and, after further discussion on Low Income Housing Tax Credit projects in general, unanimously agreed to approve and authorize the Executive Director to execute appropriate “Term Sheets” so as to enable DFA Development (and related entities) and the Housing Authority of the County of San Joaquin (and/or its affiliates) to apply for Low Income Housing Tax Credits with the understanding that the final terms are subject to future negotiations. And, further, the Executive Director is authorized to bring back the “Term Sheets” for both the Medici and Cottage Village Projects (APN #s 208-220-08; 25, 32; 169-270-02; 169-131-01; 169-132-02; 169-134-03; and 149-062-13 14) for formal Approval by Resolution(s).

The Chairperson announced that the Commissioners evaluated both Executive Director and General Counsel and unanimously graded both employees with high and positive marks. Thereafter, following additional discussion regarding satisfaction with the services being provided by said employees, the Board unanimously moved and approved the amendment of the Executive Director’s **Employment Agreement as follows:** (i) a ten (10) percent increase in Base Salary; and (ii) increasing Executive Director’s administrative leave by an additional forty
(40) hours which may both accrue and have a cash out option. This Amendment shall be made effective as of May 24, 2017. Further, as the Executive Director has agreed to provide a list and plan for potential developments, in a to be prepared Five-Year Strategic Plan, the Board directed that on or after the Executive Director’s employment anniversary date of November 1, 2017, the Board shall be presented with an action item and attending resolution regarding extending the Executive Director’s Employment Agreement for five (5) years from November 1, 2017.

The Board proposed and unanimously moved and approved granting to General Counsel a bonus of $1,000 for extraordinary services rendered over the last year provided such a bonus is proper under the current Employment Agreement, policies and applicable law.

The Commissioners finally directed that both Amendments be prepared and submitted to the Chairperson for review and execution.

ADJOURNMENT:

There being no further business at hand, Commissioner Mendelson moved, seconded by Commissioner Cose that the meeting be adjourned at 7:48 p.m.

ROLL CALL:

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

Upon Roll Call the Chairperson declared the meeting adjourned at 7:48 p.m.

Peter W. Ragsdale, Secretary
THE MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD JUNE 15, 2017

The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on June 15, 2017.

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

Present: Greg Arnaudo, Chairperson
Dale Cose, First Vice Chairperson
Martha Moore, Second Vice Chairperson
Rudy Willey, Commissioner

Absent: Jon Mendelson, Commissioner
Lester Patrick, Commissioner

The Chairperson declared a quorum present.

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

The Chairperson called for the Pledge of Allegiance.

The Chairperson announced that Approval of the Minutes is tabled to a later time in this matter as there was currently not a quorum of Commissioners who were present at the May 18, 2017 and May 24, 2017 meetings to approve said Minutes.

The Chairperson announced that the Board of Commissioners' meeting is recessed so that the Commissioners could conduct the Villa Real, Inc., Board meeting.

Commissioner Lester Patrick arrived at this point in the meeting 4:04 p.m.
The Board of Commissioners' meeting was reconvened at 421 S. El Dorado Street, Stockton, CA at 4:18 pm.

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

Present: Greg Arnaudo, Chairperson
Dale Cose, First Vice Chairperson
Martha Moore, Second Vice Chairperson
Lester Patrick, Commissioner
Rudy Willey, Commissioner

Absent: Jon Mendelson, Commissioner

The Chairperson declared a quorum present.

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

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore, that the following Resolutions be approved as read:

RESOLUTION NO. 17-36

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 15th day of June, 2017, that the Minutes of the Annual Meeting held May 18, 2017, 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.

RESOLUTION NO. 17-37

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
15th day of June, 2017, that the Minutes of the Special Meeting held May 24, 2017, 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 Case, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: Commissioner Willey
ABSENT: Commissioner Mendelson

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

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, advised that the Housing Authority received official notification of the California Tax Credit Allocation Committee (CTCAC) award for the development of Phase 1 of Sierra Vista Homes and reviewed the proposed timeline. Mr. Ragsdale provided a copy of the Press Release and an article in The Record regarding the proposed development at Sierra Vista Homes.

2) Mr. Ragsdale advised that the Housing Authority submitted its 2016 audit to the Federal Clearing house which had not been performed for the previous 4 years’ audits and further advised that the U.S. Department of Housing and Urban Development (HUD) has accepted the Housing Authority’s Financial Data Schedule (FDS) for the 2016 fiscal year.

3) Mr. Ragsdale advised that the Housing Authority’s Housing Choice Voucher program remains oversubscribed and is drawing down its HUD held funds. Mr. Ragsdale further advised that the Housing Authority is actively working with the Shortfall Triage team to leverage the HUD Two-Year Tool to model available monies remaining for 2017.

Mr. Ragsdale advised that the Housing Authority received additional funding in administrative fee income for January through March 2017 due to higher voucher utilization. Mr. Ragsdale further advised that 176 Veterans Affairs Supportive Housing (VASH) vouchers are being utilized. While this is positive, efforts to fully utilize vouchers are challenging.
REPORTS:

Each Commissioner received a copy of the Cash Balances and Investments Report, Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; and Internship Report.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

Each Commissioner received a copy of the 2017 National Association of Housing and Redevelopment Officials (NAHRO) Summer Conference, July 16-18, Indianapolis, Indiana, Conference Schedule.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1 and 2) Following a discussion, Commissioner Willey moved, seconded by Commissioner Cose that the following Resolutions be approved as read:

RESOLUTION NO. 17-38

RESOLUTION ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING/REPORTING PLAN FOR THE THORNTON WASTEWATER PLANNING PROJECT, WASTEWATER TREATMENT FACILITY AND AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE AND FILE NOTICE OF DETERMINATION WITH THE SAN JOAQUIN COUNTY CLERK AND THE STATE CLEARINGHOUSE

WHEREAS, the Housing Authority of the County of San Joaquin (Authority), a public body corporate and politic, is the owner of the legal properties of Mokelumne Manor (APN 001-150-43), Sartini Manor (001-300-01, 02, 03 &
04), and Vacant Parcel (001-150-45) consisting of approximately 3.7 acres (Authority housing projects in the community of Thornton); and

WHEREAS, the Authority is the owner and operator of the wastewater treatment facilities servicing the above mentioned properties which includes the infrastructure, real properties (APNs 001-150-49 and 001-150-32), and 10’ wide electrical power line easement, 10’ wide sanitary sewer easement from Mokelumne Manor, 10’ wide water main easement, and 10’ wide sanitary sewer easement from Sartini Manor as identified on San Joaquin County Tentative Map #S-78-4; and

WHEREAS, the Authority proposes the Thornton Wastewater Planning Project (Project) to address deficiencies in the wastewater treatment; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, the Authority has prepared an Initial Study (IS) of environmental effects and intends to adopt a Mitigated Negative Declaration (MND) for the Project, and submitted the IS/MND to the State of California’s State Clearinghouse (SCH# 2017042063) on April 21, 2017; posted a Notice of Intent to adopt the IS/MND in two local newspapers (The Record and Lodi News-Sentinel) on April 21, 2017; made copies available for public review at the Thornton public library, 26341 Thornton Road, Thornton, CA and Authority offices, 448 S. Center Street, Stockton, CA; filed said notice with the San Joaquin County Clerk (File Document #39-04212017-150) on April 21, 2017; and posted the IS/MND on the Authority website for a 30-day public review; and

WHEREAS, the Authority has received only three statements regarding the IS/MND’s potential environmental effects of the Project: from the Buena Vista Rancheria of Me-Wuk Indians dated April 25, 2017 “reserving the right to consult further regarding this project”; from the Sacramento Regional County Sanitation District (Regional San) and the Sacramento Area Sewer District (SASD) dated May 15, 2017 providing preliminary comments communicating Regional San and SASD’s expectations during the design phase; and from the Central Valley Regional Water Quality Control Board dated May 16, 2017 identifying regulatory concerns surrounding the proposed project; and

WHEREAS, no specific comments regarding potential adverse environmental impacts of the Project were provided by these agencies or from any other agencies or members of the general public; and
WHEREAS, based on no registered opposition to the IS/MND, it is in the best interests of this Authority for its Board of Commissioners (Commissioners) to adopt the IS/MND.

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 15th day of June, 2017 that the following findings are made:

The Project has been analyzed for potential environmental impacts pursuant to CEQA and the State CEQA Guidelines.

The conclusions of the environmental impact analysis are that the Project would have no significant environmental impacts except for mitigation measures identified in the Initial Study/Mitigated Negative Declaration.

All potentially significant environmental impacts identified with the Project would be avoided or would be reduced to a level that would be less than significant with the implementation of mitigation measures described in the MND that specifically address these impacts.

The mitigation measures described in the MND have been accepted by the Authority, included in the Mitigation Monitoring/Reporting Plan and will be incorporated into the Project.

With incorporation of the mitigation measures, there is no evidence in the record before the Authority that the project would involve a significant effect on the environment, and an IS/MND is the appropriate document to be prepared pursuant to CEQA and the State CEQA Guidelines.

The MND reflects the independent judgment of the Authority regarding the potential environmental impacts of the Project.

BE IT FURTHER RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin as follows:

1) That the Initial Study/Mitigated Negative Declaration for the Thornton Wastewater Planning Project, Wastewater Treatment Facility, and the Mitigation Monitoring/Reporting Plan for the Thornton Wastewater Planning Project, Wastewater Treatment Facility, are hereby approved and adopted; and
9) That the Executive Director be, and he hereby is authorized and directed to execute and file a Notice of Determination with the San Joaquin County Clerk and the State Clearinghouse and all necessary documents to comply with the intent of this Resolution No. 17-38.

RESOLUTION NO. 17-39

RESOLUTION AUTHORIZING DISTRICT TO APPLY FOR CALIFORNIA STATE WATER RESOURCES CONTROL BOARD FUNDING PROGRAM AND DESIGNATION OF THE EXECUTIVE DIRECTOR TO SUBMIT APPLICATION

WHEREAS, the Housing Authority of the County of San Joaquin (Authority), a public body corporate and politic, is the owner of the legal properties of Mokelumne Manor (APN 001-150-43), Sartini Manor (001-300-01, 02, 03 & 04), and Vacant Parcel (001-150-45) consisting of approximately 3.7 acres (Authority housing projects in the community of Thornton); and

WHEREAS, the Authority is the owner and operator of the wastewater treatment facilities servicing the above mentioned properties which includes the infrastructure, real properties (APNs 001-150-49 and 001-150-32), and easements identified on San Joaquin County Tentative Map #S-78-4; and

WHEREAS, the Authority proposes the Thornton Wastewater Planning Project (Project) to address deficiencies in the wastewater treatment; and

WHEREAS, the Authority seeks to connect existing sewer lift station and install an 8-inch plus sewer force main to the Sacramento Area Sewer District (SASD) connection point, approximately 2.2 miles to the north.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin in a Regular Meeting held this 15th day of June, 2017 that the Executive Director (the "Authorized Representative"), or his designee, is hereby authorized and directed to sign and file, for and on behalf of this Authority, a Financial Assistance Application for a financing agreement from the State Water Resources Control Board for the planning, design, and construction of the Housing Authority Thornton Wastewater Improvements (the "Project").

BE IT FURTHER RESOLVED AND ORDERED as follows:
1) That this Authorized Representative, or his/her designee, is designated to provide the assurances, certifications, and commitments required for the financial assistance application, including executing a financial assistance and related agreements from the State Water Resources Control Board and any amendments or changes thereto; and

2) That the Authorized Representative, or his/her designee of the Housing Authority of the County of San Joaquin is hereby designated to represent the Housing Authority of the County of San Joaquin in carrying out the Authority's responsibilities under the financing agreement, including certifying disbursement requests on behalf of the Authority and compliance with applicable state and federal laws.

ROLL CALL:

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

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

Action Item Nos. 3 and 5) Following a discussion regarding both of these action matters, Commissioner Cose moved, seconded by Commissioner Willey that the following Resolutions be approved as read:

RESOLUTION NO. 17-40

RESOLUTION APPROVING TRANSFER OF FUNDS FROM CENTRAL OFFICE COST CENTER (COCC) TO DELTA COMMUNITY DEVELOPERS CORP.

WHEREAS, April 1, 2016, the U.S. Department of Housing and Urban Development (HUD) emailed Housing Authorities a letter indicating that HUD plans to re-federalize COCC fee revenue; and

WHEREAS, according to the letter, fees generated from the Housing Choice Voucher and Public Housing programs that are earned by the COCC will maintain their identity as federal funds; and
WHEREAS, any fees earned by the COCC from non-federal sources will remain non-federal meaning that HCV and PH operating and capital fund fees that paid into the COCC will be limited to authorized HCV and PH uses and eligible activities; and

WHEREAS, HUD is still early in the process of determining how the re-federalization of the COCC will be implemented and if COCC reserves will be eligible for recapture; and

WHEREAS, according to the letter, HUD anticipates publishing its final rule by December of 2017; and

WHEREAS, based on the current information available, the Authority’s auditing firm, Smith Marion & Company, is recommending that the Authority move as much of its working capital out of the COCC and into a non-profit entity; and

WHEREAS, there is no guarantee that HUD will not require the Authority to move the money back to the COCC and re-federalize it; and

WHEREAS, the auditor recommended that, if the Authority chose to make this move, it be completed before the end of this fiscal year which is September 30, 2017; and

WHEREAS, staff has completed an analysis of the available working capital that can be moved to Delta Community Developers Corp. (formerly known as Villa Real, Inc.); and

WHEREAS, staff recommends moving $700,000 in cash from the COCC to Delta Community Developers Corp. along with the associated accounts receivable for the $206,000 in predevelopment costs for the Sierra Vista Phase I redevelopment to ensure that the $206,000 will be reimbursed to Delta Community Developers Corp. in an effort to keep it from being re-federalized.

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 15th day of June, 2017 that the Executive Director, be and he hereby is authorized and directed to move SEVEN HUNDRED THOUSAND ($700,000) DOLLARS from Housing Authority of the County of San Joaquin Central Office Cost Center to Delta Community Developers Corp.
RESOLUTION NO. 17-42

RESOLUTION APPROVING FORGIVENESS OF LOAN FROM HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN TO VILLA REAL, INC.

WHEREAS, Villa Real, Inc., is a non-profit organization with the mission to provide affordable housing in San Joaquin County; and

WHEREAS, as part of that mission it constructed a fourplex at 524 South American Street in Stockton, California; and

WHEREAS, Villa Real, Inc., obtained a construction loan from F&M Bank in 2007 to finance construction of the fourplex; and

WHEREAS, F&M Bank granted an extension of the original loan with an expiration date of February 2010; and

WHEREAS, as the expiration date approached, the loan balance had reached $94,930.26 and construction would not be completed by the loan expiration date; and

WHEREAS, the Housing Authority of the County of San Joaquin (Authority) passed a resolution in January 2010 to loan Villa Real, Inc., the funds necessary to complete construction of the fourplex and pay off the construction loan with F&M Bank; and

WHEREAS, loan advances to finance the construction activities were then made by the Authority’s Operation Reserve; and

WHEREAS, construction of the fourplex was completed in 2012; and

WHEREAS, prior to the construction of the fourplex, Villa Real, Inc., had no sources of revenue to cover any of its expenses. Additionally, once construction was completed, cash flows for Villa Real, Inc., continued to be insufficient to make the loan payments as specified in the January 2010 Board resolution, resulting in sporadic payments; and

WHEREAS, the loan balance is currently $268,369.64 in principal and $88,467.35 in accrued interest for a total due of $356,836.99; and
WHEREAS, Operation Reserve has a loan receivable of $356,836.99 and Villa Real, Inc., has a loan payable of $356,836.99. As both Operation Reserve and Villa Real, Inc., are reported in the financial statements of the Authority, the net amount of the receivable and payable to the Authority is $0; and

WHEREAS, a Certificate of Amendment to the Articles of Incorporation was submitted to the Secretary of State changing the name from Villa Real, Inc., to Delta Community Developers Corp.; and

WHEREAS, said Certificate was certified by the Secretary of State June 15, 2017; and

WHEREAS, Delta Community Developers Corp. may be involved in a series of future development activities, which may include partnering with outside entities and engaging in construction financing arrangements, the financial standing of Delta Community Developers Corp. would be greatly improved by removing the current loan balances from its balance sheet.

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 15th day of June, 2017 as follows:

1) That the Villa Real, Inc., (now Delta Community Developers Corp.) loan due to the Housing Authority of the County of San Joaquin in the amount of THREE HUNDRED FIFTY SIX THOUSAND EIGHT HUNDRED THIRTY SIX AND 99/100 (356,836.99) DOLLARS is hereby forgiven; and

2) That the Executive Director be, and he hereby is authorized and directed to make any and all necessary budget adjustments to remove the loan balances from its balance sheets.

ROLL CALL:

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

Upon Roll Call, the Chairperson declared the foregoing Resolutions passed and adopted.
4) Following a discussion, Commissioner Patrick moved, seconded by Commissioner Cose that the following Resolution be approved as read:

RESOLUTION NO. 17-41

RESOLUTION APPROVING TRANSFER OF FUNDS FROM UNRESTRICTED NET POSITION TO RESTRICTED NET POSITION

WHEREAS, the HCV program is a federally funded program through the U.S. Department of Housing and Urban Development (HUD) that assists very-low income families, seniors and disabled persons in the form of a Housing Assistance Payment (HAP) of the rent for privately owned rental units; and

WHEREAS, under this program, qualified participants pay a percentage of their adjusted income toward the rent and the Authority pays the balance to the owner utilizing federal funds received from HUD; and

WHEREAS, May 2017, HUD informed the Authority of a potential shortfall of the HAP funds; and

WHEREAS, to be eligible for HUD’s Category 1 shortfall HAP Set-Aside funds, HUD requires that the Authority take certain actions, including but not limited to: 1) Cease issuing vouchers; 2) Rescind vouchers that have already been issued; 3) Cease absorbing portable vouchers; and, 4) Cease allowing voluntary moves for project-based voucher program participants; and

WHEREAS, the least disruptive option to participants and landlords would be to waive the request to rescind the vouchers on the street; and

WHEREAS, by waiving this shortfall cost-saving request, the Housing Authority would have to forego requesting HUD’s Category 1 shortfall HAP Set-Aside funds and offset the shortfall through the use of Administrative Fee Reserves/Unrestricted Net Position (UNP); and

WHEREAS, in honoring the 31 vouchers and trying to predict the fluctuations in HAP expenses based on a two-year trend in average HAP expenses, monthly voucher attrition, current utility allowances, and current fair market rents the shortfall is estimated at $295,000; and
WHEREAS, changes to any of these variables outside of the trending analysis will impact the estimated shortfall and may require staff to request the use of additional UNP to cover the shortfall; and

WHEREAS, the current balance of the Authority’s Administrative Reserves/UNP is $2.1 million of which $1.5 million is committed to cover the programs OPEB liability leaving a balance of $671,863 available to cover the shortfall; and

WHEREAS, use of these sources of funds (other than current year admin fees) are eligible in order to maintain current leasing, increase leasing, and/or covering increased HAP costs under the HCV program (the use of current administrative fees may only be used for administrative expenses and may not be used to cover HAP costs until the PHA fiscal year end, when unused administrative fees roll into the administrative fee reserve).

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 15th day of June, 2017 that the Executive Director be, and he hereby is authorized and directed to transfer funds in an amount Not to Exceed TWO HUNDRED NINETY FIVE THOUSAND ($295,000) DOLLARS from Unrestricted Net Position to Restricted Net Position to cover the estimated shortfall.

ROLL CALL:

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

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

The Chairperson announced that Action Item No. 6., Consider Approving by Resolution, Term Sheets for DFA – Cottage Village Senior Apartments and DFA – Medici Artist Lofts, is tabled to await Closed Session discussion.

WRITTEN COMMUNICATIONS:

Each Commissioner received a copy of the letter dated May 10, 2017, from Human Services Agency regarding Appreciation for Donation; Letter dated May 19,
207 from Greater Stockton Chamber of Commerce regarding Appreciation for Sponsorship; and Thank You Card from Haven of Peace for Donation.

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

There were none.

CLOSED SESSION:


Returning from Closed Session at 6:21 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
         Dale Cose, Vice-Chairperson
         Martha Moore, Vice Chairperson
         Lester Patrick, Commissioner
         Rudy Willey, Commissioner

Absent: Jon Mendelson, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan R. Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had a 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) Personal Injury Complaint; Ross vs Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-00324175-CU-PO-STK. Conference with Legal Counsel – Existing Litigation.
The Chairperson announced that there was action taken on a Closed Session item but not reportable at this time. The Board announced it was ready to discuss Action Item No. 6 at this time.

6) Following a discussion, Commissioner Cose moved, seconded by Commissioner Moore that the following Resolutions be approved as read:

RESOLUTION NO. 17-43
RESOLUTION APPROVING TERM SHEET FOR DFA DEVELOPMENT - COTTAGE VILLAGE SENIOR APARTMENTS

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin in a Regular Meeting this 15th day of June, 2017 that that certain Term Sheet outlining the proposed initial business terms between the Housing Authority of the County of San Joaquin, Delta Community Developers Corporation and DFA Development LLC pertaining to the joint development, ownership and operation of Cottage Village Senior Apartments is hereby approved and adopted.

BE IT FURTHER RESOLVED AND ORDERED that the Executive Director be, and he hereby is authorized and directed to execute said Term Sheet and any and all related forms and agreements necessary to implement the intent of said Term Sheet for and on behalf of the Housing Authority of the County of San Joaquin.

RESOLUTION NO. 17-44
RESOLUTION APPROVING TERM SHEET FOR DFA DEVELOPMENT - MEDICI ARTIST LOFTS

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin in a Regular Meeting this 15th day of June, 2017 that that certain Term Sheet outlining the proposed initial business terms between the Housing Authority of the County of San Joaquin, Delta Community Developers Corporation and DFA Development LLC pertaining to the joint development, ownership and operation of Medici Artist Lofts is hereby approved and adopted.

BE IT FURTHER RESOLVED AND ORDERED that the Executive Director be, and he hereby is authorized and directed to execute said Term Sheet and any and all
related forms and agreements necessary to implement the intent of said Term Sheet for and on behalf of the Housing Authority of the County of San Joaquin.

ROLL CALL:

AYES: Commissioners Case, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Mendelson

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

The Board further announced that it desired to place in General Counsel’s personnel file a positive and complementary note regarding his employment.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Case, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Mendelson

Upon Roll Call the Chairperson declared the meeting adjourned at 6:25 p.m.

Peter W. Raysdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 South El Dorado Street at 4:00 p.m. on July 13, 2017.

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

Present: Greg Arnaudo, Chairperson
         Dale Cose, First Vice Chairperson
         Martha Moore, Second Vice Chairperson
         Rudy Willey, Commissioner
         Jon Mendelson, Commissioner
         Lester Patrick, Commissioner

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, Alan Richard Coon, General Counsel, Gerald “Chip” Jones, Deputy Director, and Tom Gerber, Director of Information Technology, were in attendance.

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Patrick moved, seconded by Commissioner Cose, that the following Resolution be approved as read:
RESOLUTION NO. 17-45

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 13th day of July, 2017, that the Minutes of the Regular Meeting held June 15, 2017, 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 Cose, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: Commissioner Mendelson
ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolutions 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 was reconvened at 421 S. El Dorado Street, Stockton, CA at 4:08 pm.

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

Present: Greg Arnaudo, Chairperson
Dale Cose,
Martha Moore,
Lester Patrick,
Rudy Willey,
Jon Mendelson,

First Vice Chairperson
Second Vice Chairperson
Commissioner
Commissioner
Commissioner
Absent:  None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director; Alan Richard Coon, General Counsel; Gerald “Chip” Jones, Deputy Director, and Tom Gerber, Director of Information Technology were in attendance.

SPECIAL PRESENTATION:

Special PowerPoint presentation regarding Computer Vulnerability given by Mr. Tom Gerber, Director of Information Technology.

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, advised that the Housing Authority received approval from the U. S. Department of Housing and Urban Development shortfall team and the San Francisco Field office to proceed with honoring the outstanding Housing Choice Vouchers that have been on hold. Mr. Ragsdale further advised that voucher holders will receive a new 120-day period to lease up but would not extend the vouchers further unless required by statutory exceptions.

2) Mr. Ragsdale advised that the Housing Authority is awaiting an agreement from Behavioral Health Services (BHS) for capital funds to begin the renovation of the Housing Authority’s administration buildings which will be known as The Crossway Residences. Mr. Ragsdale further advised that given a fire of a 47-unit property on El Dorado Street, which has displaced BHS clients, this project takes on additional priority. Mr. Ragsdale advised that he has also been in discussion with the City of Stockton regarding potential options for office space.

3) Mr. Ragsdale advised that three families from the 27 units on the north side of 12th Street, of the Sierra Vista Phase I project, have relocated to existing public housing units in Sierra Vista and Conway Homes. Mr. Ragsdale further advised that all public housing vacancies of appropriate bedroom size are being held for Sierra Vista offers. Mr. Ragsdale advised that staff will be conducting Housing Choice Voucher (HCV) briefings to allow tenants who are interested in finding a
private unit the opportunity to begin the search with the Housing Authority’s relocation contractor.

REPORTS:

Each Commissioner received a copy of the Significant Purchases and Contracts Report; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; and Internship Report.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1) Following a discussion, Commissioner Willey moved, seconded by Commissioner Mendelson that the following Resolution be approved as read:

RESOLUTION NO. 17-46

RESOLUTION APPROVING RELOCATION PLAN FOR THE REDEVELOPMENT OF THE SIERRA VISTA PUBLIC HOUSING SITE
WHEREAS, January 19, 2017, a resolution was adopted by the Housing Authority of the County of San Joaquin’s Board of Commissioners authorizing the execution and delivery of documents and filing of applications in connection with the formation and composition of entities and the sale, financing, redevelopment and operation of the Sierra Vista project; and

WHEREAS, in preparation of the proposed redevelopment, the site must now be vacated of the existing occupants; and

WHEREAS, there are 27 households that would need to be relocated for the Project; and

WHEREAS, under California Relocation Law, a Relocation Plan (Plan) must be prepared and made available for a 30-day review period before relocating households; and

WHEREAS, the Plan was made available for review at the Sierra Vista Office on June 14, 2017; and

WHEREAS, no comments were received; and

WHEREAS, in order to issue the proper notices and provide the necessary relocation assistance, approval of the Plan is necessary.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 13th day of July, 2017 that that certain Relocation Plan for the Redevelopment of the Sierra Vista Public Housing Site (Phase 1), be and hereby is approved.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.
2) Following a discussion, Commissioner Willey moved, seconded by Commissioner Patrick that the following Resolution be approved as read:

RESOLUTION NO. 17-47

RESOLUTION APPROVING PLATINUM SPONSORSHIP LEVEL OF THE GREATER STOCKTON CHAMBER OF COMMERCE 2018 STATE OF THE CITY EVENT

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 13th day of July, 2017, that the Housing Authority’s sponsorship of the Greater Stockton Chamber of Commerce’s 2018 State of the City Event, May TBD, 2018, be at the Platinum Sponsorship Level and the same hereby is approved and adopted.

ROLL CALL:

AYES: Commissioners Case, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

3) The Executive Director advised the Board of the need to take action on an item not on the agenda. Following a discussion, Commissioner Willey moved, seconded by Commissioner Case that the following Resolution be approved as read:

RESOLUTION NO. 17-48

RESOLUTION FINDING NEED TO TAKE ACTION ON ITEM NOT ON AGENDA RE: APPROVING CONTRACT WITH
WHEREAS, the Housing Authority learned that the Woodbridge Irrigation Canal ("Canal") was obligated to deliver water downstream for agriculture irrigation; and

WHEREAS, the canal water is infiltrating into the Thornton sewer lines; and

WHEREAS, there is a need to take immediate action to approve a contract for Thornton sewer line repair services; and

WHEREAS, the need to take such action came to the attention of the Housing Authority after the date and time of posting of the Agenda for this meeting; and

WHEREAS, it is in the best interests of this Housing Authority to bring this matter before the Commissioners at this time.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 13th day of July, 2017, as follows: That pursuant to § 54954.2 (b) (2) of the Government Code of the State of California, the Commissioners of the Housing Authority of the County of San Joaquin find and determine that the need to take action on the following matter arose subsequent to the Agenda of this meeting being posted and that this matter should be added to the Agenda; approving Contract between Housing Authority of the County of San Joaquin and D.R. Pipeline for Emergency Thornton Sewer Line Repair Services.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon roll call, the Chairperson declared the foregoing Resolution passed and adopted.
4) Commissioner Willey moved, seconded by Commissioner Mendelson that the following Resolution be approved as read:

RESOLUTION NO. 17-49

RESOLUTION APPROVING CONTRACT BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND D.R. PIPELINE FOR EMERGENCY THORNTON SEWER LINE REPAIR SERVICES

WHEREAS, the Housing Authority learned that the Woodbridge Irrigation Canal ("Canal") was obligated to deliver water downstream for agriculture irrigation; and

WHEREAS, the Canal water is infiltrating into the Thornton sewer lines; and

WHEREAS, the released downstream raised the Thornton normal wastewater flow from 20,000 gallons per day to 130,000 gallons per day; and

WHEREAS, staff inspected the Thornton sewer lines from Sartini Manor and found said lines were plugged on both the upstream and the downstream manholes of the Woodbridge Irrigation District canal; and

WHEREAS, the Housing Authority employed on an emergency basis a sewer pumping company to remove the sewage from Sartini Manor costing approximately $40,000 per month; and

WHEREAS, the Housing Authority contracted with Kjeldsen Sinnock and Neudeck Engineering to assist in ascertaining the problem and design a fix; and

WHEREAS, Kjeldsen Sinnock and Neudeck Engineering constructed engineering drawings for a sewer line realignment; and

WHEREAS, the Housing Authority submitted a Request for Quote ("RFQ") to five general contractors for emergency sewer line services; and
WHEREAS, only one contractor, D.R. Pipeline, Inc., responded on Tuesday, July 11, 2017 to said RFQ in the amount of $124,800; and

WHEREAS, it is in the best interests of this Housing Authority to immediately award a contract to D.R. Pipeline, Inc. so as to begin emergency repairs;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin in a Special Meeting this 13th day of July, 2017 as follows:

1) That the quote of D.R. Pipeline, Inc., be, and the same is hereby approved accepted; and

2) That the Executive Director be, and he hereby is authorized and directed to enter into a contract for emergency Thornton sewer line repair services in the sum of ONE HUNDRED TWENTY FOUR THOUSAND EIGHT HUNDRED ($124,800) DOLLARS; and

3) That the Executive Director, or his designee, be, and he hereby is authorized and directed to enter into temporary construction easements with Woodbridge Irrigation District and neighboring property owners; and

4) That the Executive Director, or his designee, be, and he hereby is authorized to work with property owners to obtain easement realignments for new sewer line.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

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

WRITTEN COMMUNICATIONS:

Each Commissioner received a copy of the 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.
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 Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b):

Returning from Closed Session at 5:43 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
Dale Cose, Vice-Chairperson
Jon Mendelson, Commissioner
Martha Moore, Vice Chairperson
The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan R. Coon, General Counsel, were in attendance.


The Chairperson first noted that Commissioner Mendelson excused himself from participating in Closed Session matter related to DFA matters. The Chairperson then announced that action was taken on one of the Closed Session matters and
after further discussion whereupon Motion by Commissioner Willey, Second by Commissioner Moore, the Board unanimously announced agreement on Response to 2016-2017 Grand Jury report directing the changes be typed up and routed to the Chairperson for execution and delivery to the Grand Jury in accordance with the instructions in the Grand Jury Report.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: None

Upon Roll Call the Chairperson declared the meeting adjourned at 5:48 p.m.

[Signature]

Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 South El Dorado Street at 9:00 a.m. on September 21, 2017.

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

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

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson called for the Pledge of Allegiance.

The Chairperson announced that Closed Session is moved to this point in the meeting, 9:05 a.m.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a 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 Hornbeck; 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:** (Rose Creek Subdivision) APN #179-530-01 through 09 and APN #179-530-14 through 44. **Agency Negotiator:** Alan R. Coon.

Returning from Closed Session at 10:06 a.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:
Present:  Greg Arnaudo, Chairperson  
             Patricia Barrett, Commissioner  
             Dale Cose, Vice-Chairperson  
             Jon Mendelson, Commissioner  
             Martha Moore, Vice Chairperson  
             Lester Patrick, Commissioner  
             Rudy Willey, Commissioner  

Absent:  None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan R. Coon, General Counsel, were in attendance.

The Chairperson announced that in Closed Session the Commissioners had a Conference with Legal Counsel — Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: Two.

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

The Chairperson announced that, as to one item action was taken but not reportable at this time as the parties were still negotiating; and that as to two other matters, after further discussion and consideration, action was taken as follows:

Upon Motion by Commissioner Patrick and seconded by Commissioner Cose the Commissioners unanimously resolved that the Board would execute and agree to two Voluntary Conciliation Agreements involving the HUD Archer matter and the HUD Hornbeak matter (which involved a partial resolution of the complaint).

General Counsel noted for the record that Commissioner Jon Mendelson did not participate in any discussion related to DFA Development, LLC.

The Chairperson announced that the Commissioners would recess at this point in the meeting, 10:06 a.m. to attend the Commissioners’ training regarding Fiduciary Responsibility, The Brown Act, Robert’s Rules of Order, and the Value of Using Bylaws conducted by Mr. Peter M. Johnson, Director, University of the Pacific, Westgate Center for Leadership and Management Development.

The Board of Commissioners’ meeting was reconvened at 421 S. El Dorado Street, Stockton, CA at 12:00 p.m. those present and absent were as follows:

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<tr>
<th>Present:</th>
<th>Chairperson</th>
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<tr>
<td>Greg Arnaudo,</td>
<td>Commissioner</td>
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<td>Patricia Barrett</td>
<td>Commissioner</td>
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<tr>
<td>Dale Cose,</td>
<td>First Vice Chairperson</td>
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<td>Martha Moore,</td>
<td>Second Vice Chairperson</td>
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<tr>
<td>Rudy Willey,</td>
<td>Commissioner</td>
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Approved: Jon Mendelson, Commissioner
Lester Patrick, Commissioner

Absent: None

The Chairperson declared a quorum present.

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

APPROVAL OF THE MINUTES:

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

RESOLUTION NO. 17-50

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 21st day of September, 2017, that the Minutes of the Special Meeting held July 13, 2017, 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 Case, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: Commissioner Barrett
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, 12:00 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners’ meeting was reconvened at 421 S. El Dorado Street, Stockton, CA at 12:10 p.m.

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

Present: Greg Arnaudo, Chairperson
         Patricia Barrett, Commissioner
         Dale Case, First Vice Chairperson
         Martha Moore, Second Vice Chairperson
         Lester Patrick, Commissioner
         Rudy Willey, Commissioner
         Jon Mendelson, Commissioner

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director; Alan Richard Coon, General Counsel; Gerald “Chip” Jones, Deputy Director; Tom Gerber, Director of Information Technology; and Melinda Hazard, Director of Finance, were in attendance.

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, regarding his meeting with Mr. Troy Brown, Tracy City Manager and Andrew Malik of the Tracy City Economic Development Department, to discuss potential opportunities for repositioning the Housing Authority’s 195 housing units in Tracy and the City of Tracy’s responsibilities under the Cooperation Agreement.

2) Mr. Ragsdale advised that given the political climate in Washington, a budget is unclear. Should there be a continuing resolution, the Housing Authority could expect HUD funding will be comparable to current levels and that Public Housing is currently meeting operating expenses independent of long-term capital needs of its portfolio.
Mr. Ragsdale advised that the Housing Authority’s $295,000 shortfall commitment will be reduced by an additional award of $99,490 in budget authority received as a result of excellent program utilization and renewal formula. Mr. Ragsdale further advised that increased leasing has resulted in additional administrative fees of $116,000 for CY2017.

3) Mr. Ragsdale advised that Real Estate Assessment Center (REAC) has scheduled November 2017 inspections of Tracy Homes and Sierra Vista Homes.

4) Mr. Ragsdale advised that the Housing Authority has partnered with California Human Development (CHD) who received funds to provide temporary employment to agricultural workers who were impacted by the weather and/or who have been long-term unemployed. Mr. Ragsdale further advised that currently, the Housing Authority has five laborers in Thornton, four in Sierra Vista, and one in Tracy and that, contingent upon funding, the term of the agreement is July 24, 2017 through December 31, 2018. Mr. Ragsdale expressed kudos to Tracy Jackson, Asset Manager, for pursuing the contract with CHD.

5) Mr. Ragsdale advised that the auditors, Smith, Marion and Co., completed field work for FY-2017 testing for compliance in payroll, payables, Housing Choice Voucher files and Public Housing files.

REPORTS:

Each Commissioner received a copy of the Significant Purchases and Contracts Report; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista Homes, and Housing Choice Voucher Program Liaison Report; Vacancy Report; Quarterly Management Reports: Financials; Management Public Housing; Multi-Family Housing; and, Housing Choice Voucher Program.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

Mr. Peter W. Ragsdale, Executive Director, advised that the remaining balance of $6,050 in 2016-2017 Public Relations and Donations will be donated to the San Joaquin County Housing Authority Scholarship Foundation.
CONSENT ITEMS:

There were none.

ACTION ITEMS:

1) Following a discussion, Commissioner Willey moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 17-51

RESOLUTION APPROVING
AGENCY-WIDE BUDGET FOR THE
FISCAL YEAR ENDING, SEPTEMBER 30, 2018

WHEREAS, California Public Employees’ Retirement System, (CalPERS) requires salary pay schedules be approved and adopted by the employer’s governing body in accordance with requirements of applicable public meeting laws; and

WHEREAS, for purposes of determining the amount identified on a publically available pay schedule, per CCR Section 570.5, a pay schedule, among other things must be duly approved and adopted by the employer’s governing body in accordance with requirements of applicable public meeting laws; and

WHEREAS, the salaries for said salary schedule are incorporated into the 2017-2018 Consolidated Budget;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 21st day of September, 2017, that that certain Agency-Wide Annual Budget for Fiscal Year Ending September 30, 2018, including the salary pay schedule be, and the same hereby is approved.

BE IT FURTHER RESOLVED AND ORDERED, that a copy of said Agency-Wide Annual Budget for the Fiscal Year Ending September 30, 2018, be filed with the official records of this authority.
ROLL CALL:

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

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

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

RESOLUTION NO. 17-52

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, bad debts primarily consist of tenants that 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, tenant balances are not written off until a minimum of 90 days after the tenant has vacated the property; and

WHEREAS, tenant's 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, there 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 are uncollectable;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 21st day of September, 2017 that the Accounts Receivable for the quarter ending June 30, 2017, standing upon Non-Subsidized and Public Housing of the Housing Authority, in the sum of SEVENTY TWO THOUSAND SIX HUNDRED TWENTY FOUR ($72,624) DOLLARS, be written off effective June 30, 2017.

ROLL CALL:

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

NOES: None

ABSTAIN: None

ABSENT: None

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

3) Following a discussion, Commissioner Cose moved, seconded by Commissioner Mendelson that the following Resolution be approved as read:

RESOLUTION NO. 17-53

RESOLUTION AUTHORIZING BANK ACCOUNTS AND SIGNATURES THEREFOR

WHEREAS, the Commissioners of the Housing Authority of the County San Joaquin designate the Executive Director as Treasurer, and direct that he/she shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Commissioners may from time to time select; and

WHEREAS, the Housing Authority of the County of San Joaquin (Authority) maintains multiple checking accounts; and
WHEREAS, additional, separate accounts include payroll, security deposits, money market for excess funds and U.S. Department of Agriculture (USDA) related reserve and loan accounts; and

WHEREAS, the Authority also uses a "Central Fund" to issue checks for all programs to vendors, after distribution of the semi-monthly check run, Central Fund is reimbursed by each program that had expenditures paid on its behalf; and

WHEREAS, the Authority is required to provide a list of Board approved signers, along with a sample signature and dollar limits for electronic versus "wet" or live signatures; and

WHEREAS, based on changes in the business needs of the agency, changes to the authorized signers and approval limits are required; and

WHEREAS, it is the desire of the Housing Authority to change the signatures upon which funds from accounts may be withdrawn; and

WHEREAS, it is the desire of the Commissioners, due to the volume of small checks, to require that in addition to the limits previously established, all other checks under $500 will only require (1) one signature, either "wet" or electronic;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 21st day of September, 2017, as follows:

1) That this Resolution hereby supersedes and amends, as hereinafter provided, all previous Resolutions concerning bank signatories adopted by the Commissioners of the Housing Authority, effective September 21, 2017;

2) That the authorized signatures for withdrawing funds from said accounts hereby are as follows:

________________________________________
Executive Director

________________________________________
Deputy Director
Director of Finance

Chairperson

First Vice Chairperson

Second Vice Chairperson

**
A USDA designated representative for USDA reserve and loan accounts

3) That all withdrawals shall be made with any combination of two (2) of the above signatures;

4) That the Executive Director (ED), or Director of Finance subject to approval is hereby authorized and directed to establish such additional accounts as from time to time may be necessary for the deposit of funds of this Housing Authority;

5) That the individuals appointed to the positions listed hereinabove are authorized to utilize facsimile signatures, telephonic, electronic, verbal or written instruction to facilitate banking services;

6) This Resolution shall be effective September 21, 2017.

ROLL CALL:

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

NOES: None

ABSTAIN: None

ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.
4) Commissioner Cose moved, seconded by Commissioner Mendelson that the following Resolution be approved as read:

RESOLUTION NO. 17-54

RESOLUTION DESIGNATING AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE FINANCING OF LOANS FOR BOARD APPROVED TRANSACTIONS ON BEHALF OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND TO DESIGNATE AND AUTHORIZE EXECUTIVE DIRECTOR, DEPUTY DIRECTOR AND DIRECTOR OF FINANCE TO EXECUTE LOAN DOCUMENTS FOR BOARD APPROVED TRANSACTIONS ON BEHALF OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN

WHEREAS, the Housing Authority of the County of San Joaquin increases its redevelopment projects, negotiation and execution of loan documents will be required; and

WHEREAS, periodically lenders require a Board resolution designating and authorizing persons to act on behalf of the Authority to payoff, negotiate and/or finance a loan; and,

WHEREAS, periodically the Authority must provide a list of authorized persons to act on behalf of the Authority;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 21st day of September, 2017, as follows:

1) That persons in the following position be designated and authorized to negotiate financing of a loan for Board approved transactions:

   Executive Director
2) That persons in the following positions be designated and authorized to execute financing and loan documents for Board approved transactions:

- Executive Director (signature required on all financing and loan documents)
- Deputy Director
- Director of Finance

3) That the Executive Director (ED), or in Executive Director’s absence, or when there is no ED, his designee of either the Deputy Director, or his designated representative be, and he hereby is authorized and directed as from time to time may be necessary, to execute financing and loan documents for Board approved transactions for this Housing Authority.

4) That persons in the following position may provide legal opinion only:

- General Counsel

5) That this Resolution shall be effective September 21, 2017.

ROLL CALL:

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

NOES: None

ABSTAIN: None

ABSENT: None

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

5) Commissioner Patrick moved, seconded by Commissioner Cose that the following Resolution be approved as read:

RESOLUTION NO. 17-55

RESOLUTION APPROVING AND ADOPTING BY-LAWS AS AMENDED, SEPTEMBER 21, 2017

WHEREAS, the Board of Commissioners consists of seven seats; and
WHEREAS, from time to time a Commissioner’s term expires resulting in a
vacant seat on the Board; and

WHEREAS, Article II, Section 2.02, Authority, of the Housing Authority
of the County of San Joaquin By-Laws has been amended to reflect that the Board
shall consist of up to seven members;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the
Commissioners of the Housing Authority of the County of San Joaquin meeting in a
Special Meeting this 21st day of September, 2017, that those certain By-Laws,
Amended September 21, 2017, be, and the same hereby are, approved and
adopted.

ROLL CALL:

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

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

6) Commissioner Willey moved, seconded by Commissioner Mendelson
that the following Resolution be approved as read:

RESOLUTION NO. 17-56

RESOLUTION APPROVING
2016-2017 BUDGET REVISION AND
PAYMENTS TOWARDS HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
UNFUNDED PENSION LIABILITY

WHEREAS, the Governmental Accounting Standards Board (GASB) is an
independent, private-sector organization that establishes accounting and financial
reporting standards for U.S. state and local governments that follow Generally
Accepted Accounting Principles (GAAP); and
WHEREAS, the GASB standards are recognized as authoritative by state and local governments, state Board of Accountancy, and the American Institute of CPAs (AICPA); and

WHEREAS, GASB develops and issues accounting standards through a transparent and inclusive process intended to promote financial reporting that provides useful information to taxpayers, public officials, investors, and others who use financial reports; and

WHEREAS, on June 25, 2012 GASB issued Statement No. 68 which required governmental agencies to begin reporting pension liabilities on its balance sheets and income statements. For the Housing Authority of the County of San Joaquin (HACSJ), this requirement became effective at fiscal year ending September 30, 2015; and

WHEREAS, in an effort to begin reducing this liability, HACSJ made payments in 2015 and 2016; and

WHEREAS, in an effort to continue reducing the pension liability, staff is requesting a budget revision to make additional payments for 2017;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 21st day of September, 2017 that a payment from the 2016-2017 Agency-wide Budget in an amount Not to Exceed NINE HUNDRED NINE THOUSAND EIGHT HUNDRED EIGHTY SEVEN ($909,887) DOLLARS towards the HACSJ’s pension liability is hereby approved.

BE IT FURTHER RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 21st day of September 2017, that the Executive Director be, and he hereby is authorized and directed to amend the Fiscal Year 2016-2017 Agency-Wide Budget accordingly.

ROLL CALL:

AYES: Commissioners Cose, Mendelson, Moore, Patrick, Willey, Arnaudo
NOES: None
ABSTAIN: Commissioner Barrett
ABSENT: None
Upon roll call, the Chairperson declared the foregoing Resolution passed and adopted.

7) Commissioner Mendelson moved, seconded by Commissioner Willey that the following Resolution be approved as read:

RESOLUTION NO. 17-57

RESOLUTION OF
THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN
AUTHORIZING AN OPERATING FUND FINANCING PROGRAM
(OFFP) LOAN
FOR THE DEVELOPMENT OF THE SIERRA VISTA PHASE I
MIXED FINANCE PROJECT

WHEREAS, the Housing Authority of the County of San Joaquin (the “Authority”) is engaged in the development of Sierra Vista in three or more phases beginning with the Sierra Vista Phase I project (the “Project”), a 115-unit Mixed Finance housing project, to be located on a portion of the Sierra Vista site (the “Site”); and

WHEREAS, the Project will be financed with Low-Income Housing Tax Credits (“LIHTC”), federal public housing development funds, loans from lenders and the Authority, and other Authority resources; and

WHEREAS, the Authority submitted to the Department of Housing and Urban Development (“HUD”) a Development Proposal for HUD’s approval to develop the Project on the Site; and

WHEREAS, the Authority will also submit to HUD its application to develop the Project as a Mixed Finance Project under HUD’s definition thereof, such that certain public funds available to the “Authority” will be used in the development of the Project and that thirty-one (31) of the one hundred and fifteen (115) units will also be public housing units under the Annual Contributions Contract (“ACC”) with HUD; and

WHEREAS, HUD operates the Operating Fund Financing Program (“OFFP”), which program allows public housing authorities to use public housing
operating reserves ("Reserves") to collateralize and pay off debt for specified uses, including development under the Mixed Finance program; and

WHEREAS, the Authority has applied to HUD under the OFFP program to use up to $2,400,000 of its Operating Fund Reserves in the Project, $2,400,000 to loan to the Project for costs and fees associated with the OFFP Loan, all in compliance with both OFFP and Mixed Finance regulations and procedures; and

WHEREAS, the Authority has solicited proposals from multiple lenders to identify a financial institution capable of acting as the OFFP lender for the Project, and subsequently having received one (1) proposal from existing lender, such lender being Farmers & Merchant Bank ("F&M Bank"); and

WHEREAS, following review, evaluation, and confirmation of terms offered, the proposal submitted by F&M Bank has been found most advantageous to the Authority, and F&M Bank has been found to be capable and in all other respects acceptable to the Authority.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 21st day of September, 2017 that:

1. The proposal submitted by F&M Bank be, and hereby is accepted, contingent upon HUD’s final approval to develop the Project.

2. Contingent upon HUD’s final approval to develop the Project, the Executive Director is hereby authorized and directed to execute a loan agreement between F&M Bank and the Authority in the amount not to exceed $2,400,000 for the aforementioned OFFP loan, to provide all security interests required by the loan, and to repay the loan with its Operating Fund Reserves as required by the financing documents; and further to utilize up to $2,400,000 in operating reserves for costs and fees associated with the OFFP Loan.

3. The Executive Director, further, is hereby authorized and directed to negotiate and enter into all legal documents required as part of the transaction.

4. The Executive Director be, and hereby is authorized to take such other actions as may be necessary to fulfill the intent of this resolution.
ROLL CALL:

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

NOES: None

ABSTAIN: None

ABSENT: None

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

8) Commissioner Willey moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 17-58

RESOLUTION FOR AUTHORIZATION TO EFFECT THE CLOSING ON FINANCING FOR REDEVELOPMENT AT SIERRA VISTA PHASE I

WHEREAS, the Housing Authority of the County of San Joaquin (the "Authority") is pursuing a revitalization of four (4) parcels of the Sierra Vista, Stockton, California, development and has procured and executed a Development Agreement with Real Estate Development Services, Inc., a California Corporation ("Developer") to co-develop one hundred and fifteen (115) units, thirty-one (31) of which will be public housing units, eighty-three (83) will be operated as Section 8 Project Based Voucher units, and one (1) unit will be a manager’s unit and all of which will be developed using the mixed finance method of development to be known as Sierra Vista Phase I (the "Development"); and

WHEREAS, 83 units at the Development will receive the benefit of Section 8 Project Based Voucher subsidy pursuant to a PBV Agreement to Enter a Housing Assistance Payments Contract ("AHAP"); and

WHEREAS, the Authority received an allocation of 9% Low-Income Housing Tax Credits ("LIHTCs") for construction of the Development; and
WHEREAS, the limited liability company owner entity for the Development will be Stockton Sierra Vista I, LP, a California Limited Partnership (the "Owner"). The administering general partner of the Owner will be Stockton Sierra Vista I, LLC, a California limited liability company, wholly owned subsidiary of Developer, and the project Managing General Partner will be DCDC Sierra Vista I, LLC, a California limited liability company ("Managing General Partner"), a wholly owned subsidiary of the Authority; and

WHEREAS, the Authority owns the land and will ground lease the property to the Owner for a term of up to ninety-nine (99) years pursuant to the terms of a ground lease (the "Ground Lease"); and

WHEREAS, the Authority has pledged to loan Two Million Four Hundred Thousand Dollars ($2,400,000) of its public housing Operating Reserve funds to the Owner for use at the Development (the "OFFP Loan"); and

WHEREAS, projected sources of funding for the Development include (all amounts are estimates): i) an OFFP Loan in the sum of $2,400,000 with a deferred interest of $92,423; ii) a construction loan from Wells Fargo Bank, N.A. in the amount of $26,173,770; iii) a permanent loan from Jones Lang LaSalle Multifamily, LLC, a Delaware limited liability company in the amount of $7,275,000; and iv) tax credit equity in the amount of $26,405,382 (items i to iii are the "Financing Sources"); and

WHEREAS, the mixed finance proposal for the Development was submitted to HUD for review and approval and the Authority expects to submit additional mixed-finance evidentiary documents to HUD (the "HUD Evidentiary Documents"), and the Authority expects to receive written HUD approval on November 8, 2017 to allow the Authority to close on the Development on or around November, 2017;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 21st day of September, 2017 that the Authority is authorized to use a portion of its Operating Reserve funds to make the OFFP Loan; and

RESOLVED FURTHER, that HUD Evidentiary Documents referenced herein are hereby approved subject to review and approval of Authority counsel and HUD; and

RESOLVED FURTHER, that the Authority be and hereby is authorized, empowered and directed to commit 83 project based vouchers to the Project and
enter into the AHAP, subject only to full compliance by the Authority and the Owner with all project based voucher requirements; and

**RESOLVED FURTHER,** that the Authority be and is hereby authorized, empowered and directed to enter into, execute and deliver the HUD Evidentiary Documents, including but not limited to: i) the loans recited above; ii) the Regulatory and Operating Agreement for the Development providing operating subsidy to the thirty-one (31) public housing units; iii) the Ground Lease; and iv) the Mixed Finance ACC Amendment; and

**RESOLVED FURTHER,** that the Authority be and it is hereby authorized, empowered and directed to enter into, execute and deliver any additional documents and take such further actions as may be necessary and proper to accomplish the financial closing with respect to the Financing Sources and the HUD Evidentiary Documents and any other necessary documents and such actions heretofore taken by the Authority related thereto are hereby approved and ratified; and

**RESOLVED FURTHER,** that two of the appropriate officers of the Authority including, without limitation, the Executive Director (execution required on all documentation), Deputy Director and Finance Director, be, and hereby are, authorized and directed to take and perform such actions and execute such documents, certificates and other instruments as they or any of them deem necessary, advisable, convenient or proper in order to effectuate the full intent of the resolutions set forth herein and that all actions taken by any of the officers prior to the date of this meeting that effectuate the full intent of these resolutions are hereby adopted, affirmed and ratified by the Board of Commissioners on behalf of the Authority.

**ROLL CALL:**

**AYES:** Commissioners Barrett, Cose, Mendelson, Moore, Patrick, Willey, Arnaudo

**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:

Commissioner Patrick advised that he attended the PHADA 2017 Legislative Forum in Washington, DC, and shared summary points. Commissioner Patrick shared information regarding the Initiative on Food Insecurity and provided a handout.

ADJOURNMENT:

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

ROLL CALL:

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

Upon Roll Call the Chairperson declared the meeting adjourned at 1:10 p.m.

Peter W. Ruggsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on October 19, 2017.

Vice Chairperson, Dale Cose, acted as Chairperson Pro Tem as the Chairperson was scheduled to be on vacation. The Chairperson Pro Tem called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
Patricia Barrett, Commissioner
Dale Cose, First Vice Chairperson
Martha Moore, Second Vice Chairperson
Lester Patrick, Commissioner

Absent: Jon Mendelson, Commissioner
Rudy Willey, Commissioner

The Chairperson Pro Tem declared a quorum present.

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

The Chairperson Pro Tem called for the Pledge of Allegiance.

Commissioner Patrick stepped out at this point in the meeting, 4:06 p.m.

Commissioner Mendelson arrived at this point in the meeting, 4:06 p.m.
APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Barrett moved, seconded by Commissioner Cose, that the following Resolution be approved as read:

RESOLUTION NO. 17-59

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 19th day of October, 2017, that the Minutes of the Special Meeting held September 21, 2017, 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 Arnaudo, Barrett, Mendelson, Moore, Cose
NOES: None
ABSTAIN: None
ABSENT: Commissioners Patrick, Willey

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

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, advised that the Housing Authority collaborated with The First Tee of San Joaquin and sponsored 9 youths for a 6-week golf clinic held at the Van Buskirk Golf Course in Stockton, CA. Five of the youths were sponsored by the Conway Homes Resident Council and 4 of the youths were sponsored by the Housing Authority. Mr. Ragsdale advised that the clinic centered on teaching children ages 7-14 the basic fundamentals of the game of golf while incorporating 9 core life values. Mr. Ragsdale further advised that 8 of the 9 youths completed the program.

2) Mr. Ragsdale gave an update about the Housing Choice Voucher shortfall and advised that given the Housing Authority’s current success rates and
utilization, the Housing Authority received an additional $99,490 in budget authority resulting in a recalculated shortfall estimate of $137,696.

3) Mr. Ragsdale gave an update about the upcoming Sierra Vista Phase I closing and Phase II Design and Application.

Commissioner Patrick returned at this point in the meeting, 4:11 p.m.

REPORTS:

Each Commissioner received a copy of the Significant Purchases and Contracts Report; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Vacancy Report; and Quarterly Management Reports: Technology.

Mr. Ragsdale advised that Claremont Manor is 100% occupied.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1 and 2) Following a discussion, Commissioner Patrick moved, seconded by Commissioner Arnaudo that the following Resolutions be approved as read:

RESOLUTION NO. 17-60

RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO ATTEND 2018 CONFERENCES AND TRAININGS
BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 19th day of October, 2017, that the Executive Director be, and he hereby is, authorized and directed to attend 2018 conferences and trainings and that he be reimbursed for his expenses in accordance with the Housing Authority’s Travel Policy.

RESOLUTION NO. 17-61

RESOLUTION AUTHORIZING GENERAL COUNSEL TO ATTEND 2018 CONFERENCES AND TRAININGS

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 19th day of October, 2017, that General Counsel be, and he hereby is, authorized and directed to attend 2018 conferences and trainings and that he be reimbursed for his expenses in accordance with the Housing Authority’s Travel Policy.

ROLL CALL:

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

Upon Roll Call, the Chairperson Pro Tem declared the foregoing Resolutions passed and adopted.

3) Following a discussion, Commissioner Mendelson moved, seconded by Commissioner Barrett that the following Resolution be approved as read:

RESOLUTION NO. 17-62

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, the process of writing off bad debts takes place quarterly; and

WHEREAS, the bad debts primarily consist of tenants that have moved out of the Housing Authority of the County of San Joaquin’s (Authority) properties without rendering payment on their final closing bills; and

WHEREAS, tenant balances are typically not written off until a minimum of 90 days after the tenant has vacated the property, even after the balance is written off, the tenant’s Yardi file is flagged with the balance owing; and

WHEREAS, all public housing tenants are entered into the Department of Housing and Urban Development’s (HUD) Enterprise Income Verification’s (EIV) Bad Debt module; and

WHEREAS, flagging YARDI ensures that the tenant must pay the balance owing before being allowed admittance to this Authority’s or any other Authority’s public housing or Housing Choice Voucher programs; and

WHEREAS, in preparation for year-end staff has analyzed the write-offs to maximize the Housing Authority’s Public Housing Assessment Scores; and

WHEREAS, write-offs were identified for Tracy Homes;

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 19th day of October, 2017 that the Accounts Receivable for Tracy Homes, in the sum of ONE THOUSAND NINE HUNDRED FORTY TWO ($1,942) DOLLARS, be written off effective October 19, 2017.

ROLL CALL:

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

Upon Roll Call, the Chairperson Pro Tem declared the foregoing Resolution passed and adopted.
4) Commissioner Mendelson moved, seconded by Commissioner Patrick that the following Resolution be approved as read:

RESOLUTION NO. 17-63

RESOLUTION
ACCEPTING BID AND
AWARDING CONTRACT FOR
SARTINI MANOR BUILDING RENOVATIONS

WHEREAS, notice of an Invitation for Bid has been given in a manner and for the time prescribed by the policy of the Housing Authority; and

WHEREAS, the following described bids for Sartini Manor Building Renovations are the only bids received by the Authority in response to said Invitation for Bid, to wit:

<table>
<thead>
<tr>
<th>FIRM</th>
<th>BID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gibraltar Construction (Annapolis, MD)</td>
<td>$1,395,000.00</td>
</tr>
<tr>
<td>TDM Construction (Granite Bay, CA)</td>
<td>$1,456,210.00</td>
</tr>
<tr>
<td>BMW Development (Stockton, CA)</td>
<td>$1,486,000.00</td>
</tr>
<tr>
<td>CNW Construction (Rescue, CA)</td>
<td>$1,569,000.00</td>
</tr>
<tr>
<td>SW Allen Construction (Sacramento, CA)</td>
<td>$1,819,087.00; and</td>
</tr>
<tr>
<td>Diede Construction (Woodbridge, CA)</td>
<td>$2,260,170.00</td>
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</tbody>
</table>

WHEREAS, the bid of Gibraltar Construction is the lowest bid of a responsible bidder in compliance with said Invitation for Bid; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract in the amount of $1,395,000.00 for Sartini Manor Building Renovations to Gibraltar Construction.

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 19th day of October, 2017 that the bid of Gibraltar Construction be, and the same hereby is, approved and accepted; and that the Executive Director be, and he hereby is authorized and directed to enter into a contract for the Sartini Manor Building Renovations with Gibraltar Construction in the amount of ONE MILLION THREE HUNDRED NINETY FIVE THOUSAND ($1,395,000.00) DOLLARS.
ROLL CALL:

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

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

The Chairperson Pro Tem announced that Closed Session is moved to this point in the meeting, 4:45 p.m.

CLOSED SESSION:

The Chairperson Pro Tem announced that the Commissioners would go into Closed Session at this time for a 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) – Voluntary Compliance Agreement. Conference with Legal Counsel – Existing Litigation. (HUD Complaint and Tort Claim). Government Code §§54954.5 (c), 54956.9 (d): Claim of Andrea Hornbeak v. Housing Authority of the County of San Joaquin; 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 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.

Returning from Closed Session at 5:15 p.m., the Chairperson Pro Tem called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
         Patricia Barrett, Commissioner
         Dale Cose, Vice-Chairperson
         Jon Mendelson, Commissioner
         Martha Moore, Vice Chairperson
         Lester Patrick, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson Pro Tem declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan R. Coon, General Counsel, were in attendance.

The Chairperson Pro Tem announced that in Closed Session the Commissioners had a 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.

General Counsel noted, for the record, that Commissioner Jon Mendelson did not participate in any discussion related to DFA Development, LLC.
Whereupon the Board of Commissioners announced that action had been taken on two items:

First, and following discussion, the Commissioners upon motion by Commissioner Arnaudo, seconded by Commissioner Patrick, and unanimously carried, rejecting claim of Hornbeak as untimely.

Second, upon motion by Commissioner Mendelson, seconded by Commissioner Moore, unanimously carried approving donation of two lots to Habitat for Humanity of San Joaquin County for construction of residences for low-income — qualified under two requirements:

- Construction must be completed and houses sold within four (4) years of date of grant; and that
- One of the residences must be provided to a qualified Housing Choice Voucher recipient or participation in the Family Self-Sufficiency Program.

5) Commissioner Mendelson moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 17-64

RESOLUTION APPROVING DONATION OF REAL PROPERTY
APN NO. 153-090-60 AND APN NO. 153-101-31
FROM
HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN
TO
HABITAT FOR HUMANITY OF SAN JOAQUIN COUNTY, INC.

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 19th day of October, 2017 as follows:

1) That that Real Property identified as APN No. 153-090-60 and APN No. 153-101-31 owned by the Housing Authority of the County of San Joaquin (“Authority”) be, and hereby are approved for donation to Habitat for Humanity of San Joaquin County (“Habitat”); and
2) That construction of residential units must be completed and sold within four (4) years of date of grant; and

3) That one of the residences must be sold to a qualified Housing Choice Voucher recipient or participation in the Family Self-Sufficiency Program; and

4) That if residential units are not built and occupied under certificate of occupancy within four years of the date of this Resolution, that the real property which has not been issued notice(s) of completion and sold will automatically revert back to the Authority; and

5) That the Authority's Executive Director be, and he hereby is authorized and directed to execute any and all documentation relative to grant and transfer of said Real Property to Habitat.

ROLL CALL:

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

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

Following a discussion regarding the Offer made by Mr. Miguel Prado to purchase Lot No. 15 and for his brother, Andres Prado, to purchase Lot No. 14 of the Little John’s Creek Subdivision, Stockton, CA, Commissioner Barrett moved, seconded by Commissioner Arnaudo that the following Resolutions be approved as read:

RESOLUTION NO. 17-65

RESOLUTION AUTHORIZING SALE OF REAL PROPERTY
COMMONLY KNOWN AS
APN NO. 179-530-14, LOT 14 OF THE
LITTLE JOHN’S CREEK SUBDIVISION, STOCKTON, CA.
WHEREAS, the Housing Authority of the County of San Joaquin desires to sell real property APN No. 179-530-14, a vacant lot located in Stockton, CA; and

WHEREAS, Mr. Andres Prado has offered to pay the Housing Authority $38,000 for said property; and

WHEREAS, the Board of Commissioners accept the Purchase Offer from buyer, Andres Prado, of $38,000 for said vacant lot no. 14 located in the Little John’s Creek Subdivision, provided the purchaser accept purchase “As Is – Where As”; 

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 19th day of October, 2017 that the sale of that certain real property, vacant lot No. 14, known as APN No. 179-530-14, located at Little John’s Creek Subdivision, Stockton, CA, to buyer, Andres Prado, “As Is – Where As,” be, and the same hereby is approved, and the Executive Director, Peter W. Ragsdale, be and he hereby is authorized and directed, to execute any and all documents, including any certification of this Resolution, necessary to complete said sale.

RESOLUTION NO. 17-66

RESOLUTION AUTHORIZING SALE OF REAL PROPERTY COMMONLY KNOWN AS APN NO. 179-530-15, LOT 15 OF THE LITTLE JOHN’S CREEK SUBDIVISION, STOCKTON, CA

WHEREAS, the Housing Authority of the County of San Joaquin desires to sell real property APN No. 179-530-15, a vacant lot located in Stockton, CA; and

WHEREAS, Mr. Miguel Prado has offered to pay the Housing Authority $40,000 for said property; and

WHEREAS, the Board of Commissioners accept the Purchase Offer from buyer, Andres Prado, of $40,000 for said vacant lot no. 15 located in the Little John’s Creek Subdivision, provided the purchaser accept purchase “As Is – Where As”;
NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 19th day of October, 2017 that the sale of that certain real property, vacant lot No. 15, known as APN No. 179-530-15, located at Little John’s Creek Subdivision, Stockton, CA, to buyer, Miguel Prado, “As Is – Where As,” be, and the same hereby is approved, and the Executive Director, Peter W. Ragsdale, be and he hereby is authorized and directed, to execute any and all documents, including any certification of this Resolution, necessary to complete said sale.

ROLL CALL:

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

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.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Arnaudo, Barrett, Mendelson, Moore, Patrick, Cose
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey
Upon Roll Call the Chairperson declared the meeting adjourned at 5:21 p.m.

_______________________
Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:04 p.m. on November 16, 2017.

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

Present: Greg Arnaudo, Chairperson
Patricia Barrett, Commissioner
Dale Cose, First Vice Chairperson
Jon Mendelson, Commissioner
Martha Moore, Second Vice Chairperson
Lester Patrick, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson declared a quorum present.

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

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Moore moved, seconded by Commissioner Barrett, that the following Resolution be approved as read:
RESOLUTION NO. 17-67

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 16th day of November, 2017, that the Minutes of the Regular Meeting held October 19, 2017, 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, Cose, Moore, Patrick, Arnaudo
NOES: None
ABSTAIN: Commissioner Mendelson
ABSENT: Commissioner Willey

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, 4:06 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners’ meeting was reconvened at 421 S. El Dorado Street, Stockton, CA at 4:17 p.m.

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

Present: Greg Arnaudo, Chairperson
Patricia Barrett, Commissioner
Dale Cose, First Vice Chairperson
Martha Moore, Second Vice Chairperson
Lester Patrick, Commissioner
Jon Mendelson, Commissioner

Absent: Rudy Willey, Commissioner
The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director; Alan Richard Coon, General Counsel; Gerald “Chip” Jones, Deputy Director; and Melinda Hazard, Director of Finance, were in attendance.

**EXECUTIVE DIRECTOR’S REPORT:**

1) Mr. Peter W. Ragsdale, Executive Director, advised that November 2, 2017, Sierra Vista hosted the Stockton Affordable Housing Task Force meeting led by Mayor Michael Tubbs and attended by senior policy advisors, city planning staff, and community leaders wherein the McKinsey & Company Report was presented to the Task Force. Mr. Ragsdale shared an excerpt from the McKinsey & Company Report, “ATool Kit to Close California’s Housing Gap: 3.5 Million Homes by 2025” with the Commissioners.

2) Mr. Ragsdale advised that he was invited by Ms. Rhodesia Ransom, Executive Director, Sow a Seed Community Foundation, to participate on an affordable housing panel in Tracy, CA. Mr. Ragsdale further advised that the panel consisted of Assemblywoman Eggman and representatives from Habitat for Humanity and Visionary Homes. Mr. Ragsdale advised that he shared the Housing Authority’s vision for development in Tracy, CA and that Commissioner Case and members of the Tracy community attended the event.

3) Mr. Ragsdale advised that the Housing Authority will be applying for HOME grant funding. Mr. Ragsdale further advised that the Housing Authority has partnered with the Stockton Shelter and STAND (Stocktonians Taking Action to Neutralize Drugs) to apply for CDBG funding for a project centered around housing for the homeless. Mr. Ragsdale advised that if an award is received, the projects will be brought back to the Board of Commissioners.

**REPORTS:**

Each Commissioner received a copy of the Significant Purchases and Contracts Report; Draft Financials Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Vacancy Report; and Quarterly Management Reports: Management Public Housing; Multi-Family Housing; and, Housing Choice Voucher.
PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1) Following a discussion, Commissioner Mendelson moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 17-68

RESOLUTION APPROVING SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION AND AUTHORIZING SUBMISSION THEREOF

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 16th day of November, 2017 that that certain Section Eight Management Assessment Program (SEMAP) Certification, dated November 16, 2017, be, and the same hereby is approved, and the Secretary be, and he hereby is authorized and directed to cause the electronic submission of said Certification for and on behalf of this Authority.

ROLL CALL:

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

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.
2) Following a discussion, Commissioner Mendelson moved, seconded by Commissioner Patrick that the following Resolution be approved as read:

RESOLUTION NO. 17-69

RESOLUTION APPROVING AGREEMENT BETWEEN
HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN
AND
SAN JOAQUIN COUNTY BEHAVIORAL HEALTH SERVICES

WHEREAS, it is the desire of the Housing Authority of the County of San Joaquin to renovate its offices located at 448 S. Center Street to provide 14 residential units and one Manager's unit; and

WHEREAS, it is the desire of the Housing Authority to include the use of the offices at 421 S. El Dorado Street for program-related and supportive services, including therapeutic treatments for residents; and

WHEREAS, the Authority desires to secure and renovate one or more properties into multi-unit residences to create at least 20 additional housing units to be dedicated for Behavioral Health Services (BHS) clients; and

WHEREAS, the Authority will examine other properties in its portfolio and/or potential acquisition of additional properties; and

WHEREAS, the County will transfer to the Authority an amount not to exceed $3,500,000 to establish a Housing Fund in accordance with state regulations for Project Based Housing Units; and

WHEREAS, the Authority will provide housing choice vouchers and/or rental subsidy in accordance with the Housing Programs for each of the units developed;

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 16th day of November, 2017 as follows:
1) That certain Agreement between Housing Authority of the County of San Joaquin and County of San Joaquin Behavioral Health Services be, and the same hereby is approved; and

2) That the Executive Director be, and he hereby is authorized and directed to execute said agreement for and on behalf of this Authority; and

3) That the Authority obtain an additional 20 housing units to be dedicated for San Joaquin County Behavioral Health Services Clients.

ROLL CALL:

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

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

3) Following a discussion and direction by the Commissioners to include in the Pet Ownership Policy pet standards the U.S. Department of Housing and Urban Development offered today, November 16, 2017, Commissioner Patrick moved, seconded by Commissioner Barrett that the following Resolution be approved as read:

RESOLUTION NO. 17-70

RESOLUTION APPROVING AND ADOPTING AMENDING THE PET OWNERSHIP POLICY AND AGREEMENT; the COMFORT/SERVICE ANIMAL AGREEMENT; and the ANIMAL(S) RESPONSIBILITY AGREEMENT WITHIN THE HOUSING AUTHORITY’S ADMISSIONS AND CONTINUED OCCUPANCY POLICY

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 16th day
of November, 2017, that that certain amendments to the Pet Ownership Policy and Agreement, the Comfort/Service Animal Agreement; and the Animal(s) Responsibility Agreement ("Pet Policies") be made and that these and future revisions required by HUD be incorporated within the Pet Policies and Housing Authority's Admissions and Continued Occupancy Policy as presented, November 16, 2017, be, and the same hereby is approved and adopted.

ROLL CALL:

AYES: Commissioners Barrett, Cose, Mendelson, Moore, Patrick, Arnaudo

NOES: None

ABSTAIN: None

ABSENT: Commissioner Willey

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

4) Commissioner Barrett moved, seconded by Commissioner Patrick that the following Resolution be approved as read:

RESOLUTION NO. 17-71

RESOLUTION FOR FURTHER AUTHORIZATION TO EFFECT THE CLOSING ON FINANCING FOR REDEVELOPMENT AT SIERRA VISTA PHASE 1

WHEREAS, the Housing Authority of the County of San Joaquin (the "Authority") is pursuing the multiphase revitalization of Sierra Vista Homes in Stockton, California and has executed a Development Agreement ("Development Agreement") with Central California Housing Corporation, a California corporation ("Developer"); and

WHEREAS, Developer and the Authority intend to co-develop the first phase of Sierra Vista Homes which is comprised of one hundred and fifteen (115) units of which thirty-one (31) will be public housing units, eighty-three (83) units will be operated as Section 8 Project Based Voucher units, and one (1) unit will be a manager's unit and all of which will be developed pursuant to the low income housing tax credit program, to be known as Sierra Vista I Phase (the "Development"); and
WHEREAS, the Commissioners of the Authority authorized the Authority's participation in the Development and various associated transactions on September 21, 2017 by Resolution No. 17-58 and desire to provide further and supplemental authorization for transactions associated with the financial closing of the Development by this Resolution; and

WHEREAS, eighty-three (83) units at the Development will receive the benefit of Section 8 Project Based Voucher subsidy pursuant to a PBV Agreement to Enter a Housing Assistance Payments Contract ("AHAP"); and

WHEREAS, the Authority received an allocation of 9% Low-Income Housing Tax Credits ("LIHTC") for construction of the Development; and

WHEREAS, the Development will be owned by Stockton Sierra Vista I, LP, a California limited partnership (the "Owner") having as its administrative general partner Stockton Sierra Vista I, LLC, a California limited liability company, a wholly owned subsidiary of Developer, and as its managing general partner DCDC Sierra Vista I, LLC, a California limited liability company, a wholly owned subsidiary Delta Community Developers Corp., an affiliate of the Authority; and

WHEREAS, the Development will be constructed on certain real property which is owned by the Authority and will be ground leased to the Owner for a term of up to ninety-nine (99) years pursuant to the terms of a ground lease (the "Ground Lease"); and

WHEREAS, the Authority has pledged to loan Two Million Four Hundred Thousand Dollars ($2,400,000) of its public housing Operating Reserve funds to the Owner for the construction and development of the Development (the "OFFP Loan"); and

WHEREAS, projected sources of funding for the Development include: (i) the OFFP Loan in the approximate original principal amount of $2,400,000 and deferred interest of $92,423; (ii) a construction loan from Wells Fargo Bank, National Association, a national banking association ("Wells Fargo") in an original principal amount not to exceed $28,000,000 (the "Construction Loan"); (iii) a permanent loan from Jones Lang LaSalle Multifamily, LLC, a Delaware limited liability company, in the approximate original principal amount of $8,100,000; and (iv) LIHTC equity in the approximate amount of $23,420,000 ("Equity") from R4 SVCA Acquisition LLC, a Delaware limited liability company ("Investor") (items (i) to (iv) are collectively, the "Financing Sources"); and
WHEREAS, the Mixed-Finance Development Proposal for the Development was submitted to the U.S. Department of Housing and Urban Development ("HUD") for review and approval together with additional mixed-finance evidentiary documents (the "HUD Evidentiary Documents"), and the Authority expects to receive written HUD approval on or about November 9, 2017 to allow the Authority to close on the Development in November 2017; and

WHEREAS, as a condition to making the Construction Loan to Owner, Wells Fargo has required that the Authority execute (i) that certain Repayment Guaranty, (ii) that certain Completion Guaranty and (iii) that certain Hazardous Material Indemnity Agreement (collectively, the "Wells Fargo Guaranties"); and

WHEREAS, as a condition to its contribution of the Equity, Investor has required that the Authority execute that certain Guaranty (the "Equity Guaranty"); and

WHEREAS, pursuant to the Development Agreement, the Authority and Developer agreed to split the obligations and guaranties for the Development, including without limitation, the obligations and guaranties in the Wells Fargo Guaranties and Equity Guaranty with seventy percent (70%) allocated to the Developer or its affiliate and thirty percent (30%) allocated to the Authority or its affiliate (the "Guaranty Split").

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 16th day of November, 2017 that the resolutions authorized by Resolution 17-58, dated September 21, 2017 are hereby incorporated by reference and affirmed, supplemented and modified as provided by this Resolution;

RESOLVED FURTHER, the Authority be and it is hereby authorized, empowered and directed to execute and deliver to Wells Fargo the Wells Fargo Guaranties, any endorsements, consents to future modifications of Owner’s obligations and/or other related documents, all in form and substance satisfactory to Wells Fargo, as Wells Fargo may request, together with such other contracts or instruments as Wells Fargo deems necessary or convenient to accomplish the purposes of this Resolution; and

RESOLVED FURTHER, that the Authority be and it is hereby authorized, empowered and directed to guaranty the repayment of any indebtedness of Owner to Wells Fargo in an amount or amounts not to exceed at any one time the sum of
$28,000,000 for principal, plus all interest accrued thereon, and costs and expenses pertaining thereto; and

RESOLVED FURTHER, the Authority be and it is hereby authorized, empowered and directed to execute and deliver to Investor the Equity Guaranty, any endorsements, consents to future modifications of Owner’s obligations and/or other related documents, all in form and substance satisfactory to Investor, together with such other contracts or instruments as investor deems necessary or convenient to accomplish the purposes of this Resolution; and

RESOLVED FURTHER, the Authority be and it is hereby authorized, empowered and directed to execute and deliver any and all documents and take such other actions as may be necessary, advisable, convenient or proper to effectuate the Guaranty Split; and

RESOLVED FURTHER, that Peter W. Ragsdale, acting alone, in his capacity as Executive Director of the Authority be, and hereby is, authorized and directed to take and perform such actions and execute such documents, certificates and other instruments as are necessary, advisable, convenient or proper in order to effectuate the full intent of the resolutions set forth herein and that all actions taken by any of the officers prior to the date of this meeting that effectuate the full intent of these resolutions are hereby adopted, affirmed and ratified by the Board of Commissioners on behalf of the Authority.

ROLL CALL:

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

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

WRITTEN COMMUNICATIONS:

There were none.
COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioner Patrick inquired about the frequency of sexual harassment training for staff. Following a discussion, Chairperson Arnaudo directed that sexual harassment training for staff be conducted on a yearly basis. Vice Chairperson Cose, reiterated the directive.

Commissioner Patrick advised that he would like the Commissioners to take the time to review each monthly and quarterly report one-by-one during the Commissioners' meeting.

Commissioner Mendelson asked General Counsel about the steps that the Authority typically follows before filing an Unlawful Detainer action. There was discussion about bringing this back in a future board meeting.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: One. 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 169-131-02; 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 Legal Counsel – Existing Litigation. Government Code §54956.9 (a) Personal Injury Complaint; Ross vs Housing Authority of the County of San Joaquin, Superior Court of the County of San Joaquin, Case No. 39-2015-00324175-CU-
PO-STK. Seek instructions and authority with respect to proposed Settlement Agreement and Release. **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:** (Administration Buildings) APN #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:** (Rose Creek Subdivision) APN #179-530-01 through 09 and APN #179-530-14 through 44. **Agency Negotiator:** Alan R. Coon. **Conference with Real Property Negotiators.** Government Code §54956.8. **Properties:** Seek instructions and authority with respect to potential lease or purchase options related to replacement of Administration Building(s). **Agency Negotiator:** Alan R. Coon. **Negotiating Parties:** Housing Authority of the County of San Joaquin and tbd.

Returning from Closed Session at 6:00 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Chairperson
Patricia Barrett, Commissioner
Dale Case, Vice-Chairperson
Jon Mendelson, Commissioner
Martha Moore, Vice Chairperson
Lester Patrick, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan R. Coon, General Counsel, were in attendance.

The Chairperson announced that the Commissioners had taken action on one matter, negotiation for the lease or purchase of a replacement Administration Building, but direction not disclosable at this time.

General Counsel noted, for the record, that Commissioner Jon Mendelson did not participate in any discussion on those matters related to DFA Development (Cottage Village, Medici Building and Cal-Weber).

ADJOURNMENT:

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

ROLL CALL:

AVES: Commissioners Arnaudo, Barrett, Mendelson, Moore, Patrick, Cose
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

Upon Roll Call the Chairperson declared the meeting adjourned at 6:02 p.m.

Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in an Adjourned Special Meeting at the Board Room of the Alberta Jackson Administration Complex, 421 South El Dorado Street, Stockton, California, at 2:30 p.m., on December 18, 2017.

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

Present: Greg Arnaudo, Chairperson
         Patricia Barrett, Commissioner
         Dale Cose, First Vice Chairperson
         Martha Moore, Second Vice Chairperson
         Lester Patrick, (via Telephone) Commissioner

Absent: Jon Mendelson, Commissioner
        Rudy Willey, Commissioner

The Chairperson declared a quorum present.

The Chairperson directed that the Notice of Adjournment and Declaration of Posting Notice be filed with the Minutes of this Meeting.

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

The Chairperson called for the Pledge of Allegiance.
APPROVAL OF THE MINUTES:

There were none.

PUBLIC COMMENTS:

There were none.

The Chairperson announced that the Board of Commissioners’ meeting is recessed at this time, 2:35 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners’ meeting was reconvened at 421 S. El Dorado Street, Stockton, CA at 2:45 p.m.

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

Present: Greg Arnaudo, Chairperson
Patricia Barrett, Commissioner
Dale Casey, First Vice Chairperson
Martha Moore, Second Vice Chairperson
Lester Patrick, (via Telephone) Commissioner

Absent: Jon Mendelson, Commissioner
Rudy Willey, Commissioner

The Chairperson declared a quorum present.

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

REPORTS:

There were none.

EXECUTIVE DIRECTOR’S REPORT:

There were none.
INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

There were none.

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS’ QUESTIONS AND 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 Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: One. 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 Phase II, shall be a part of APN 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 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:** (CalWebber, 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:** Right of First Refusal and Option to Purchase for DCDC/HACSJ or a to-be Created Limited Liability Agency; Project Based Voucher (PBV) award; management and related business terms and participation. **Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** (Administration Buildings) APN #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:** (Rose Creek Subdivision) APN #179-530-01 through 09 and APN #179-530-14 through 44. **Agency Negotiator:** Alan R. Coon. **Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** Negotiation with respect to potential lease or purchase options related to replacement of Administration Building(s) including 2575 Grand Canal Boulevard, Stockton, CA, APN #110-030-32. **Agency Negotiators:** Alan R. Coon/Gerald "Chip" Jones. **Negotiating Parties:** Housing Authority of the County of San Joaquin and tbd.

Returning from Closed Session at 3:10 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

**Present:** Greg Arnaudo, Chairperson
Patricia Barrett, Commissioner
Dale Cose, First Vice Chairperson
Martha Moore, Second Vice Chairperson
Lester Patrick, (via Telephone) Commissioner

**Absent:** Jon Mendelson, Commissioner
Rudy Willey, Commissioner

The Chairperson declared a quorum present.
The Chairperson announced that the Commissioners had a Conference with Legal Counsel – Anticipated Litigation. Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: One.

Government Code §54956.8. **Property:** Negotiation with respect to potential lease or purchase options related to replacement of Administration Building(s) including 2575 Grand Canal Boulevard, Stockton, CA, APN #110-030-32. **Agency Negotiators:** Alan R. Coon/Gerald “Chip” Jones. **Negotiating Parties:** Housing Authority of the County of San Joaquin and tbd.

The Chairperson announced that the Board approved by unanimous vote (Commissioner Lester Patrick appeared by telephone) directing negotiation, purchase and financing of the purchase and/or lease of the Grand Canal Property but not announcing deal points until completion of the purchase.

**RESOLUTION NO. 17-76**

**RESOLUTION DESIGNATING AND AUTHORIZING EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO BINDING FINANCING TERMS OF LOAN FOR PURCHASE OF THAT REAL PROPERTY KNOWN AS 2575 GRAND CANAL BLVD, STOCKTON, CA (APN NO. 110-030-32)**

WHEREAS, the Housing Authority of the County of San Joaquin is interested in purchasing that real property located at 2575 Grand Canal Boulevard, Stockton, CA;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin in the closed session meeting in a Special Meeting initially held the 14th day of December, 2017, and continued to December 18, 2017, as follows:

1) That the Executive Director be and he hereby is designated and authorized to negotiate and enter into binding purchase terms for that real property known as 2575 Grand Canal Boulevard, Stockton, CA;

2) That the Executive Director be and he hereby is designated and authorized to negotiate financing terms of loan for the purchase of that real property known as 2575 Grand Canal Boulevard, Stockton, CA; and
3) That this resolution shall be effective December 18, 2017 but not published or reported until conclusion of the negotiation.

ROLL CALL:

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

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted. Note: Board to announce action taken at future Board meeting.

ADJOURNMENT:

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

ROLL CALL:

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

Upon roll call, the Chairperson declared the meeting adjourned at 4:00 p.m.

Secretary
THE MINUTES OF THE SPECIAL MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD DECEMBER 14, 2017

The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 South El Dorado Street at 4:00 p.m. on December 14, 2017.

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

Present: Greg Arnaudo, Chairperson
          Patricia Barrett, Commissioner
          Jon Mendelson, Commissioner
          Martha Moore, Vice Chairperson

Absent: Dale Cose, Vice Chairperson
        Lester Patrick, Commissioner
        Rudy Willey, Commissioner

The Chairperson declared a quorum present.

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

The Chairperson directed that the Notice of Special Meeting and Certificate of Mailing be filed with the Minutes of this meeting.

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Mendelson moved, seconded by Commissioner Moore, that the following Resolution be approved as read:
RESOLUTION NO. 17-72

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 14th day of December, 2017, that the Minutes of the Regular Meeting held November 16, 2017, 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, Mendelson, Moore, Arnaudo
NOES: None
ABSTAIN: None
ABSENT: Commissioner Cose, Patrick, Willey

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 was reconvened at 421 S. El Dorado Street, Stockton, CA at 4:12 p.m.

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

Present: Greg Arnaudo, Chairperson
          Patricia Barrett, Commissioner
          Martha Moore, Second Vice Chairperson
          Jon Mendelson, Commissioner

Absent: Dale Cose, First Vice Chairperson
        Lester Patrick, Commissioner
        Rudy Willey, Commissioner
The Chairperson declared a quorum present.

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

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, regarding the second University of the Pacific Medical Health Fair held at Sierra Vista Homes.

2) Mr. Ragsdale regarding beginning of Sierra Vista Phase 1 construction/roofing abatement at Sierra Vista and possibly January 25, 2018 as Groundbreaking Ceremony date.

3) Mr. Ragsdale regarding San Joaquin County Board of Supervisors’ approval of agreement between Housing Authority of the County of San Joaquin and San Joaquin County Behavioral Health Services.

3) Mr. Ragsdale regarding Reaching for the Stars presentation given by Mr. Jose Hernandez at Van Buren Elementary school.

4) Mr. Ragsdale regarding applications submitted by the Housing Authority for Community Development Block Grant (CDBG) and HOME grant funding.

REPORTS:

Each Commissioner received a copy of the Significant Purchases and Contracts Report; Draft Financials; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Vacancy Report; and Quarterly Management Reports: None.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.
CONSENT ITEMS:

There were none.

ACTION ITEMS:

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

RESOLUTION NO. 17-73

CONSIDER AUTHORIZING AND DIRECTING EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO AGREEMENT WITH REGIONALSAN AND SASD FOR TREATMENT OF THORNTON COMMUNITY WASTEWATER

WHEREAS, a Wastewater Planning Project Engineering Report (Project Report) was funded as part of the State Water Resources Control Board’s (State Board) Clean Water State Revolving Fund (CWSRF) Project No. C-06-0852-110; and

WHEREAS, the project includes construction of a new lift station; installation of an 8-inch force main within existing easements and San Joaquin County (County) right-of-way; and a connection into an existing lift station owned and maintained by SASD (Project); and

WHEREAS, the Project will provide wastewater treatment services to Mokelumne Manor, Sartini Manor, the Day Care building, the vacant land north of Sartini Manor (a.k.a. New Hope), and the County’s Thornton Library; and

WHEREAS, in order to obtain additional funding, the Housing Authority must enter into an agreement with RegionalSan and SASD for wastewater treatment and operation and maintenance fees for the conveyance from the SASD lift station to the RegionalSan treatment facility; and

WHEREAS, the State Board has agreed to conditions in the contract for the next phase subject to the completion of the agreement between the RegionalSan, SASD and the Authority;
NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 14th day of December, 2017 that the Executive Director be, and he hereby is authorized and directed to negotiate and enter into an agreement with RegionalSan and SASD for wastewater treatment and operation and maintenance fees for the conveyance from the SASD lift station to the RegionalSan treatment facility for and on behalf of this Housing Authority.

ROLL CALL:

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

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

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

RESOLUTION NO. 17-74

RESOLUTION APPROVING SALE OF OBSOLETE VEHICLES

WHEREAS, the Housing Authority has identified obsolete vehicles which should be disposed of; and

WHEREAS, no other operations within the Housing Authority are in need of said vehicles; and

WHEREAS, said vehicles can be sold through an online bidding site; and

WHEREAS, it is the recommendation of the Executive Director that the Housing Authority take advantage of this opportunity to dispose of said vehicles through the online bidding site;
NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 14th day of December, 2017, as follows:

1. That the Executive Director be, and he hereby is authorized and directed to convey, to the online bidding site for public auction, the vehicles referred to below:

<table>
<thead>
<tr>
<th>HA NO</th>
<th>DESCRIPTION</th>
<th>LICENSE NO</th>
<th>COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>Admin</td>
<td>Dodge Dakota Truck</td>
<td>1132233</td>
<td>$17,144.64</td>
</tr>
<tr>
<td>Admin</td>
<td>Dodge Ram 2500 Truck</td>
<td>1311265</td>
<td>$22,126.47</td>
</tr>
<tr>
<td>Conway</td>
<td>Chevy Astro Van</td>
<td>E997994</td>
<td>$21,135.16</td>
</tr>
</tbody>
</table>

ROLL CALL:

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

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

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

RESOLUTION NO. 17-75

RESOLUTION APPROVING OPERATIONAL AGREEMENT BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND TRACY POLICE ACTIVITIES LEAGUE

WHEREAS, the Housing Authority of the County San Joaquin (HACSJ) was approached by the City of Tracy’s Police Department through its non-profit, Tracy Police Activities League (TPAL) to partner in providing youth activities; and
WHEREAS, TPAL is a newly formed youth-focused program which helps the children of Tracy reach higher through activities and leadership training; AND

WHEREAS, currently the maintenance garage in Tracy has available space which can be utilized for TPAL activities; AND

WHEREAS, the HACSJ will provide to TPAL an open gym area for youth activities such as boxing, cross-fit style training, and half-court basketball in a spare garage bay that is approximately 40' by 26'; and

WHEREAS, the space would be secured and separate from HACSJ operational areas;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 14th day of December, 2017, that that certain Operational Agreement between Housing Authority of the County of San Joaquin and Tracy Police Activities League be, and the same hereby is approved, and the Executive Director be, and he hereby is authorized and directed to execute said Agreement for and on behalf of this Housing Authority.

ROLL CALL:

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

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:

Administration Building(s) including 2575 Grand Canal Boulevard, Stockton, CA, APN #110-030-32. **Agency Negotiators:** Alan R. Coon/Gerald “Chip” Jones. **Negotiating Parties:** Housing Authority of the County of San Joaquin and tbd.

Returning from Closed Session at 5:30 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

**Present:**
- Greg Arnaudo, Chairperson
- Patricia Barrett, Commissioner
- Jon Mendelson, Commissioner
- Martha Moore, Vice Chairperson

**Absent:**
- Dale Cose, Vice-Chairperson
- Lester Patrick, Commissioner
- Rudy Willey, Commissioner

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 Legal Counsel — Anticipated Litigation.** Significant exposure to litigation pursuant to Government Code §54956.9 (b): Number of cases: One. **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 Phase II, shall be a part of APN 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 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

The Chairperson announced that action had been taken on the potential lease or purchase of 2575 Grand Canal Boulevard to be provided at a future meeting.

ADJOURNMENT:

There being no further business at hand, Commissioner Barrett moved, seconded by Commissioner Moore that the meeting be adjourned to meet again on December 18, 2017 at 2:00 p.m. at the Alberta Jackson Administration Complex, 421 South El Dorado Street, Stockton, CA.

ROLL CALL:

AYES: Commissioners Arnaudo, Barrett, Mendelson, Moore,
NOES: None
ABSTAIN: None
ABSENT: Commissioners Cosse, Patrick, Willey
Upon Roll Call the Chairperson declared the meeting adjourned at 5:35 p.m.

[Signature]

Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on January 18, 2018.

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

Present: Greg Arnaudo, Chairperson  
Patricia Barrett, Commissioner  
Dale Cose, Vice Chairperson  
Jon Mendelson, Commissioner  
Martha Moore, Vice Chairperson  
Lester Patrick, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson declared a quorum present.

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

The Chairperson advised that he is stepping down as Chairperson effective immediately and that he would continue serving as a Commissioner until expiration of the term in April 2018. This matter was not first described on the noticed agenda as it was an unknown matter at the time of posting. The Commissioners determined that there is a need for immediate action to accept Commissioner Arnaudo’s resignation as Chairperson.

Following a discussion, Commissioner Barrett Moved, Seconded by Commissioner Patrick that the following Resolution be approved as read:
RESOLUTION NO. 18-1

RESOLUTION FINDING NEED TO TAKE ACTION ON ITEM NOT ON AGENDA
RE: ACCEPTING COMMISSIONER GREG ARNAUDO’S RESIGNATION AS CHAIRPERSON

WHEREAS, the Housing Authority learned that Commissioner Arnaudo is stepping down from his position as Chairperson effective immediately; and

WHEREAS, there is a need to take immediate action to accept the resignation of Commissioner Arnaudo as Chairperson; and

WHEREAS, the need to take such action came to the attention of the Housing Authority after the date and time of posting of the Agenda for this meeting and warrants addition to this Agenda; and

WHEREAS, it is in the best interests of this Housing Authority to bring this matter before the Commissioners at this time;

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 18th day of January, 2018, that this matter warrants addition to the Agenda to accept the resignation of Commissioner Greg Arnaudo as Chairperson be, and the same hereby is approved.

ROLL CALL:

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

Upon roll call, the foregoing Resolution was passed and adopted.

3) Following a discussion, Commissioner Barrett Moved, Seconded by Commissioner Patrick that the following Resolution be approved as read:
RESOLUTION NO. 18-2

RESOLUTION ACCEPTING THE RESIGNATION OF GREG ARNAUDO AS CHAIRPERSON

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin, meeting in a Regular Meeting this 18th day of January, 2018, that the resignation of Greg Arnaudo as Chairperson be, and the same hereby is accepted.

ROLL CALL:

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

Following Roll Call, Dale Cose acted as the Chairperson Pro Tem and called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

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

RESOLUTION NO. 18-3

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 January, 2018, that the Minutes of the Special Meeting held December 14, 2017, 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, Mendelson, Moore, Arnaudo
Upon Roll Call, the Chairperson Pro Tem declared the foregoing Resolution passed and adopted.

Following a discussion, Commissioner Arnaudo moved, seconded by Commissioner Moore, that the following Resolution be approved as read:

RESOLUTION NO. 18-4

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 January, 2018, that the Minutes of the Adjourned Special Meeting held December 18, 2017, 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, Moore, Patrick, Arnaudo, Cose
NOES: None
ABSTAIN: Commissioner Mendelson
ABSENT: Commissioner Willey

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

The Chairperson Pro Tem announced that the Board of Commissioners’ meeting is recessed at this time, 4:15 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners’ meeting was reconvened at 421 S. El Dorado Street, Stockton, CA at 4:30 p.m.

The Chairperson Pro Tem called the meeting to order and upon roll call, those present and absent were as follows:
Present: Greg Arnaudo, Commissioner
Patricia Barrett, Commissioner
Dale Case, Vice Chairperson
Martha Moore, Vice Chairperson
Jon Mendelson, Commissioner
Lester Patrick, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson Pro Tem declared a quorum present.

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

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, regarding the Public Housing Authority Directors Association (PHADA) Conference in San Diego he and Commissioners Moore, Barrett, Mendelson and Patrick attended.

2) Mr. Ragsdale regarding concept of developing an approximate 30,000 sq. ft. Career/Technical training facility in a joint effort with California Human Development, San Joaquin Delta College and the City of Stockton.

3) Mr. Ragsdale regarding the Housing Authority no longer in a shortfall, did not have to utilize the $295,000 the Board had committed or any local funds, and Housing Authority has expended all HUD held funds in excess of nearly $5 million dollars. Mr. Ragsdale recognized Carena Lane, Director of Rental Assistance, and her staff who have done a terrific job in the administration of these valuable resources.

REPORTS:

Each Commissioner received a copy of the Significant Purchases and Contracts Report; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Vacancy Report; and Quarterly Management Reports: None.
PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

Each Commissioner received a copy of the Amendments to the 2017-2018 Public Housing Agency (PHA) Plan; Gerald “Chip” Jones gave a presentation pertaining to Thornton Sewer Treatment Fees for Connection with Sacramento Area Sewer District and Sacramento Regional Sanitation District and provided a copy of a map for the proposed Thornton Sewer alignment connection to the Sacramento Area Sewer District; information was provided pertaining to the Public Housing Assessment System (PHAS) Standard Performer designation for Fiscal Year ending 2016; and information pertaining to resolution of Lease Violations. Mr. Alan R. Coon, General Counsel, presented an overview of the lease violation process.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

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

RESOLUTION NO. 18-5

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, bad debts primarily consist of tenants that 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, tenant balances are not written off until a minimum of 90 days after the tenant has vacated the property; and
WHEREAS, tenant’s 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, there 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 are uncollectable;

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 18th day of January, 2018 that the Accounts Receivable for the quarter ending December 31, 2017, standing upon Non-Subsidized and Public Housing of the Housing Authority, in the sum of TWENTY THREE THOUSAND EIGHT HUNDRED FIFTEEN ($23,815) DOLLARS, be written off effective December 31, 2017.

ROLL CALL:

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

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

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

RESOLUTION NO. 18-6

RESOLUTION CONFIRMING, RATIFYING AND APPROVING RESOLUTION NO. 17-76 FOR PURCHASE OF REAL PROPERTY KNOWN AS
WHEREAS, the Housing Authority of the County of San Joaquin is interested in purchasing that real property located at 2575 Grand Canal Boulevard, Stockton, CA; and

WHEREAS, December 14, 2017, the Board of Commissioners unanimously authorized and directed staff to negotiate and enter into the purchase of the said real property upon terms and conditions to be disclosed once the parties agreed to terms; and

WHEREAS, the Board directed staff negotiate with selected lenders for financing terms for purchase of said real property after all terms of sale were met; and

WHEREAS, staff contacted three lenders (Bank of Stockton, F & M Bank and Wells Fargo Bank) and negotiated quotes for the financing of the purchase of said real property; and

WHEREAS, staff has selected Bank of Stockton as their terms are competitive, within the parameters of the Board’s direction and best fit the Housing Authority’s long-term goals; and

WHEREAS, the Housing Authority has entered a Standard Offer, Agreement and Escrow Instructions For Purchase of Real Estate (“PSA”) with terms and conditions within the Board’s parameters; and

WHEREAS, staff has completed an initial review of the condition of said real property; and

WHEREAS, staff expects some tenant improvements will be necessary before occupancy;
NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin this 18th day of January 2018 as follows:

1) That Resolution No. 17-76 for the purchase of that certain real property known as 2575 Grand Canal Blvd., Stockton, CA (APN No. 110-030-32) is hereby confirmed, ratified and approved;

2) That the Executive Director be and he hereby is directed and authorized to execute loan documents by and between Bank of Stockton and the Housing Authority of the County of San Joaquin for the purchase of said real property;

3) That the Executive Director be and he hereby is directed and authorized to execute any and all necessary documents to effect, complete and record the financing of the purchase of said real property; and

4) That funding of any tenant improvements of said real property, as determined in the sole discretion of the Executive Director, be and hereby is approved.

ROLL CALL:

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

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

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

Following a discussion pertaining to the Election of Officers, the Chairperson Pro Tem directed that the May 17, 2018, Annual Meeting be advanced to February 15, 2018.
CLOSED SESSION:

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

Returning from Closed Session at 6:10 p.m., the Chairperson Pro Tem called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Commissioner
Patricia Barrett, Commissioner
Dale Cose, Vice Chairperson
Jon Mendelson, Commissioner
Martha Moore, Vice Chairperson
Lester Patrick, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson Pro Tem declared a quorum present.

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

DCDC/HACSJ or a to-be Created Limited Liability Agency; Project Based Voucher (PBV) award; management and related business terms and participation. 


The Chairperson Pro Tem announced that action had been taken on 2482 S. Airport Way, Stockton, CA, 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 Arnaudo, Barrett, Mendelson, Moore, Patrick, Cose
NOES: None
ABSTAIN: None
ABSENT: Commissioner Willey

Upon Roll Call the Chairperson declared the meeting adjourned at 6:11 p.m.

Peter W. Ragsdale, Secretary
THE MINUTES OF THE ANNUAL MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD FEBRUARY 15, 2018

The Commissioners of the Housing Authority of the County of San Joaquin met in an Annual Meeting at 421 South El Dorado Street at 4:00 p.m. on February 15, 2018.

As Commissioner Arnaudo announced his intention to resign as Chairperson at the January 18, 2018, meeting, Commissioner Dale Cose served as the Chairperson Pro Tem and called the meeting to order. Upon roll call, those present and absent were as follows:

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

Absent: None

The Chairperson Pro Tem declared a quorum present.

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

The Chairperson Pro Tem called for the Pledge of Allegiance.

ELECTION OF OFFICERS:

The Chairperson Pro Tem, having announced the advancement of the time and place for the election of the Board’s officer to this meeting and, with the Board’s unanimous agreement to have the officer’s terms run through and until the next Annual Meeting in May of 2019, invited nominations for Chairperson for said term.
Commissioner Willey nominated Commissioner Cose as Chairperson for the forthcoming term, seconded by Commissioner Mendelson.

There being no further nominations, the Chairperson Pro Tem declared the nominations closed and the Board elected to orally conduct the vote.

ROLL CALL:

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

Upon Roll Call, Commissioner Cose was seated as Chairperson for the term to end in May 2019.

The Chairperson announced that this was the time and place for the election of the First Vice Chairperson for the forthcoming term to end in May 2019.

Commissioner Arnaudo nominated Commissioner Moore as First Vice Chairperson for said term, seconded by Commissioner Mendelson.

There being no further nominations, the Chairperson declared the nominations closed and the Board elected to orally conduct the vote.

ROLL CALL:

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

Upon Roll Call, Commissioner Moore was seated as First Vice Chairperson for the term to end in May 2019.

The Chairperson announced that this was the time and place for the election of the Second Vice Chairperson for the forthcoming term to end in May 2019.

Commissioner Patrick nominated Commissioner Mendelson as Second Vice Chairperson for said term to end in May 2019, seconded by Commissioner Barrett.
There being no further nominations, the Chairperson declared the nominations closed and the Board elected to orally conduct the vote.

ROLL CALL:

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

Upon Roll Call, Commissioner Mendelson was seated as Second Vice Chairperson for the forthcoming term to end in May 2019.

APPROVAL OF THE MINUTES:

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

RESOLUTION NO. 18-7

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in an Annual Meeting this 15th day of February, 2018, that the Minutes of the Regular Meeting held January 18, 2018, 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 Arnaudo, Barrett, Mendelson, Moore, Patrick, Cose
NOES: None
ABSTAIN: Commissioner Willey
ABSENT: None

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.
At this point in the meeting, 4:06 p.m., the Chairperson announced that the Board of Commissioners’ meeting is recessed so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners’ meeting was reconvened at 421 S. El Dorado Street, Stockton, CA at 4:08 pm.

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

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

Absent: None

The Chairperson declared a quorum present.

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

EXECUTIVE DIRECTORS REPORT:

1) Peter W. Ragsdale, Executive Director, regarding updating of the Agency’s waiting lists and online rent payments via YARDI Rent Café.

2) Peter W. Ragsdale, Executive Director, regarding anticipated April 2018 completion date for rehabilitation/construction of 10 Sartini Manor units; Completion of Mourfield site improvements funded by County of San Joaquin HOME funds and additional funding received from the County for interior painting, new kitchens, and new bathrooms to begin spring 2018; and New site lighting and installation of CCTV security system at Buthmann Homes.

3) Peter W. Ragsdale, regarding award of $1.2 million dollars in City of Stockton HOME funds for Sierra Vista Phase II redevelopment; and receiving a Greater Downtown Fee Waiver which will save nearly $529,000 in impact fees on Phase II. Mr. Ragsdale advised that the last time that the Housing Authority or any
of its affiliates had received these discretionary funding awards from the City of Stockton appears to have been in 2007 Sierra Vista. It was further noted that in Sierra Vista, Phase I, that project was burdened with over $900,000 in City of Stockton impact fees, fees that downtown affordable projects were not obligated to pay.

REPORTS:

Each Commissioner received a copy of the Cash Balances and Investments Report, Significant Purchases and Contracts Report; Capital Fund Projects Report; Draft Financials; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and Housing Choice Voucher Program Liaison Report; Vacancy Report; and Quarterly Management Reports: Management Public Housing.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

Each Commissioner received a copy of the proposed Thornton Sewer Alignment Connection to Sacramento Area Sewer District (SASD) Map and copies of several donation/acknowledgment/thank you letters.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

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

RESOLUTION NO. 18-8

A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS AND FILING OF APPLICATIONS BY OR AT THE DIRECTION OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN, IN CONNECTION WITH THE FORMATION AND COMPOSITION OF ENTITIES AND THE SALE, FINANCING,
DEVELOPMENT AND OPERATION OF PHASE II OF THE SIERRA VISTA PROJECT, AND PROVIDING FOR OTHER RELATED MATTERS

WHEREAS, the mission of the Housing Authority of the County of San Joaquin (the "Authority"), includes the development and provision of affordable housing units within its area of operation; and

WHEREAS, the Authority has initiated Phase II of a multi-phased affordable housing redevelopment of the Sierra Vista community ("Project") involving transfer of portions of the site to a limited partnership formed to undertake a low-income housing tax credit financing using various U.S. Department of Housing and Urban Development ("HUD") rental assistance programs (the "Financings"); and

WHEREAS, to implement the Financings for Phase II of the Project, the Authority will undertake the formation of a California limited partnership (the "Partnership") to serve as the owner of the second phase of the Project and the execution of the related partnership agreement; and

WHEREAS, the Authority, its nonprofit affiliate Delta Community Developers Corp. or a designee will serve as the managing general partner of the Partnership (the "MGP") and will partner with the procured developer, Herzog Real Estate Development Services, Inc., or its affiliate, which will cause or direct the formation of a limited liability company to serve as administrative general partner of the Partnership (the "AGP"); and

WHEREAS, in order to implement Phase II of the Project, the Authority shall take such other predevelopment actions as authorized by the following resolutions; and

WHEREAS, November 16, 2017, the Delta Community Developers Corp. Board of Directors approved Resolution No. 17-20 for Sierra Vista Phase II pre-development expenses;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in an Annual meeting this 15th day of February 2018, that:

1. **Approval of Formation of Partnership.** The Chairperson of the Board of Commissioners of the Authority (the "Board") or the Authority’s Executive Director (each an "Authorized Officer") are authorized and directed to negotiate, execute and deliver, on behalf of the Authority (acting on its own
behalo), any and all documents as necessary to cause the formation of the Partnership and the MGP, to be known as ____TBD____, respectively (the “Phase Two Formation Documents’). The Phase Two Formation Documents may be approved by any Authorized Officer on the Authority’s behalf and such Authorized Officer’s signature on the final Phase Two Formation Documents shall be construed as the Authority’s approval of such Phase Two Formation Documents. The Authorized Officers (and each of them acting alone) are further authorized and directed to execute and deliver, on behalf of the Authority (acting on its own behalf), any other documents reasonably required to be executed by the Authority (acting on its own behalf) and to carry out the execution and filing of the Phase Two Formation Documents.

2. **Approval of Preparation and Filing of HUD-related Applications.** The Authorized Officers, and each of them acting alone, are authorized and directed to prepare or cause the preparation and to execute and deliver as part of the Financings for Phase II such applications and filings to be submitted to HUD in connection with the Financings including, but not limited to, a Section 18 Inventory Removal Application, one or more mixed-finance applications under HUD’s Operating Fund Financing Program, Public Housing Mortgage Financing Program, Capital Fund Financing Program, Rental Assistance Demonstration Program, Federal Housing Administration loan programs and related documents as needed.

3. **Approval of Preparation and Filing of LIHTC Application.** The Authorized Officers, and each of them acting alone, are authorized and directed to prepare or cause the preparation and to execute and deliver, on behalf of the Authority and on behalf of the Partnership an application with the California Tax Credit Allocation Committee for an allocation of low-income housing tax credits for the Project.

4. **Approval of Financing Assistance.** The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority, such commitments and documentation associated with the provision of financial support for the Project through a loan and/or equity investment of Authority funds from such sources as may be identified by the Authorized Officers. The terms of the financial support for the Project may be negotiated and approved by any Authorized Officer on the Authority’s behalf and such Authorized Officer’s signature on the financing commitments and final loan and/or equity investment documents shall be construed as the Authority’s approval on the Authority’s behalf and on behalf of the Partnership of such loan and/or financial investment. The Authority’s
source of funds are Public Housing Operating Fund Reserves specifically earmarked for Sierra Vista and will likely be committed to the project by OFFP (Operating Fund Financing Program) in an amount not to exceed $3 million dollars. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority and on behalf of the Partnership, any other documents reasonably required to be executed by the Authority or Partnership in connection with the entry into the loan and/or financial investment.

5. **Ancillary Documents.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority and/or the Partnership to execute, deliver and/or file (or cause to be delivered and/or filed) any affidavits, certificates, letters, government forms, documents, agreements and instruments that any such Authorized Officer determines to be necessary or desirable to give effect to this resolution or to consummate the transactions contemplated herein.

6. **Expenditures.** The Authority is authorized to expend such funds as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the actions authorized by this resolution. The Authority is further authorized to expend such funds as are necessary to support additional predevelopment activities for the Project and within the Development Budget.

7. **Acting Officers Authorized.** Any action required by this resolution to be taken by the Chair of the Board or Executive Director of the Authority may, in the absence of such person, be taken by the duly authorized acting Chair of the Board or acting Executive Director of the Authority, respectively or by the designee of the Chair of the Board or Executive Director.

8. **Execution of Obligations.** The Board directs the Authority’s Executive Director to cause the Authority to fulfill the Authority’s duties and obligations under the various agreements authorized.

9. **Effective Date.** This resolution shall be in full force and effect from and after its adoption and approval.
Adopted: February 15, 2018

Housing Authority of the County of San Joaquin

__________________________
Peter W. Ragsdale
Executive Director

Attest:

__________________________

Roll Call:

Ayes: Commissioners Arnaudo, Barrett, Mendelson, Moore, Patrick, Willey, Case

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 Mendelson that the following Resolution be approved as read:

RESOLUTION NO. 18-9

RESOLUTION APPROVING MODIFICATION TO HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN AND COMMITTING UP TO 90 PROJECT-BASED VOUCHERS TO PHASE II OF THE SIERRA VISTA REDEVELOPMENT

WHEREAS, August 1, 2016, H.R. 3700, Housing Opportunity Through Modernization (HOTMA) Act of 2016 was signed into law by President Obama; and

WHEREAS, January 18, 2017, the U.S. Department of Housing and Urban Development (HUD) issued a notice in the Federal Register entitled Housing Opportunity Through Modernization Act of 2016: Implementation of Various Section 8 Voucher Provisions, (the "Implementing Notice") which implemented
many of the project-based voucher provisions of HOTMA and PIH Notice 2017-21 that describes further the new requirements; and

WHEREAS, the Implementing Notice and PIH Notice 2017-21 requires amendments to the Housing Choice Voucher Administrative Plan in order for housing authorities to utilize certain provisions, including the provision that allows Housing Authorities to attach project-based vouchers to existing public housing projects undergoing revitalization efforts; and

WHEREAS, the Authority intends to use project-based vouchers in its redevelopment of Sierra Vista Homes and to protect against obsolescence; and

WHEREAS, the Housing Authority desires to utilize the provisions of HOTMA, the Implementing Notice and PIH Notice 2017-21 that allow an award of project-based vouchers without a competition; and

WHEREAS, the Board of Commissioners of the Housing Authority of the County of San Joaquin in a Regular Meeting on the 16th day of February 2017 modified the Housing Choice Voucher Administrative Plan to incorporate the provisions of the Implementing Notice, including a description of the demolition and new construction revitalization work at Sierra Vista and the use of at least 83 project-based vouchers on the site; and

WHEREAS, the Board of Commissioners of the Housing Authority of the County of San Joaquin in a Regular Meeting on the 16th day of February 2017 approved and adopted the use of at least 83 project-based vouchers at Phase I of the redevelopment of Sierra Vista; and

WHEREAS, the Housing Authority of the County of San Joaquin desires to continue forward with its redevelopment of Sierra Vista with the use of up to 90 project-based vouchers on the site in Phase II of the Sierra Vista redevelopment to the best advantage of the Project and further refine the plan in accordance with PIH Notice 2017-21;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in an Annual Meeting this 15th day of February 2018 that a modification to the Housing Choice Voucher Administrative Plan to incorporate the provisions of the Implementing Notice and PIH Notice 2017-21, including a description of the demolition and new construction revitalization work at Sierra Vista and the use of up to 90 project-based vouchers on the site, be, and hereby is approved and adopted.
BE IT FURTHER RESOLVED AND ORDERED that a commitment of up to 90 project-based vouchers to Phase II of the Sierra Vista redevelopment, in reliance on the provisions of HOTMA, the Implementing Notice, PIH Notice 2017-21 and all other PBV requirements, is hereby authorized.

ROLL CALL:

AYES: Commissioners Arnaudo, Barrett, 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 Mendelson moved, seconded by Commissioner Willey that the following Resolution be approved as read:

RESOLUTION NO. 18-10

RESOLUTION APPROVING TRANSFER OF SIERRA VISTA PHASE II PROJECT PROPERTY AND SOLICITATION OF LENDERS AND LOW-INCOME HOUSING TAX CREDIT EQUITY INVESTORS

WHEREAS, as a necessary process in the competitive application process for a 9% Low Income Housing Tax Credit (LIHTC) award for the Phase II of the redevelopment of the Sierra Vista Public Housing property ("the Project"), various legal, financial and real estate consents are necessary; and

WHEREAS, the LIHTC application needs to be submitted to the California Tax Credit Allocation Committee; and

WHEREAS, in addition to the consent approved at the January 19, 2017, Board of Commissioners meeting, further consent is necessary permitting and directing that a phased portion of the land to be transferred to the created Limited Partnership comprised of the Housing Authority of the County of San Joaquin and Central California Housing Corporation (the "Limited Partnership"); and
WHEREAS, the approximately 7.3-acre parcel has been appraised for $3,180,000 million dollars and will be ground leased to the Limited Partnership and the lease financed by a Seller Note and Deed of Trust; and

WHEREAS, in addition to the prior consent approved at various Board of Commissioners meetings including the demolition of the obsolescent buildings, further consent is necessary authorizing and directing the solicitation of lenders and low-income housing tax credit equity investors to make loans and provide investments in support of Phase II of the Project;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in an Annual Meeting this 15th day of February, 2018, as follows:

1. **Approval of Transfer of Project Property.** That the Authorized Officers, and each of them acting alone, are authorized and directed to enter into an option to ground lease and, thereafter, a ground lease with the Limited Partnership for the Project property in order to facilitate the financing and redevelopment of Phase II of the Project and facilitate the transfer of Project subject to related HUD approvals.

2. **Approval of Solicitation of Lenders and Investors.** That the Authorized Officers, and each of them acting alone, are authorized and directed to undertake a solicitation of lenders and low-income housing tax credit equity investors to make loans and provide investments in support of the Project. The terms of such loans and investments may be negotiated and approved by any Authorized Officer on the Authority's behalf and on behalf of the Partnership and such Authorized Officer's signature on term sheets, commitments and such other agreements evidencing the loans and tax credit equity investment shall be construed as the Authority's approval on the Authority's behalf and on behalf of the Partnership of such loan and/or tax credit equity investment.

ROLL CALL:

AYES: Commissioners Arnaudo, Barrett, 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:**

The Commissioners unanimously decided to cancel the March 15, 2018, Board Meeting as staff is unaware of any current pressing business matters for consideration.

**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. **Properties:** (Sierra Vista Phase II, shall be a part of APN 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 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:** (Administration Buildings) APN #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:** Negotiation with respect to potential lease or purchase options related to replacement of Administration Building(s) including 2575 Grand Canal Boulevard, Stockton, CA, APN #110-030-32. **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.
Returning from Closed Session at 5:19 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Commissioner
Patricia Barrett, Commissioner
Dale Cose, Chairperson
Martha Moore, First Vice Chairperson
Lester Patrick, Commissioner
Jon Mendelson, Second Vice Chairperson

Absent: None

The Chairperson declared a quorum present.

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

The Chairperson announced that in Closed Session the Commissioners had a Conference with Real Property Negotiators. Government Code §54956.8. Properties: (Sierra Vista Phase II, shall be a part of APN 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.

Construction and Partnership Related Agreement concerning Rehabilitation of Administration Buildings. **Conference with Real Property Negotiators.** Government Code §54956.8. **Property:** Negotiation with respect to potential lease or purchase options related to replacement of Administration Building(s) including 2575 Grand Canal Boulevard, Stockton, CA, APN #110-030-32. **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:** (2482 S. Airport Way, Stockton, CA) APN #169-133-07 and (2513 S. Phelps Street, Stockton, CA) APN #169-133-25. **Agency Negotiator:** Alan R. Coon and tbd.

The Chairperson announced that there was nothing to report at this time.

**ADJOURNMENT:**

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

**ROLL CALL:**

**AYES:** Commissioners Arnaudo, Barrett, Mendelson, Moore, Patrick, Willey, Cose

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

Upon Roll Call the Chairperson declared the meeting adjourned at 5:21 p.m.

Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 South El Dorado Street at 4:00 p.m. on March 21, 2018.

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

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

Absent: None

The Chairperson declared a quorum present.

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

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

There were none.
At this point in the meeting, 4:04 p.m., the Chairperson announced that the Board of Commissioners’ meeting is recessed so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners’ meeting was reconvened at 421 S. El Dorado Street, Stockton, CA at 4:09 pm.

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

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

Absent: None

The Chairperson declared a quorum present.

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

EXECUTIVE DIRECTOR’S REPORT:

There were none.

REPORTS:

There were none.

PUBLIC COMMENTS:

There were none.
INFORMATION ITEMS:

Executive Director Ragsdale gave a verbal update on the close of escrow for the 2575 Grand Canal property and other projects including Sierra Vista Phase I and II, Claremont Manor, Mourfield Apartments, Behavioral Health Services and Cottage Village Apartments.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

There were none.

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioner Moore commented regarding the Las Vegas Conference she and Commissioner Cose attended March 6-9, 2018.

Commissioner Patrick commented about his visit to a low-income housing facility built approximately 10 years ago and advised that he would like to take Executive Director Ragsdale to see the property.

Commissioner Mendelson advised that he has reapplied for reappointment and that, to date, he had not received confirmation about receipt of his application from the Board of Supervisors' Office.

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. Properties: (Sierra Vista Phase II, shall be a part of APN 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 and Partnership Related Agreements concerning Sierra Vista Rehabilitation – Phase II.
Returning from Closed Session at 5:20 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Commissioner
Patricia Barrett, Commissioner
Dale Case, Chairperson
Jon Mendelson, Second Vice Chairperson
Martha Moore, First Vice Chairperson
Lester Patrick, Commissioner
Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director and Alan Richard 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. Properties: (Sierra Vista Phase II, shall be a part of APN 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 and Partnership Related Agreements concerning Sierra Vista Rehabilitation – Phase II.

The Chairperson announced that there was no action to report at this time.

ADJOURNMENT:

There being no further business at hand, Commissioner Moore moved, seconded by Commissioner Barrett that the meeting be adjourned at 5:21 p.m.

ROLL CALL:

AYES: Commissioners Arnaudo, Barrett, Mendelson, Moore, Patrick, Willey, Case
NOES: None
ABSTAIN: None
ABSENT: None
Upon Roll Call the Chairperson declared the meeting adjourned at 5:21 p.m.

[Signature]

Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on April 19, 2018.

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
Martha Moore, First Vice Chairperson
Lester Patrick, Commissioner
Rudy Willey, Commissioner

Absent: Greg Arnaudo, Commissioner
Jon Mendelson, Second Vice Chairperson

The Chairperson declared a quorum present.

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

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Patrick Moved, Seconded by Commissioner Moore that the following Resolutions be approved as read:

RESOLUTION NO. 18-11

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 19th day of April, 2018, that the Minutes of the Regular Meeting held February 15, 2018, 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.

RESOLUTION NO. 18-12

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 19th day of April, 2018, that the Minutes of the Special Meeting held March 21, 2018, 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, Moore, Patrick, Willey, Cose
NOES: None
ABSTAIN: None
ABSENT: Commissioners Arnaudo, Mendelson

Upon roll call, the foregoing Resolutions were passed and adopted.

The Chairperson announced that the Board of Commissioners’ meeting is recessed at this time, 4:07 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners’ meeting was reconvened at 421 S. El Dorado Street, Stockton, CA at 4:08 p.m.

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

Present: Patricia Barrett
Dale Cose
Martha Moore,
Commissioner
Chairperson
First Vice Chairperson
The Chairperson declared a quorum present.

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

PUBLIC HEARING:

The Chairperson announced that this was the time and place for the Public Hearing on the Proposed Housing Authority of the County of San Joaquin Public Housing Agency (PHA) Annual Plan for Fiscal Year 2017-2018, and declared said Public Hearing open. There being no comments on said PHA Annual Plan for Fiscal year 2017-2018, the Chairperson declared the Public Hearing closed.

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, regarding the rehabilitation of 10 units at Sartini Manor. Mr. Ragsdale advised units should be completed by the end of May and that all families who were relocated will return to their units.

2) Mr. Ragsdale regarding design review approval from the City of Stockton for the rehabilitation of the Administration Building. Mr. Gerald “Chip” Jones, Deputy Director, gave a verbal update about the status of the Grand Canal Blvd. Building and Administration Building projects.

3) Mr. Ragsdale regarding receipt of an additional 25 VASH vouchers from the U.S. Department of Veterans Affairs bringing the total to 234 VASH vouchers.

REPORTS:

Each Commissioner received a 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 Quarterly Management Reports: None.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

Each Commissioner received a copy of the donation acknowledgement/thank you letters from the Emergency Food Bank and Aspire Public Schools and the Public Housing Assessment (PHAS) Score Report received from the U.S. Department of Housing and Urban Development.

CONSENT ITEMS:

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

RESOLUTION NO. 18-13

RESOLUTION APPROVING AMENDMENT TO HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN PROCUREMENT POLICY

WHEREAS, HUD mandated a transition from 24 CFR 85.36 to 2 CFR 200.317 – 200.326 on December 19, 2014; and

WHEREAS, the Housing Authority’s current Procurement Policy standards are generally consistent with the requirements; and

WHEREAS, there are two major changes for housing agencies resulting from the implementation of 2 CFR 200; and

WHEREAS, one major change is the previous level for the Micro Purchase threshold increases from $2,000 to $3,000 (however, the Micro Threshold for construction-related procurements remains at $2,000, subject to the Davis-Bacon Act); and,
WHEREAS, the second major change is the Small Purchase threshold increases from $100,000 to $150,000; and

WHEREAS, the Housing Authority implemented 2 CFR 200.317 – 300.326, however, it did not increase the Micro Purchase and Small Purchase thresholds; and

WHEREAS, the Procurement Policy has been amended to reflect said changes in threshold amounts; and

WHEREAS, the threshold requirements will be set forth in all purchase orders, contracts and service agreements.

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 19th day of April 2018 that that certain Amended Procurement Policy, dated April 19, 2018, be and the same hereby is approved.

ROLL CALL:

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

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

ACTION ITEMS:

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

RESOLUTION NO. 18-14

RESOLUTION APPROVING AMENDED 2017-2018 PUBLIC HOUSING AGENCY (PHA) PLAN, AUTHORIZING CHAIRPERSON TO EXECUTE PHA CERTIFICATION OF COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS (FORM HUD-50077); AND
AUTHORIZING EXECUTIVE DIRECTOR TO SUBMIT AMENDED 2017-2018 PUBLIC HOUSING AGENCY (PHA) PLAN TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 19th day of April, 2018 that that certain Amended 2017-2018 Public Housing Agency (PHA) Plan be, and the same hereby is approved and adopted; that the Chairperson be, and he hereby is authorized and directed to Execute PHA Certification of Compliance with PHA Plans and Related Regulations (Form HUD-5077); and, that the Executive Director be, and he hereby is authorized and directed to submit the 2017-2018 Public Housing Agency (PHA) Plan to the U.S. Department of Housing and Urban Development.

ROLL CALL:

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

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

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

RESOLUTION NO. 18-15

RESOLUTION APPROVING AND ADOPTING AMENDING THE LIMITED ACCESS AND BARRING POLICY ALSO KNOWN AS THE TRESPASS POLICY

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 19th day of April, 2018 that that certain Limited Access and Barring Policy (aka Trespass Policy), as originally presented, September 15, 2016, and approved is hereby adopted as modified and amended.
ROLL CALL:

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

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

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

RESOLUTION NO. 18-16

RESOLUTION APPROVING CHANGE TO
HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN
FISCAL YEAR END FROM SEPTEMBER 30 to DECEMBER 31

WHEREAS, the Housing Authority currently has a fiscal year-end date of September 30 each year; and

WHEREAS, the Housing Authority has recently begun to create new business entities for the redevelopment of Public Housing sites, as well as partnerships for the development of new housing units; and

WHEREAS, these new entities will have fiscal year-end dates of December 31; and

WHEREAS, the Housing Authority's external auditors, Smith Marion & Company LLP, have recommended to the Housing Authority that it change its fiscal year end to December 31; and

WHEREAS, the change in fiscal year end to December 31 will result in consistent financial reporting for all business enterprises and will minimize the work required for annual auditing and governmental reporting; and

WHEREAS, the U.S. Department of Housing and Urban Development requires a Board-approved resolution changing the fiscal year end from September 30 to December 31;
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 19th day of April 2018 that the Change in Housing Authority of the County of San Joaquin Fiscal Year End date to December 31 be, and hereby is approved and that said change be submitted to the U.S. Department of Housing and Urban Development.

ROLL CALL:

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

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. 18-17

RESOLUTION DIRECTING AND AUTHORIZING APPROVAL OF THE WRITE-OFF UPON THE BOOKS OF CERTAIN UNECOLLECTIBLE ACCOUNTS RECEIVABLE OF THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN NON-SUBSIDIZED AND PUBLIC HOUSING

WHEREAS, bad debts primarily consist of tenants that 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, tenant balances are not written off until a minimum of 90 days after the tenant has vacated the property; and

WHEREAS, tenant’s 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, there 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 are uncollectable;

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 19th day of April, 2018 that the Accounts Receivable for the quarter ending March 31, 2018, standing upon Non-Subsidized and Public Housing of the Housing Authority, in the sum of THIRTY FIVE THOUSAND FIVE HUNDRED FIFTY EIGHT ($35,558) DOLLARS, be written off effective March 31, 2018.

ROLL CALL:

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

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

Commissioner Greg Arnaudo arrived at this point in the meeting, 4:36 p.m.

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

RESOLUTION NO. 18-18

RESOLUTION APPROVING DONATED OFFICE SPACE TO SAN JOAQUIN FAIR HOUSING AND SACRAMENTO SELF-HELP HOUSING
WHEREAS, the Housing Authority of the County of San Joaquin (HACSJ) is in the process of repurposing the current Administrative Building located at 448 S. Center Street into residential housing; and

WHEREAS, this project will not incorporate the adjacent building (formerly the Business Office) located at 421 S. El Dorado Street; and

WHEREAS, the 421 S. El Dorado Street office space is currently empty; and

WHEREAS, San Joaquin County Behavioral Health has expressed interest in renting the entire building once the residential units are completed; and

WHEREAS, in the interim two social service agencies need office space, San Joaquin Fair Housing, a local non-profit agency funded by the City of Stockton and San Joaquin County to provide tenant and landlord education and mediation services to the residents of San Joaquin County; and

WHEREAS, the HACSJ realized the value in these services and would like to assist this organization in light of recent funding cuts they have experienced; and

WHEREAS, Sacramento Self-Help Housing (SSHH) is an organization based out of Sacramento but looking to open a Stockton office to create a sister agency of Stockton Self-Help Housing; and

WHEREAS, SSHH has contracted with the HACSJ to assist in finding housing for HUD-VASH participants and, additionally, was recently awarded funds from Behavioral Health for a shared housing model project in Stockton; and

WHEREAS, staff has been in discussions with both San Joaquin Fair Housing and Sacramento Self-Help Housing about donated space at the property; and

WHEREAS, both organizations are interested in use of the office space available in the former Business Office and they would be responsible for their share of utilities and all telephone and internet expenses but would be provided donated rental space.

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 19th day of April 2018 that that certain vacant office space located at 421 S. El Dorado Street be, and is hereby available for use by San
Joaquin Fair Housing and Sacramento Self-Help Housing at no cost for rent until such time that Behavior Health Services of San Joaquin County rents said office space.

BE IT FURTHER RESOLVED AND ORDERED that when Behavior Health Services of San Joaquin County rents said office space, that the HACSJ donate the commercial rent cost to secure office space at a comparable location for San Joaquin Fair Housing.

ROLL CALL:

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

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

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

RESOLUTION NO. 18-19

RESOLUTION AUTHORIZING COMMISSIONER LESTER PATRICK TO SIGN AS COMMISSIONER FOR THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN ONTO THE LETTER ADDRESSED TO CONGRESSMAN DENHAM IN SUPPORT OF THE SUPPLEMENTAL NUTRITION ASSISTANCE PROGRAM

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin in a Regular Meeting this 19th day of April 2018 that Commissioner Lester Patrick be, and he hereby is authorized to sign as Commissioner for the Housing Authority of the County of San Joaquin onto the letter addressed to Congressman Denham in support of the Supplemental Nutrition Assistance Program.

ROLL CALL:
AVES: Commissioners Arnaudo, Barrett, Moore, Patrick, Willey, Cose
NOES: None
ABSTAIN: None
ABSENT: Commissioner Mendelson

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

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

Following a discussion regarding Executive Director Ragsdale’s scheduled attendance at the U.S. Department of Housing and Urban Development Rental Assistance Demonstration (RAD) Conference, May 17-18, 2018, in Washington, D.C., the Commissioners unanimously decided that the Regular Meeting scheduled for May 17, 2018, will not be held and that a Special Board Meeting can be called to order if needed.

CLOSED SESSION:


Returning from Closed Session at 6:31 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Greg Arnaudo, Commissioner
Patricia Barrett, Commissioner
Dale Cose, Chairperson
Martha Moore, First Vice Chairperson
Lester Patrick, Commissioner
Rudy Willey, Commissioner

Absent: Jon Mendelson, Second Vice Chairperson

The Chairperson declared a quorum present.
Peter W. Ragsdale, Executive Director and Alan R. Coon, General Counsel, were in attendance.


The Board returned at 6:31 p.m. announcing that it had nothing to report on the Closed Session Items but that it had completed the evaluations of the Executive Director and General Counsel, and after further discussion and upon unanimous voice vote, announced that the Executive Director and General Counsel had high marks and met or exceeded their respective duties and, therefore, the Board does grant an extension of term of employment for said respective employees for a five-year term together with an increase of salary and additional modification of terms as set forth in to be prepared Resolutions and Amendments.

The Board also indicated that as the Board does not believe that there will be a meeting in May 2018 that the Resolutions and Amendments may be executed by the Chairperson and made effective June 1, 2018.

RESOLUTION NO. 18-20

RESOLUTION FOLLOWING PUBLIC EMPLOYEE EVALUATION OF EXECUTIVE DIRECTOR AND AMENDING EXECUTIVE DIRECTOR’S EMPLOYMENT CONTRACT

WHEREAS, on April 19, 2018, the Board of Commissioners conducted its annual performance review per the Employment Contract for Executive Director dated November 1, 2015 and Amendment #1 (herein the "Employment Contract");

WHEREAS, the Commissioners found high marks and determined that the Executive Director met or exceeded his duties and responsibilities as defined under the scope of work in his contract; and

WHEREAS, on April 19, 2018, the Board of Commissioners evaluated the terms of the Employment Contract last revised in September 2017;
NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the Commissioners of the Housing Authority of the County of San Joaquin in a Regular Meeting and Closed Session Meeting held this 19th day of April, 2018, that staff prepare and submit to the Chairperson Amendment No. 2 to the Executive Director's Employment Contract containing the following general terms and conditions:

The Authority and Executive Director agreed to and conducted the annual performance of the Executive Director on April 19, 2018;

The Executive Director has agreed to prepare a Strategic Five-Year Plan to include a description and plan for future and potential development projects;

The Authority's Board of Commissioners desire to provide additional compensation and otherwise amend the Employment Contract as follows:

That the Executive Director's base salary shall be increased by ten per cent (10%) made effective April 19, 2018 (modifies Section 3.01 of the Contract) and that said payment shall be from federal and nonfederal program funds as permitted at law;

That made effective on October 31, 2018 the Authority will extend the term of the Executive Director's Contract through and including October 31, 2023 (modifies Section 1.02 of the Contract) and as permitted at law.

The Chairperson shall execute Amendment No. 2.

ROLL CALL:

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

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.
RESOLUTION NO. 18-21

RESOLUTION FOLLOWING PUBLIC EMPLOYEE EVALUATION OF GENERAL COUNSEL AND AMENDING GENERAL COUNSEL’S EMPLOYMENT AGREEMENT

WHEREAS, on April 19, 2018, the Board of Commissioners of the Housing Authority of the County of San Joaquin evaluated and reviewed the performance of its General Counsel, Alan R. Coon; and

WHEREAS, the Commissioners found high marks and determined that the General Counsel met or exceeded his duties and responsibilities as defined under the scope of work in his contract; and

WHEREAS, on April 19, 2018, the Board of Commissioners re-evaluated the terms of the Employment Agreement last revised in September 2016;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, by the Commissioners of the Housing Authority of the County of San Joaquin in a Regular Meeting and Closed Session Meeting held this 19th day of April, 2018, that the Executive Director prepare and submit to the Chairperson Amendment No. 7 to the General Counsel’s Employment Agreement containing the following general terms and conditions:

That the General Counsel’s Employment Agreement shall be extended on June 1, 2018 for five years ending on May 31, 2023;

That beginning June 1, 2018 the General Counsel’s base salary shall be increased on an annual basis by one percent (1%);

That beginning June 1, 2018 and thereafter on June 1 of succeeding years the General Counsel’s base salary shall be annually increased with a COLA based on the previous year’s CPI Index published in each year’s January Bureau of Labor Statistics, Urban Wage Earners and Clerical Workers for this northern California region;

That the representation of Delta Community Developers, Corp. (“DCDC”) and subsidiary limited liability companies now or hereafter
created are to be added as a responsibility to General Counsel’s Scope of Services (Attachment 1);

That the General Counsel’s role as the “media” spokesperson and services thereunder be deleted as a General Counsel responsibility in the Scope of Services (Attachment 1);

That the Housing Authority shall reimburse General Counsel for 2/3rds of the 2018 and preceding ___ years of the General Counsel’s annual State Bar fees in accordance with Section 10 (e) of the Employment Agreement; and

That the Housing Authority will transfer the current arrangement and lease agreement with the Law Office of Alan Richard Coon from the current Administration Building to the new Grand Canal Administration Building and adjusting the rent to the market rent for the term of General Counsel’s Employment Agreement as extended to May 31, 2023.

This Amendment No. 7 shall become effective on June 1, 2018 and the Chairperson shall execute [said Amendment No. 7] [this Resolution 18-21 which shall constitute Amendment No. 7].

ROLL CALL:

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

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

ADJOURNMENT:

There being no further business at hand, Commissioner Barrett moved, seconded by Commissioner Moore that the meeting be adjourned.
ROLL CALL:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Mendelson

Upon Roll Call the Chairperson declared the meeting adjourned at 6:35 p.m.

Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on June 21, 2018.

The Chairperson called the meeting to order and introduced newly appointed Commissioner Ryan Gresham and welcomed him to the Board. Commissioner Gresham informed the Board he is currently a Real Estate Agent with Godi Realtors and looks forward to serving on the Housing Authority Board.

The Chairperson called for roll call and upon roll call, those present and absent were as follows:

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

Absent: Rudy Willey, Commissioner

The Chairperson declared a quorum present.

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

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Patrick Moved, Seconded by Commissioner Barrett that the following Resolution be approved as read:
RESOLUTION NO. 18-22

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 21st day of June, 2018, that the Minutes of the Regular Meeting held April 19, 2018, 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, Moore, Patrick, Cose
NOES: None
ABSTAIN: Commissioners Gresham, Mendelson
ABSENT: Commissioner Willey

Upon roll call, the foregoing Resolution was passed and adopted.

PUBLIC HEARING:

The Chairperson announced that this was the time and place for the Public Hearing on the Proposed Housing Authority of the County of San Joaquin Public Housing Agency (PHA) Annual Plan for Fiscal Year 2018-2019 and declared said Public Hearing open. There being no comments on said PHA Annual Plan for Fiscal Year 2018-2019, the Chairperson declared the Public Hearing closed.

The Chairperson announced that the Board of Commissioners’ meeting is recessed at this time, 4:14 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners’ meeting was reconvened at 421 S. El Dorado Street, Stockton, CA at 4:29 p.m.

The Chairperson called the meeting to order and upon roll call, those present and absent were as follows:
Present: Patricia Barrett, Commissioner
Ryan Gresham, Commissioner
Dale Cose, Chairperson
Jon Mendelson, Second Vice Chairperson
Martha Moore, First Vice Chairperson
Lester Patrick, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson declared a quorum present.

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

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, gave an update about the Sierra Vista Phase 1 project and shared a video showing the current construction that is underway.

2) Mr. Ragsdale advised that staff have aggressively leased up the Housing Choice Voucher program resulting in record year Housing Assistance Payment (HAP) funding of just under $35,000,000 and that staff deserve a tremendous amount of credit.

Mr. Ragsdale advised that the Housing Authority received just under $3,000,000 in Capital Funds which will be used for various projects identified in the Housing Authority’s Five-Year Plan.

3) Mr. Ragsdale advised that the Housing Authority will be submitting a Low-Income Housing Tax Credit (LIHTC) application on July 3rd for Sierra Vista Phase 2 and that staff have high hopes that the Housing Authority’s application will be competitive.

4) Mr. Ragsdale advised that the Housing Authority’s March LIHTC application had an initial tie breaker score of 57. Mr. Ragsdale further advised that five projects were disqualified which resulted in a project with a score of 24 to be funded. Mr. Ragsdale explained that the unused credit from the March round will be brought forward for the round in July and that the Housing Authority is hoping to have a competitive tie breaker score for the July application.
The Chairperson thanked Mr. Ragsdale, Mr. Jones, staff and Mr. Coon for their hard work and for doing more with less.

REPORTS:

Each Commissioner received a 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 and the Vacancy Report.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

Each Commissioner received a copy of the sales receipt from Read to Me, Stockton! reflecting the Housing Authority’s donation.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

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

RESOLUTION NO. 18-23

RESOLUTION APPROVING 2018-2019 PUBLIC HOUSING AGENCY (PHA) PLAN; AUTHORIZING CHAIRPERSON TO EXECUTE PHA CERTIFICATION OF COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS (FORM HUD-5007); AND AUTHORIZING EXECUTIVE DIRECTOR TO SUBMIT 2017-2018 PUBLIC HOUSING AGENCY (PHA) PLAN TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
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 June, 2018, that that certain 2018-2019 Public Housing Agency (PHA) Plan be, and the same hereby is approved and adopted; that the Chairperson be, and he hereby is authorized and directed to Execute PHA Certification of Compliance with PHA Plans and Related Regulations (Form HUD-5077); and, that the Executive Director be, and he hereby is authorized and directed to submit the 2018-2019 Public Housing Agency (PHA) Plan to the U.S. Department of Housing and Urban Development.

ROLL CALL:

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

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

2) Following a discussion, Commissioner Mendelson moved, seconded by Commissioner Gresham that the following Resolution be approved as read:

RESOLUTION NO. 18-24

RESOLUTION APPROVING AND ADOPTING
RECORDS RETENTION AND DESTRUCTION POLICY,
AS AMENDED, JUNE 21, 2018

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 June 21, 2018, that that certain Records Retention and Destruction Policy, As Amended, June 21, 2018, be, and the same hereby is approved and adopted.

ROLL CALL:

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

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

3) The Chairperson advised that he would like the Board to be informed when each of the contracts have been expended in $100,000 increments. Following a discussion, Commissioner Mendelson moved, with the caveat that the Board be informed when each contract has been expended in $100,000 increments, seconded by Commissioner Gresham, that the following Resolution be approved as read:

RESOLUTION NO. 18-25

RESOLUTION ACCEPTING BID AND AWARDING CONTRACT FOR VACANT UNIT TURNOVER SERVICES

WHEREAS, notice of an Invitation for Bid, IFB No. 1718-042, to obtain general contractor(s) to provide vacant unit turnover services on an “as-needed” basis, has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following described bids for said vacant unit turnover services are the only bids received by this Housing Authority in response to said Invitation for Bid, to wit:

FIRM

Mandal Construction (Pacific Grove, CA)
California Framing (Stockton, CA)
Grand Construction (Stockton, CA)
BMW Construction (Manteca, CA); and

WHEREAS, the Housing Authority intends to form a pool of three contractors for contracted unit turnover services to draw from on an as-needed basis; and
WHEREAS, when the Housing Authority has need of work it shall contact the first-ranked Contractor to ascertain as to whether or not that contractor is available to do the work within a reasonable timeframe the Housing Authority has established for that work; and

WHEREAS, if the first-ranked Contractor is not available, the Housing Authority may then proceed to the next highest ranked Contractor; and

WHEREAS, Contractor rankings are based upon prices submitted for each unit turnover; and

WHEREAS, it has been deemed that the bids of Mandai Construction, California Framing and Grand Construction suit the needs of the Housing Authority; and

WHEREAS, it is in the best interests of this Housing Authority to award contracts as follows:

1) Contract 1718-042a to Mandai Construction, Not to Exceed $300,000 for term of contract;

2) Contract 1718-042b to California Framing, Not to Exceed $300,000 for term of contract; and

3) Contract 1718-042C to Grand Construction, Not to Exceed $300,000 for term of contract.

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 June, 2018 as follows:

1) That the Invitation for Bid of Mandal Construction, be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for general contractor services with Mandal Construction, in the amount Not to Exceed (NTE) THREE HUNDRED THOUSAND ($300,000) DOLLARS; and

2) That the Invitation for Bid of California Framing, be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for general contractor services with
California Framing, in the amount Not to Exceed (NTE) THREE HUNDRED THOUSAND ($300,000) DOLLARS; and

3) That the Invitation for Bid of Grand Construction, be, and the same hereby is approved and accepted; and, that the Executive Director be, and he hereby is authorized and directed to enter into a contract for general contractor services with Grand Construction in the amount Not to Exceed (NTE) THREE HUNDRED THOUSAND ($300,000) DOLLARS.

ROLL CALL:

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

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. 18-26

RESOLUTION ACCEPTING PROPOSAL AND AWARDING CONTRACT FOR MAILING AND PRESORT SERVICES

WHEREAS, Notice of a Request for Proposal for Mailing and Presort Services has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following proposals for said Mailing and Presort Services are the only proposals received by this Authority in response to said Request for Proposal:
FIRM

ABS Direct, Inc. (Modesto, CA)
Pre Sort Center (Stockton, CA); and

WHEREAS, the proposals were reviewed utilizing the criteria set forth in the Request for Proposals; and

WHEREAS, it has been deemed that the proposal of ABS Direct, Inc., best suits the needs of the Housing Authority; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract for Mailing and Presort Services to ABS Direct, Inc., in an amount not to exceed $200,000 for the contract term.

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 June 2018 as follows:

1) That the proposal of ABS Direct, Inc., in an amount not to exceed $200,000 be, and the same hereby is, approved and accepted; and

2) That the Executive Director be, and he hereby is authorized and directed to enter into contract for Mailing and Presort Services with ABS Direct, Inc., in an amount not to exceed TWO HUNDRED THOUSAND ($200,000.00) DOLLARS.

ROLL CALL:

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

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

5) Following a discussion, Commissioner Patrick moved, seconded by Commissioner Barrett that the following Resolution be approved as read:
RESOLUTION NO. 18-27

RESOLUTION ACCEPTING PROPOSAL AND AWARDING CONTRACT FOR FINANCIAL AND DEVELOPMENT CONSULTING SERVICES FOR TAX CREDIT DEVELOPMENT

WHEREAS, Notice of a Request for Proposal for Financial and Development Consulting Services for Tax Credit Development Services has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following proposals for said Financial and Development Consulting Services are the only proposals received by this Authority in response to said Request for Proposal:

FIRM

California Housing Partnership Development (San Francisco, CA)
LeSar Development Consultants (San Diego, CA); and

WHEREAS, the proposals were reviewed utilizing the criteria set forth in the Request for Proposals; and

WHEREAS, it has been deemed that the proposal of California Housing Partnership Development best suits the needs of the Housing Authority; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract for Financial and Development Consulting Services to California Housing Partnership Development in an amount not to exceed $350,000 for the contract term.

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 June, 2018, as follows:
1) That the proposal of California Housing Partnership Development in an amount not to exceed $350,000 be, and the same hereby is, approved and accepted; and

2) That the Executive Director be, and he hereby is authorized and directed to enter into contract for Financial and Development Consulting Services with California Housing Partnership Development in an amount not to exceed THREE HUNDRED FIFTY THOUSAND ($350,000.00) DOLLARS.

ROLL CALL:

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

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

6) Following a discussion, Commissioner Gresham moved, seconded by Commissioner Mendelson that the following Resolution be approved as read:

RESOLUTION NO. 18-28

RESOLUTION APPROVING ISSUANCE OF "SOLE SOURCE" PURCHASE ORDER TO COUNTY OF SAN JOAQUIN DEPARTMENT OF PUBLIC WORKS FOR USE OF THREE LANDFILLS AND RECOVERY FACILITIES

WHEREAS, the Housing Authority currently utilizes the County of San Joaquin, Department of Public Works (Solid Waste Division) to dispose of garbage, materials, furniture, etc., at the local dumps on a regular basis; and

WHEREAS, there are three landfills and recovery facilities owned and operated by the County of San Joaquin as follows:

1) North County Recycling Center and Sanitary Landfill located in Lodi;
2) Lovelace Materials Recovery Facility and Transfer Station located in Manteca; and
3) Foothill Sanitary Landfill located in Linden; and

WHEREAS, over the five-year period between March, 2013, and February, 2018, the Housing Authority has spent $93,535.00 in dump fees during which time individual purchase orders have been generated every month creating additional staff time; and

WHEREAS, it is not efficient for staff and costly to drive out of San Joaquin County to utilize dump services when there are three (3) local facilities; and

WHEREAS, it is in the best interests of this Housing Authority to utilize the County of San Joaquin landfills and recovery facilities;

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 June, 2018, that the Executive Director be, and he hereby is authorized and directed to issue a “Sole Source” Purchase Order to the County of San Joaquin for use of three landfills and recovery facilities in an amount Not to Exceed (NTE) TWO HUNDRED THOUSAND ($200,000) DOLLARS during the contract term.

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

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

7) Following a discussion, the Chairperson announced that action on this item, 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 is tabled until the next Board of Commissioners meeting.

WRITTEN COMMUNICATIONS:

There were none.
COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

There were none.

CLOSED SESSION:


Commissioner Mendelson departed Closed Session at 6:05 p.m. and Commissioner Patrick departed Closed Session at 6:10 p.m.
Returning from Closed Session at 6:13 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

Present: Patricia Barrett, Commissioner
Ryan Gresham, Commissioner
Dale Cose, Chairperson
Martha Moore, First Vice Chairperson

Absent: Jon Mendelson, Second Vice Chairperson
Lester Patrick, Commissioner
Rudy Willey, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director and Alan R. Coon, General Counsel, were in attendance.


Each Commissioner received a copy of the appraisal for that real property known as Claremont Manor, located at 347 E. Flora Street, Stockton, CA.

The Chairperson announced that prior to the departure of Commissioners Mendelson and Patrick, one action had been considered and upon Motion by Commissioner Moore, Seconded by Commissioner Gresham, the Board unanimously authorized staff to begin marketing Claremont Manor.

RESOLUTION NO. 18-29

AUTHORIZING MARKETING OF THAT REAL PROPERTY LOCATED AT 347 E. FLORA STREET, STOCKTON, CA, APN NO. 139-171-16, KNOWN AS CLAREMONT MANOR

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin this 21st day of June, 2018, that the Executive Director be, and he hereby is authorized and directed to market for sale that real property located at 347 E. Flora Street, Stockton, CA, APN No. 139-171-16, known as Claremont Manor.

ROLL CALL:

AYES: Commissioners Barrett, Gresham, Moore, Cose
NOES: None
ABSTAIN: None
ABSENT: Commissioners Mendelson, Patrick, Willey
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

ADJOURNMENT:

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

ROLL CALL:

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

Upon Roll Call the Chairperson declared the meeting adjourned at 6:15 p.m.

Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 South El Dorado Street at 1:30 p.m. on July 19, 2018.

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

Present: Patricia Barrett, Commissioner
         Dale Case, Chairperson
         Ryan Gresham, Commissioner
         Martha Moore, First Vice Chairperson
         Rudy Willey, Commissioner
         Lester Patrick, Commissioner

Absent: Jon Mendelson, Second Vice Chairperson

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, Gerald “Chip” Jones, Deputy Director, Melinda Hazard, Director of Finance, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson directed that the Special Meeting Notice and Certificate of Mailing be filed with the Minutes of this meeting.

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Barrett moved, seconded by Commissioner Moore, that the following Resolution be approved as read:
RESOLUTION NO. 18-30
RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 19th day of July, 2018, that the Minutes of the Regular Meeting held June 21, 2018, 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, Cose
NOES: None
ABSTAIN: Commissioners Patrick, Willey
ABSENT: Commissioner Mendelson

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

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, advised that the Housing Authority submitted a Low-Income Housing Tax Credit application for Sierra Vista Phase 2 on July 1, 2018. Mr. Ragsdale further advised that the Housing Authority has a competitive tie breaker score and expects a point letter confirming the award by the end of August.

2) Mr. Ragsdale advised that plans for the Crossway Residences project were submitted to the City of Stockton and that the Housing Authority anticipates work to begin in January 2019.

Mr. Ragsdale advised that the first and second floors in the 2575 Grand Canal Boulevard building have been demolished by Housing Authority staff resulting in a savings to the Housing Authority. Mr. Ragsdale further advised that demolition of the third floor will begin this week.
Mr. Ragsdale advised that the Housing Authority anticipates the first completed units in Sierra Vista Phase 1 to be ready for occupancy in January 2019. Mr. Ragsdale further advised that the Housing Authority has requested bids for the Conway Homes kitchen and bath renovations of an additional 37 units.

3) Mr. Ragsdale advised that the Housing Authority has applied for Mainstream Vouchers to be used for special needs assistance for non-elderly individuals with a documented disability and that up to 50 Housing Choice Vouchers may be awarded. Mr. Ragsdale further advised that the Housing Authority has applied for an additional award of VASH vouchers for homeless veterans and that the Housing Authority currently has funding for up to 224 participants. Mr. Ragsdale advised that the Housing Authority continues to aggressively pursue funding around any homelessness initiatives.

4) Mr. Ragsdale advised that the State’s surplus budget may include funding around homelessness and that the Housing Authority together with STAND and the Shelter for the Homeless has applied for this funding to complement the Housing Authority’s CDBG Award of $300,000. Mr. Ragsdale further advised that the City of Stockton may have additional CDBG funding of $400,000 available. Mr. Ragsdale advised that if such funding becomes available, the Housing Authority, together with STAND and the Homeless Shelter will submit an application.

REPORTS:

Each Commissioner received a copy of the Significant Purchases and Contracts Report; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista Homes, and Housing Choice Voucher Program Liaison Report; and the Vacancy Report.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

Each Commissioner received a copy of a Bisnow article entitled “Construction Cost Increases Are Unrelenting” published June 27, 2018 and a copy of the letter received from the U.S. Department of Housing and Urban Development (HUD) Office of Fair Housing and Equal Opportunity – Region IX regarding the Housing Discrimination Complaint, Flores v. Housing Authority of the
County of San Joaquin, et. al. regarding completion of HUD's investigation and determination of no reasonable cause (Fair Housing Act) Letter of Findings of Compliance (Section 504 & ADA).

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1) Following a discussion, the Chairperson announced that action on this item, Consider Authorizing Deposit into General Council's Tax-Deferred 457 Account to Rectify Overage Paid to CalPers and Credited to Housing Authority of the County of San Joaquin is tabled until the next Board of Commissioners’ meeting.

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

RESOLUTION NO. 18-31

RESOLUTION AUTHORIZING GENERAL COUNSEL TO ATTEND NATIONAL BUSINESS INSTITUTE (NBI) VIDEO WEBCAST SEPTEMBER 7, 2018

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 19th day of July, 2018, that General Counsel be, and he hereby is authorized to attend the National Business Institute September 7, 2018, video webcast.

ROLL CALL:

AYES: Commissioners Barrett, Gresham, Moore, Patrick, Willey, Cose
NOES: None
ABSTAIN: None
ABSENT: Commissioner Mendelson
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

3) Following a discussion, Commissioner Willey moved, seconded by Commissioner Gresham that the following Resolution be approved as read:

RESOLUTION NO. 18-32

RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO ATTEND
ANNUAL SYMPOSIUM ON TACKLING HOMELESSNESS IN CALIFORNIA: IMPLEMENTING HOUSING FIRST
OCTOBER 24, 2018

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 19th day of July, 2018, that the Executive Director be, and he hereby is authorized to attend the Annual Symposium on Tackling Homelessness in California: Implementing Housing First, in Beverly Hills, CA, October 24, 2018, and that he be reimbursed for his expenses in accordance with the Housing Authority’s Travel Policy.

ROLL CALL:

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

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

4) Following a discussion, Commissioner Willey moved, seconded by Commissioner Gresham that the following Resolution be approved as read:

RESOLUTION NO. 18-33

RESOLUTION ACCEPTING PROPOSAL AND
AWARDING CONTRACT FOR LOAN REFINANCING SERVICES

WHEREAS, notice of a Request for Proposal for Loan Refinancing Services for three Housing Authority properties located in Stockton, CA, 448 S. Center Street, 32 W. Park Street and 347 E. Flora Street, has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following proposals for said Loan Refinancing Services are the only proposals received by this Authority in response to said Request for Proposal:

FIRM

Farmers & Merchants Bank (Stockton, CA)
Bank of Stockton (Stockton, CA)

WHEREAS, the proposals were reviewed utilizing the criteria set forth in the Request for Proposals; and

WHEREAS, it has been deemed that the proposal of Farmers & Merchants Bank contained the lowest refinance rates which best suits the needs of the Housing Authority; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract for Loan Refinancing Services to Farmers & Merchants Bank;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 19th day of July, 2018, as follows:

1) That the proposal of Farmers & Merchants bank be, and the same hereby is, approved and accepted; and

2) That the Executive Director be, and he hereby is authorized and directed to enter into contract for Loan Refinancing Services with Farmers & Merchants Bank.

ROLL CALL:

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

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

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

RESOLUTION NO. 18-34

RESOLUTION APPROVING SALE OF OBSOLETE AND SURPLUS VEHICLE

WHEREAS, the Housing Authority has identified an obsolete and surplus vehicle which should be disposed of; and

WHEREAS, no other operations within the Housing Authority are in need of said vehicle; and

WHEREAS, said vehicle can be sold through an online bidding site, govdeals.com; and

WHEREAS, it is the recommendation of the Executive Director that the Housing Authority take advantage of this opportunity to dispose of said vehicle through the online bidding site;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 19th day of July, 2018, as follows:

1. That the Executive Director be, and he hereby is authorized and directed to convey, to the online bidding site for public auction, the vehicle referred to below:

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>LICENSE NO.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2001 Dodge Dakota Truck</td>
<td>1067977</td>
</tr>
</tbody>
</table>
ROLL CALL:

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

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

6) Following a discussion, Commissioner Willey moved, seconded by Commissioner Patrick that the following Resolution be approved as read:

RESOLUTION NO. 18-35

RESOLUTION APPROVING LEASE BETWEEN THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND CREATIVE CHILD CARE, INC.

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 19th day of July, 2018, that that certain Lease dated July 19, 2018, between the Housing Authority of the County of San Joaquin and Creative Child Care Inc., be, and the same hereby is, approved, and the Executive Director be, and he hereby is authorized and directed to execute said Lease for and on behalf of this Authority.

ROLL CALL:

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

Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.
7) Following a presentation given by Mr. Douglas Englehardt of Smith Marion regarding the Audited Annual Financial Statement for the Fiscal Year ended September 30, 2017, Commissioner Willey moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 18-36

RESOLUTION ACCEPTING
AUDITED ANNUAL FINANCIAL STATEMENT FOR THE
HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 19th day of July, 2018, that the Audited Financial Statement for the Housing Authority of the County of San Joaquin for the Fiscal Year ended September 30, 2017, be and the same hereby is accepted.

ROLL CALL:

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

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

8) Following a discussion, Commissioner Willey moved, seconded by Commissioner Gresham that the following Resolution be approved as read:

RESOLUTION NO. 18-37

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, bad debts primarily consist of tenants that 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, tenant balances are not written off until a minimum of 90 days
after the tenant has vacated the property; and

WHEREAS, tenant’s 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, there 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 are
uncollectable;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the
Commissioners of the Housing Authority of the County of San Joaquin meeting in a
Special Meeting this 19th day of July, 2018, that the Accounts Receivable for the
quarter ending June 30, 2018, standing upon Non-Subsidized and Public Housing
of the Housing Authority, in the sum of THIRTY FIVE THOUSAND SIX
HUNDRED NINETEEN ($35,619) DOLLARS, be written off effective June 30,
2018.

ROLL CALL:

AYES: Commissioners Barrett, Gresham, Moore, Patrick, Willey, Case
NOES: None
ABSTAIN: None
ABSENT: Commissioner Mendelson
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

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

RESOLUTION NO. 18-38

RESOLUTION APPROVING PLATINUM SPONSORSHIP LEVEL OF THE GREATER STOCKTON CHAMBER OF COMMERCE 2019 STATE OF THE CITY EVENT

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 19th day of July, 2018, that the Housing Authority’s sponsorship of the Greater Stockton Chamber of Commerce’s 2019 State of the City Event, in May 2019, be at the Platinum Sponsorship Level and the same hereby is approved and adopted.

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

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

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

Following a discussion regarding the current Travel Policy, the Chairperson requested that the Travel Policy be modified to allow flexibility in modes of travel and reasonable accommodations.
CLOSED SESSION:


Returning from Closed Session at 2:55 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:
The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive 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. 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.


The Chairperson announced that the Commissioners acted on one item which was not reportable at this time.

ADJOURNMENT:

There being no further business at hand, Commissioner Moore moved, seconded by Commissioner Gresham, 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 3:06 p.m.

[Signature]
Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on August 16, 2018.

In the absence of the Chairperson, Vice Chairperson Martha Moore, acting as Chairperson Pro Tem, called the meeting to order and upon roll call, those present and absent were as follows:

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

Absent: Dale Cose, Chairperson
        Lester Patrick, Commissioner

The Chairperson Pro Tem declared a quorum present.

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

The Chairperson Pro Tem called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Gresham moved, seconded by Commissioner Barrett, that the following Resolution be approved as read:
RESOLUTION NO. 18-39

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 16th day of August, 2018, that the Minutes of the Special Meeting held July 19, 2018, 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, Willey
NOES: None
ABSTAIN: Commissioner Mendelson
ABSENT: Commissioners Patrick, Cose

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

EXECUTIVE DIRECTOR’S REPORT:

1) Mr. Peter W. Ragsdale, Executive Director, advised that the Housing Authority received its points letter for Sierra Vista Phase 2 which will consist of 100 units. Mr. Ragsdale further advised that he will be attending the California Tax Credit Allocation Committee (TCAC) meeting in Sacramento September 19th to receive the letter of confirmation.

2) Mr. Ragsdale gave an explanation about SB 850 HEAP (Homeless Emergency Aid Program) Funding and advised that he and Commissioner Mendelson attended a kick-off meeting. Mr. Ragsdale further advised that the Housing Authority will be joining community partners in applying for the one-time funding.

Commissioner Patrick arrived at this point in the meeting, 4:06 p.m.

3) Mr. Ragsdale advised that the Housing Authority is considering partnering with the Children’s Home of Stockton and the First Tee of San Joaquin
County to provide a golfing program for youth living at Conway and Sierra Vista homes.

4) Mr. Ragsdale advised that the Housing Authority’s Scholarship Foundation has two upcoming events for scholarship winners. On September 21, 2018, the Scholarship Foundation will award $10,000 in scholarships courtesy of Wells Fargo Bank. On September 24, 2018, the Scholarship Foundation will have its 10th Annual Golf Tournament at Woodbridge Golf and Country Club and will be awarding $10,000 in scholarships courtesy of the title Sponsor, F&M Bank.

REPORTS:

Each Commissioner received a copy of the Significant Purchases and Contracts Report; Capital Fund Projects Report; Financials, Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista Homes, and Housing Choice Voucher Program Liaison Report; Vacancy Report, and Cash and Balances Report.

PUBLIC COMMENTS:

Mr. Galvin Williams, Chief Executive Officer, A’Isha Academy, regarding inquiry about the Housing Authority’s access to General Services Administration (GSA) properties that are available for reuse.

INFORMATION ITEMS:

Each Commissioner received a copy of the Draft Fiscal Year 2018-2019 Budget and copy of the U.S. Department of Housing and Urban Development Conciliation and Monitoring Review HUD Case Name: Hornbeak v Housing Authority of the County of San Joaquin HUD Case No. 09-17-6099-8 (Title VIII) letter received

CONSENT ITEMS:

There were none.

ACTION ITEMS:

1) Following a discussion, Commissioner Patrick moved, seconded by Commissioner Willey that the following Resolution be approved as read:
RESOLUTION NO 18-40

RESOLUTION AUTHORIZING DEPOSIT OF FUNDS INTO GENERAL COUNSEL’S TAX DEFERRED 457 ACCOUNT AND AMENDING RESOLUTION NO. 18-21 TO REFLECT CLARIFYING LANGUAGE TO COMPLY WITH CALPERS

WHEREAS, California Public Employees’ Retirement System, (CalPERS) conducted a routine audit of the Housing Authority of the County of San Joaquin’s (HACSJ) contract with CalPERS and published their findings in June 2016; and

WHEREAS, the purpose of the review was to determine if HACSJ was in compliance with applicable sections of the California Government Code, California Public Employees’ Pension Reform Act of 2013, California Code of Regulations, and its contract with CalPERS; and

WHEREAS, as a result of the audit, HACSJ incorrectly reported the pay rate for the General Counsel and the former Executive Director; and

WHEREAS, travel reimbursement (car allowance) does not meet the definition of compensation earnable under the government code Section 20636 and CCR Section 571 requirements. As a result, the CalPERS audit considered the base pay rate and regular earnings for the Executive Director and Legal Counsel were overstated; and

WHEREAS, the Authority was required to adjust the contributions to CalPERS for the two employees; and

WHEREAS, staff consulted the law offices of Liebert Cassidy Whitmore for expert advice on the CalPERS finding and options and they agreed with the CalPERS finding; and

WHEREAS, it was the recommendation of Liebert Cassidy Whitmore that the HACSJ negotiate a mutually agreeable settlement to this situation with the General Counsel regarding the change in his compensation; and

WHEREAS, General Counsel’s contract includes both employer and employee contributions to CalPERS, the General Counsel’s compensation was impacted by this finding; and
WHEREAS, to correct this, the contributions on behalf of the General Counsel were refunded to the Authority which will have a fiscal impact on the General Counsel’s future retirement earnings; and

WHEREAS, the overage in contributions were credited back to the Authority’s CalPERS account in the amount of $3,684.98. (Employee Portion $1,508.12 and Employer Portion $2,176.86); and

WHEREAS, staff completed an analysis of the reduced wages due to required CalPERS adjustments that affected an earned Cost of Living Adjustment (COLA) in 2016 and the lost investment opportunity for these funds from 2011 to June 2018; and

WHEREAS, at a minimum, the Housing Authority needs to reimburse the Employee portion to the General Counsel; and

WHEREAS, it is staff’s recommendation to contribute $3,792.71 to the General Counsel’s deferred compensation 457 plan to minimize the tax repercussions as this represents the Employee portion paid to CalPERS as well as $334.77 in reduced salaries after the recalculation of the COLA resulting from the removal of the equivalent of the car allowance from the General Counsel’s salary and the lost investment potential using CalPERS rates of return for each year; and

WHEREAS, to comply with CalPERS, additional language in Resolution No. 18-21 is necessary to innumerate General Counsel’s base salary;

NOW, THEREFORE, BE IS RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 16th day of August, 2018, as follows:

1) That the Executive Director be, and he hereby is authorized and directed to deposit into General Counsel’s tax deferred 457 account the sum of $3,792.71 mutually agreed upon; and

2) That Resolution No. 18-31 be amended to reflect the following clarifying language to comply with CalPERS: “That General Counsel’s base salary at May 31, 2018, was $149,002.40”.

ROLL CALL:

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

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

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioner Patrick advised that Congress passed the Farm Bill and that the Senate passed its own version which is now in Conference/Committee. Commissioner Patrick further advised that Congressman Denham serves on the Conference/Committee and that Commissioner Patrick signed and submitted a letter on behalf of the Housing Authority to Congressman Denham indicating the Housing Authority supports the Farm Bill. Commissioner Patrick thanked the Commissioners for their support of the Farm Bill.

CLOSED SESSION:

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. 

Returning from Closed Session at 5:35 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

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

**Absent:** Dale Cose, Chairperson

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, and Alan R. Coon, General Counsel, were in attendance.

The Chairperson announced that there was no reportable action at this time.
ADJOURNMENT:

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

ROLL CALL:

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

Upon Roll Call the Chairperson Pro Tem declared the meeting adjourned at 5:36 p.m.

[Signature]
Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 South El Dorado Street at 4:00 p.m. on August 30, 2018.

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
Jon Mendelson, Second Vice Chairperson
Martha Moore, First Vice Chairperson
Rudy Willey, Commissioner

Absent: Ryan Gresham, Commissioner
Lester Patrick, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director, Gerald “Chip” Jones, Deputy Director, Melinda Hazard, Director of Finance, and Alan Richard Coon, General Counsel, were in attendance.

The Chairperson directed that the Special Meeting Notice and Certificate of Mailing be filed with the Minutes of this meeting.

The Chairperson called for the Pledge of Allegiance.
APPROVAL OF THE MINUTES:

There were none.

PUBLIC HEARING:

The Chairperson announced that this was the time and place for the Public Hearing on the Cottage Village matter and declared said Public Hearing open. There being no comments on said matter, the Chairperson declared the Public Hearing closed.

The Chairperson announced that the Board of Commissioners' meeting is recessed at this time, 4:16 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners' meeting was reconvened at 421 S. El Dorado Street, Stockton, CA at 4:52 p.m.

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

EXECUTIVE DIRECTOR'S REPORT:

There was none.

REPORTS:

There were none.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.
ACTION ITEMS:

1) Following a discussion, Commissioner Willey moved, seconded by Commissioner Moore that the following Resolution be approved as read:

**RESOLUTION NO. 18-41**

**RESOLUTION APPROVING AGENCY-WIDE BUDGET FOR THE FISCAL YEAR ENDING, SEPTEMBER 30, 2019**

WHEREAS, California Public Employees’ Retirement System, (CalPERS) requires salary pay schedules be approved and adopted by the employer’s governing body in accordance with requirements of applicable public meeting laws; and

WHEREAS, for purposes of determining the amount identified on a publically available pay schedule, per CCR Section 570.5, a pay schedule, among other things must be duly approved and adopted by the employer’s governing body in accordance with requirements of applicable public meeting laws; and

WHEREAS, the salaries for said salary schedule are incorporated into the 2018-2019 Consolidated Budget;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 30th day of August, 2018, that that certain Agency-Wide Annual Budget for Fiscal Year Ending September 30, 2019, including the salary pay schedule be, and the same hereby is approved.

BE IT FURTHER RESOLVED AND ORDERED, that a copy of said Agency-Wide Annual Budget for the Fiscal Year Ending September 30, 2019, be filed with the official records of this authority.

ROLL CALL:

AYES: Commissioners Barrett, Mendelson, Moore, Willey, Cose
NOES: None
ABSTAIN: None
ABSENT: Commissioners Gresham, Patrick
Upon Roll Call, the Chairperson declared the foregoing Resolution passed and adopted.

2) Commissioner Mendelson did not participate in the discussion of this action item due to a possible conflict of interest as the president of his business is a financial consultant to DFA Development. Following a discussion, Commissioner Barrett moved, seconded by Commissioner Willey that the following Resolution be approved as read:

RESOLUTION NO. 18-42

RESOLUTION FOR FURTHER AUTHORIZATION TO EFFECT THE CLOSING ON FINANCING FOR COTTAGE VILLAGE SENIOR APARTMENTS

WHEREAS, the Housing Authority of the County of San Joaquin (the "Authority") is providing assistance to DFA Development, LLC, a California limited liability company (the "Developer"), in the form of project-based vouchers, a ground lease, and acting as a conduit for the receipt of certain subsidy funds from the City of Manteca to facilitate the development and construction of a 48-unit senior affordable housing project including 1 manager's unit to be located at 510 Cottage Avenue in the City of Manteca, California (the "Development"); and

WHEREAS, the Commissioners of the Authority authorized the Authority's participation in the Development and various associated transactions pursuant to Resolution Nos. 15-34, 15-54, 16-2, and 16-15 (the "Prior Resolutions") and desire to provide further and supplemental authorization for transactions associated with the financial closing of the Development by this Resolution; and

WHEREAS, forty-seven (47) units at the Development will receive the benefit of project-based vouchers pursuant to an Agreement to Enter into a Housing Assistance Payments Contract ("AHAP"); and

WHEREAS, the Development will be owned by Cottage Village LP, a California limited partnership (the "Owner") having as its administrative general partner DFA Cottage Village LLC, a California limited liability company, a wholly owned subsidiary of Developer, and as its co-administrative general partner DCDC Cottage
Village, LLC, a California limited liability company, a wholly owned subsidiary Delta Community Developers Corp., an affiliate of the Authority; and

WHEREAS, the City of Manteca (the "City") as a grantee of community development block grant ("CDBG") funds has agreed to provide a sub-recipient grant to Authority of CDBG funds in an amount not to exceed Sixty Thousand Dollars ($60,000) for Authority to purchase a certain plot of land (the "Accessory Plot") from the Developer (or its affiliate necessary) to construct the Development as evidenced in that certain Agreement Between the City of Manteca and Housing Authority of the County of San Joaquin for Community Development Block Grant Funding for Fiscal Year 2017-18 (the "CDBG Grant Agreement") and the Authority shall enter into a Purchase Agreement with the Developer or its affiliate (the "CDBG Purchase Agreement"); and

WHEREAS, the Development will be constructed on certain real property which is owned by the Authority which was previously ground leased to Owner pursuant to a Ground Lease dated February 12, 2016, which ground lease will be amended and restated pursuant to an Amended and Restated Ground Lease (the "Amended and Restated Ground Lease"), to among other things change the legal description to include the Accessory Plot; and

WHEREAS, as consideration for the ground lease, the Owner borrowed a loan from Authority in the amount of One Hundred Thousand Dollars ($100,000) (the "Authority Lease Rent Loan") and entered into a loan agreement, promissory note, deed of trust, and regulatory agreement (the "Authority Lease Loan Documents"); and

WHEREAS, the Authority Lease Rent Loan Documents need to be amended, and the Partnership will enter into amendments, subordination agreements, assignment agreements, and any and all other documents necessary to amend the Authority Lease Loan Documents (the "Amendments to Authority Lease Loan Documents"); and

WHEREAS, Authority has committed to providing a pass through loan of funds received from the City to the Owner in the approximate amount of One Million Eight Hundred Thirty Thousand Dollars ($1,830,000) (the "Authority Loan"); and

WHEREAS, the Owner will borrow the Authority Loan, for pre-development and development costs of the Project, to be evidenced by a loan agreement, a promissory note, a deed of trust, a subordination agreement, and any other documents
necessary to consummate the Authority Loan (collectively, the "Authority Loan Documents").

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting this 30th day of August, 2018 that the resolutions authorized by Prior Resolutions are hereby incorporated by reference and affirmed, supplemented and modified as provided by this Resolution;

RESOLVED FURTHER, the Authority be and it is hereby authorized, empowered and directed to execute and deliver the Amended and Restated Ground Lease, Authority Loan Documents, and Amendments to Authority Lease Loan Documents to Owner, and/or any other related documents, as necessary or convenient to accomplish the purposes of this Resolution; and

RESOLVED FURTHER, the Authority be and it is hereby authorized, empowered and directed to execute and deliver the CDBG Grant Agreement, the CDBG Purchase Agreement, and to take title to the Accessory Plot, and/or other related documents, as necessary or convenient to accomplish the purposes of this Resolution; and

RESOLVED FURTHER, that Peter W. Ragsdale, acting alone, in his capacity as Executive Director of the Authority be, and hereby is, authorized and directed to take and perform such actions and execute such documents, certificates and other instruments as are necessary, advisable, convenient or proper in order to effectuate the full intent of the resolutions set forth herein and that all actions taken by any of the officers prior to the date of this meeting that effectuate the full intent of these resolutions are hereby adopted, affirmed and ratified by the Board of Commissioners on behalf of the Authority.

ROLL CALL:

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

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:

There was none.

ADJOURNMENT:

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

ROLL CALL:

AYES: Commissioners Barrett, Mendelson, Moore, Willey, Cos

NOES: None

ABSTAIN: None

ABSENT: Commissioners Gresham, Patrick

Upon Roll Call the Chairperson declared the meeting adjourned at 4:57 p.m.

Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 South El Dorado Street at 4:00 p.m. on October 4, 2018.

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, Commissioner
         Martha Moore, First Vice Chairperson
         Lester Patrick, Commissioner
         Rudy Willey, Commissioner

Absent: Jon Mendelson, Second Vice Chairperson

The Chairperson declared a quorum present.

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

The Chairperson directed that the Special Meeting Notice and Certificate of Mailing be filed with the Minutes of this meeting.

The Chairperson called for the Pledge of Allegiance.
APPROVAL OF THE MINUTES:

Commissioner Barrett moved, seconded by Commissioner Willey that the following Resolution be approved as read:

RESOLUTION NO. 18-43

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 4th day of October, 2018, that the Minutes of the Regular Meeting held August 16, 2018, 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, Willey
NOES: None
ABSTAIN: Commissioners Patrick, Cose
ABSENT: Commissioner Mendelson

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

Commissioner Barrett moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 18-44

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 4th day of October, 2018, that the Minutes of the Special Meeting held August 30, 2018, 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, Moore, Patrick, Willey, Cose
NOES: None
ABSTAIN: Commissioner Gresham
ABSENT: Commissioner Mendelson

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, 4:11 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

EXECUTIVE DIRECTOR’S REPORT:

Executive Director, Peter W. Ragsdale, regarding California Tax Credit Allocation Committee (TCAC) Reservation Letter received; update on Fair Market Rents (FMRs); results of Scholarship Foundation Fund Raising event; start of First Tee of San Joaquin and Girls Who Code programs at Sierra Vista and Conway Homes; Additional Capital Fund Award letter received; and, closing of Cottage Village transaction.

REPORTS:

Each Commissioner received a copy of the Significant Purchases and Contracts Report; Capital Fund Projects Report; Financials, Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista Homes, and Housing Choice Voucher Program Liaison Report; Vacancy Report and Cash and Balances Report.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

Each Commissioner received a copy of letters received from the U.S. Department of Housing and Urban Development dated September 24, 2018 regarding the Award of 20 HUD-Veterans Affairs Supportive Housing (VASH)
Vouchers and letter dated September 5, 2018 regarding Award of 44 mainstream Housing Choice Vouchers.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

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

RESOLUTION NO. 18-45

RESOLUTION APROVING TRAVEL POLICY AS AMENDED, OCTOBER 4, 2018

WHEREAS, the Housing Authority of the County of San Joaquin ("Authority") adopted a Travel Policy which was last amended March 16, 2016; and

WHEREAS, it is the desire of the "Authority" to revise and amend the Travel Policy;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin, meeting in a Special Meeting this 4th day of October, 2018, that that certain Travel Policy as amended, October 4, 2018, be, and the same hereby is approved and adopted.

ROLL CALL:

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

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

2) Following a discussion, Commissioner Barrett moved, seconded by Commissioner Willey that the following Resolution be approved as read:
RESOLUTION NO. 18-46

RESOLUTION ACCEPTING BID AND
AWARDING CONTRACT FOR
ELECTRICAL CONTRACTOR FOR
ELECTRICAL IMPROVEMENT SERVICES AT
2575 GRAND CANAL BLVD., STOCKTON, CA

WHEREAS, notice of an Invitation for Bid, IFB No. 1718-071, to obtain a contractor to provide electrical improvement services at 2575 Grand Canal Blvd., Stockton, CA, has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following described bids for said electrical improvement services are the only bids received by this Housing Authority in response to said Invitation for Bid, to wit:

<table>
<thead>
<tr>
<th>FIRM</th>
<th>BID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Collins Electric (Stockton, CA)</td>
<td>$294,444.00</td>
</tr>
<tr>
<td>Bockman Woody (Stockton, CA)</td>
<td>$576,900.00</td>
</tr>
<tr>
<td>Virginia Mechanical (Tracy, CA)</td>
<td>$607,000.00</td>
</tr>
</tbody>
</table>

WHEREAS, the bid of Collins Electric is the lowest bid of a responsible bidder in compliance with said Invitation for Bid; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract in the amount Not to Exceed (NTE) of $294,444.00 for electrical improvement services at 2575 Grand Canal Blvd. pursuant to the Invitation for Bid.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 4th day of October, 2018 as follows:

1) That the bid of Collins Electric, in the amount Not to Exceed of $294,444.00 be, and the same hereby is, approved and accepted; and

2) That the Executive Director be, and he hereby is authorized and directed to enter into a contract with Collins Electric for electrical improvement services at 2575 Grand Canal Blvd. in the sum Not to Exceed (NTE) TWO HUNDRED
NINETY-FOUR THOUSAND FOUR HUNDRED FORTY-FOUR AND NO/100 ($294,444.00) DOLLARS.

ROLL CALL:

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

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

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

RESOLUTION NO. 18-47

RESOLUTION ACCEPTING BID AND AWARDING CONTRACT FOR HVAC CONTRACTOR FOR HVAC SERVICES AT 2575 GRAND CANAL BLVD., STOCKTON, CA

WHEREAS, notice of an Invitation for Bid, IFB No. 1718-072, to obtain a contractor to provide HVAC services at 2575 Grand Canal Blvd., Stockton, CA, has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following described bids for said HVAC services are the only bids received by this Housing Authority in response to said Invitation for Bid, to wit:

<table>
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<tr>
<th>FIRM</th>
<th>BID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comfort Air (Stockton, CA)</td>
<td>$319,983.00</td>
</tr>
<tr>
<td>Hometown Construction (Rio Linda, CA)</td>
<td>$445,000.00</td>
</tr>
</tbody>
</table>
WHEREAS, the bid of Comfort Air is the lowest bid of a responsible bidder in compliance with said Invitation for Bid; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract in the amount Not to Exceed (NTE) of $319,983.00 for HVAC services at 2575 Grand Canal Blvd. pursuant to the Invitation for Bid.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 4th day of October, 2018 as follows:

1) That the bid of Comfort Air, in the amount Not to Exceed of $319,983.00 be, and the same hereby is, approved and accepted; and

2) That the Executive Director be, and he hereby is authorized and directed to enter into a contract with Comfort Air for HVAC services at 2575 Grand Canal Blvd. in the sum Not to Exceed (NTE) THREE HUNDRED NINETEEN THOUSAND NINE HUNDRED EIGHTY-THREE AND NO/100 ($319,983.00) DOLLARS.

ROLL CALL:

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

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

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

RESOLUTION NO. 18-48

RESOLUTION ACCEPTING BID AND AWARDING CONTRACT FOR KITCHEN AND BATH RENOVATIONS AT CONWAY HOMES
WHEREAS, notice of an Invitation for Bid, IFB No. 1617-016, to obtain a contractor to provide kitchen and bath renovations at Conway Homes has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following described bids for said kitchen and bath renovations are the only bids received by this Housing Authority in response to said Invitation for Bid, to wit:

<table>
<thead>
<tr>
<th>FIRM</th>
<th>BID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gibraltar Construction (Annapolis, MD)</td>
<td>$1,432,510.45</td>
</tr>
<tr>
<td>CNW Construction (Rescue, CA)</td>
<td>$1,641,600.00</td>
</tr>
<tr>
<td>Diede Construction (Woodbridge, CA)</td>
<td>$2,613,070.00;</td>
</tr>
</tbody>
</table>

WHEREAS, the bid of Gibraltar Construction is the lowest bid of a responsible bidder in compliance with said Invitation for Bid; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract in the amount Not to Exceed (NTE) of $1,432,510.45 for kitchen and bath renovations at Conway Homes, pursuant to the Invitation for Bid.

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 16th day of March, 2017 as follows:

1) That the bid of Gibraltar Construction, in the amount Not to Exceed of $1,432,510.45 be, and the same hereby is, approved and accepted; and

2) That the Executive Director be, and he hereby is authorized and directed to enter into a contract with Gibraltar for kitchen and bath renovations at Conway Homes, in the sum Not to Exceed (NTE) ONE MILLION FOUR HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED TEN AND 45/100 ($1,432,510.45) DOLLARS.

ROLL CALL:

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

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

5) Chairperson Cose recused himself from discussion relating to this Action Item due to a potential conflict of interest as the owner of the property is an acquaintance and advised that Commissioner Moore would act as Chairperson Pro Tem for this Action Item. Following a discussion, Commissioner Barrett moved, seconded by Commissioner Willey that the following Resolution be approved as read:

RESOLUTION NO. 18-49

RESOLUTION APPROVING ISSUANCE OF "SOLE SOURCE" PURCHASE ORDER TO TRACY MATERIAL RECOVERY & SOLID WASTE TRANSFER, INC. FOR USE OF LANDFILL AND RECOVERY FACILITY

WHEREAS, the Housing Authority currently utilizes the Transfer Station in Tracy to dispose of garbage, materials, furniture, etc.; and

WHEREAS, over the five-year period between January 2012 and December 2017, the Housing Authority has spent approximately $40,000.00 in dump fees; and

WHEREAS, during this time, individual purchase orders have been generated every month which creates additional staff time; and

WHEREAS, there is only one local facility in Tracy, staff is recommending that a "sole source" purchase order be issued with a Not-to-Exceed (NTE) amount of $200,000.00 over a 5-year period to Tracy Material Recovery & Solid Waste Transfer, Inc.; and

WHEREAS, it is in the best interests of this Housing Authority to utilize the Transfer Station in Tracy to dispose of garbage, materials, furniture, etc.;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a
Special Meeting this 4th day of October 2018 that the Executive Director be, and he hereby is authorized and directed to issue a “Sole Source” Purchase Order to Tracy Material Recovery & Solid Waste Transfer, Inc., in the Not to Exceed (NTE) amount of TWO HUNDRED THOUSAND AND NO/100 ($200,000.00) DOLLARS during the five-year contract term.

ROLL CALL:

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

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

6) Following a discussion, Commissioner Willey moved, seconded by Commissioner Gresham that the following Resolution be approved as read:

RESOLUTION NO. 18-50

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, bad debts primarily consist of tenants that 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, tenant balances are not written off until a minimum of 90 days after the tenant has vacated the property; and

WHEREAS, tenant’s 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, there 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 are uncollectable;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 4th day of October, 2018, that the Accounts Receivable for the quarter ending September 30, 2018, standing upon Non-Subsidized and Public Housing of the Housing Authority, in the sum of THIRTY SEVEN THOUSAND SIX HUNDRED FORTY TWO ($37,642) DOLLARS, be written off effective September 30, 2018.

ROLL CALL:

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

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

7 and 8) Following a discussion, Commissioner Barrett moved, seconded by Commissioner Willey that the following Resolutions be approved as read:

RESOLUTION NO. 18-51

RESOLUTION AUTHORIZING EXECUTIVE DIRECTOR TO ATTEND 2019 CONFERENCES AND TRAININGS

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 4th day of October, 2018, that the Executive Director be, and he hereby is, authorized and directed to attend 2019 conferences and trainings and that he be reimbursed for his expenses in accordance with the Housing Authority’s Travel Policy.
RESOLUTION NO. 18-52

RESOLUTION AUTHORIZING
GENERAL COUNSEL TO ATTEND
2018-2019 CONFERENCES AND TRAININGS

BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 4th day of October, 2018, that General Counsel be, and he hereby is, authorized and directed to attend 2018-2019 conferences and trainings and that he be reimbursed for his expenses in accordance with the Housing Authority’s Travel Policy.

ROLL CALL:

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

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

9) Following a discussion, Commissioner Patrick moved, seconded by Commissioner Willey that the following Resolution be approved as read:

RESOLUTION NO. 18-53

RESOLUTION AUTHORIZING AND DIRECTING
EXECUTIVE DIRECTOR TO EXECUTE APPLICATION FOR
HOMELESS EMERGENCY AID PROGRAM (HEAP) FUNDING
AND TO
CO-SIGN 24-MONTH INTEREST ONLY LOAN DOCUMENTS
TO FACILITATE ACQUISITION OF REAL PROPERTY
KNOWN AS 1725 SOUTH STOCKTON STREET
STOCKTON, CA (APN NO. 163-220-27)

WHEREAS, DCDC Housing First, LLC (Housing First) was organized and operated for charitable purposes as specified in Section 214 of the California Revenue and Taxation Code and to further the charitable purposes of its members
which included providing affordable, decent, safe and sanitary housing and related services for persons transitioning from homelessness; and

WHEREAS, the Articles of Organization for Housing First were filed on June 27, 2018 with the Secretary of the State of California; and the Statement of Information (LLC-12) was returned file stamped September 4, 2018. In furtherance of the creation of Housing First, an Operating Agreement Housing First was prepared; and

WHEREAS, in researching business opportunities to further the charitable purposes of Housing First, DCDC and Housing First located both a property, 1725 South Stockton Street, Stockton, California ("Property") and potential partner, Stocktonians Taking Action To Neutralize Drugs, a California Nonprofit Public Benefit Corporation (STAND), to assist in the development of the maximum allowable density units on the Property ("Project"); and

WHEREAS, the Homeless Emergency Aid Program (HEAP) is a $500 million block grant program designed to provide direct assistance to localities to address the homelessness crisis throughout California. HEAP grants are authorized by Senate Bill (SB) 850, which was signed into law by Governor Brown in June of 2018; and

WHEREAS, the Ad Hoc HEAP Committee of the San Joaquin Continuum of Care (CoC) is soliciting applications from eligible organizations to receive HEAP grants for projects serving the homeless of San Joaquin County, with priority to projects serving the unsheltered homeless and youth who are homeless or at risk of homelessness; and

WHEREAS, a total of $7,148,363.84 is available for organizations operating within the San Joaquin Continuum of Care (CoC), with a minimum of 5% to be used for youth who are homeless or at-risk of homelessness.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 4th day of October, 2018, as follows:

1) That the Executive Director be and he hereby is authorized and directed to execute application for HEAP funding to an approximately $2.25M for a tiny home project at 1725 South
2) That the Executive Director be, and he hereby is directed and authorized to co-sign 24-month interest only loan documents to facilitate the acquisition of that real property known as 1725 South Stockton Street, Stockton, CA (APN NO. 163-220-27) with all costs to be a project expense reimbursed through a HEAP award.

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

Chairperson Cose commented that he was the only Commissioner who attended the Nuts & Bolts of PHA Accounting, Budgeting & Reporting Training provided by BDO and that he asked BDO to consider gearing training towards Commissioners.

CLOSED SESSION:


Returning from Closed Session at 5:05 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 Case, Chairperson
Ryan Gresham, Commissioner
Martha Moore, First Vice Chairperson
Lester Patrick, Commissioner
Rudy Willey, Commissioner

Absent: Jon Mendelson, Second Vice Chairperson

The Chairperson declared a quorum present.

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


The Chairperson announced that there was not reportable action at this time. The Commissioners were provided letters with a Notice of Claim by Antown Combs which were in turn referred to General Counsel.

ADJOURNMENT:

There being no further business at hand, Commissioner Barrett 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 5:06 p.m.

[Signature]
Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 South El Dorado Street at 4:00 p.m. on October 23, 2018.

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
         Jon Mendelson, Second Vice Chairperson
         Martha Moore, First Vice Chairperson
         Lester Patrick, Commissioner

Absent: Ryan Gresham, Commissioner
        Rudy Willey, Commissioner

The Chairperson declared a quorum present.

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

The Chairperson directed that the Special Meeting Notice and Certificate of Mailing be filed with the Minutes of this meeting.

The Chairperson called for the Pledge of Allegiance.
APPROVAL OF THE MINUTES:

Commissioner Patrick moved, seconded by Commissioner Barrett that the following Resolution be approved as read:

RESOLUTION NO. 18-54

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 23rd day of October, 2018, that the Minutes of the Special Meeting held October 4, 2018, 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, Moore, Patrick, Cose
NOES: None
ABSTAIN: Commissioner Mendelson
ABSENT: Commissioners Gresham, Willey

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, 4:13 p.m., for Commissioners to conduct the Delta Community Developers Corp. Board meeting.

The Commissioners Reconvened at 4:16 p.m. and upon roll call, those present and absent were as follows:

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

The Chairperson declared a quorum present.

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

EXECUTIVE DIRECTOR’S REPORT:

There was none.

REPORTS:

There were none.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

Each Commissioner received a copy of the HACSJ Homeownership Strategy handout.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

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

RESOLUTION NO. 18-55

RESOLUTION ACCEPTING PROPOSAL AND AWARDING CONTRACT FOR REAL ESTATE BROKER SERVICES
WHEREAS, notice of a Request for Proposal for Real Estate Broker Services to list and market Authority-owned properties (current property to market is Claremont Manor), has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following proposals for said Real Estate Broker Services are the only proposals received by this Authority in response to said Request for Proposal:

FIRM

- CBRE Group (Stockton, CA)
- Marcus & Millichap - Mimms Group (Fresno, CA)
- Cushman & Wakefield (Sacramento, CA)
- Higgenbotham Auctioneers (Lakeland, FL);
- Tai Le, Marcus & Millichap (Sacramento, CA); and

WHEREAS, the proposal of Tai Le, Marcus & Millichap was determined to be non-responsive; and

WHEREAS, the proposals were reviewed utilizing the criteria set forth in the Request for Proposals; and

WHEREAS, it has been deemed that the proposal of Marcus & Millichap (Mimms Group) scored highest overall and determined to be the best value; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract for Real Estate Broker Services to Marcus & Millichap – Mimms Group.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 23rd day of October, 2018, as follows:

1) That the proposal of Tai Le, Marcus & Millichap, be, and the same hereby is deemed nonresponsive and, therefore, rejected; and

2) That the proposal of Marcus & Millichap -Mimms Group be, and the same hereby is, approved and accepted; and
3) That the Executive Director be, and he hereby is authorized and directed to enter into contract for Real Estate Broker Services with Marcus & Millichap Mimms Group.

ROLL CALL:

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

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

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

RESOLUTION NO. 18-56

RESOLUTION APPROVING LEASE BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND FATHERS AND FAMILIES OF SAN JOAQUIN

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 23rd day of October, 2018 that that certain Lease Between Housing Authority of the County of San Joaquin and Fathers and Families of San Joaquin, for services at 2739/27 41 Hawaii Avenue, Stockton, CA, be, and the same hereby is approved and the Executive Director be, and he hereby is authorized and directed to execute same for and on behalf of the Housing Authority.

ROLL CALL:

AYES: Commissioners Barrett, Mendelson, Moore, Patrick, Cose
NOES: None
ABSTAIN: None
ABSENT: Commissioners Gresham, Willey
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. 18-57

RESOLUTION APPROVING RELOCATION PLAN FOR SIERRA VISTA PHASE II DEVELOPMENT

WHEREAS, February 15, 2018, a resolution was adopted by the Housing Authority of the County of San Joaquin’s Board of Commissioners authorizing the execution and delivery of documents and filing of applications in connection with the formation and composition of entities and the sale, financing, redevelopment and operation of the Sierra Vista project; and

WHEREAS, in preparation of the proposed development, the site must now be vacated of the existing occupants; and

WHEREAS, there are 52 households that would need to be relocated for the Project; and

WHEREAS, under California Relocation Law, a Relocation Plan (Plan) must be prepared and made available for a 30-day review period before relocating households; and

WHEREAS, the Plan was made available for review at the Sierra Vista Office on October 1, 2018; and

WHEREAS, no comments have been received; and

WHEREAS, in order to issue the proper notices and provide the necessary relocation assistance, approval of the Plan is necessary.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 23rd day of October, 2018 that that certain Relocation Plan for
the Development of Sierra Vista Public Housing Site (Phase II), be and hereby is approved.

ROLL CALL:

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

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

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

RESOLUTION NO. 18-58

RESOLUTION APPROVING AND AUTHORIZING SUBMISSION OF INVENTORY REMOVAL APPLICATION FORM HUD-52860 TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, as part of the redevelopment efforts for Sierra Vista Homes, the Housing Authority of the County of San Joaquin must submit an Inventory Removal Application to the United States Department of Housing and Urban Development (HUD) for the disposition of public housing; and

WHEREAS, the application seeks HUD’s approval to dispose of 7.318 acres of land incorporating 57 residential units; and

WHEREAS, the demolition of the 57 units will occur after the disposition of the land to the partnership as incorporated into the Low Income Housing Tax Credit application; and

WHEREAS, as part of the application process, staff has received a letter of support from the City of Stockton, met with the Sierra Vista Resident Council, held a Resident Advisory Board (RAB) meeting, and met with the Sierra Vista residents; and
WHEREAS, the final document needed to complete and submit the Inventory Removal Application form is a Board Resolution showing the Board's support for and approval of the Inventory Removal application.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 23rd day of October 2018 that Inventory Removal Application Form HUD-52860 is hereby approved and that the Executive Director be, and he hereby is authorized and directed to submit said form to the U.S. Department of Housing and Urban Development.

ROLL CALL:

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

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

The Chairperson announced that action on Approving Memorandum of Understanding between Housing Authority of the County of San Joaquin and Visionary Home Builders of California, Inc., is held until after Closed Session.

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioner Barrett regarding presenter who will be sharing information about loans for people with disabilities. Mr. Ragsdale will inquire about the presenter.

CLOSED SESSION:

The Chairperson announced that the Commissioners would go into Closed Session at this time for a Conference with Legal Counsel – Pending Litigation. Significant exposure to litigation pursuant to Government Code 54956.9(b)(3)(C): Serna Tort Claims. Number of cases: Eight. Conference with Legal Counsel –
Existing Litigation. Government Code §54956.9 (a) Raashida Brisco vs. Housing Authority of the County of San Joaquin, Case No. STK-CV-UWM-2018-12622.


Property: 850 N. Hunter Street, Stockton, CA, APN No. 139-055-01.


Returning from Closed Session at 5:19 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
       Jon Mendelson, Second Vice Chairperson
       Martha Moore, First Vice Chairperson
       Lester Patrick, Commissioner

Absent: Ryan Gresham, Commissioner
       Rudy Willey, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director and Alan Richard Coon, General Counsel, were in attendance.


Property: 850 N. Hunter Street, Stockton, CA, APN No. 139-055-01.


The Chairperson announced that the Commissioners took action in Closed Session regarding 850 N. Hunter Street, Stockton, CA, APN No. 139-055-01, but not reportable at this time.
The Chairperson announced that the Board of Commissioners’ meeting is recessed at this time, 5:20 p.m., to conduct Delta Community Developers Corp. Board business.

Commissioner Patrick departed the meeting at 5:21 p.m.

The Commissioners Reconvened at 5:26 p.m. and upon roll call, those present and absent were as follows:

Present: Patricia Barrett, Commissioner
Dale Cose, Chairperson
Jon Mendelson, Second Vice Chairperson
Martha Moore, First Vice Chairperson

Absent: Lester Patrick, Commissioner
Ryan Gresham, Commissioner
Rudy Willey, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director and Alan Richard Coon, General Counsel, were in attendance.

ACTION ITEMS:

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

RESOLUTION
APPROVING MEMORANDUM OF UNDERSTANDING
BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND VISIONARY HOME BUILDERS OF CALIFORNIA, INC. FOR THE OWNERSHIP AND OPERATION OF LIBERTY SQUARE APARTMENTS, STOCKTON, CA

WHEREAS, the Housing Authority has been approached by Visionary Homebuilders of California, Inc., to enter into a joint venture for the development,
ownership and operation of a project known as Liberty Square Apartments located in Stockton, CA; and

WHEREAS, the project has received an allocation of tax-exempt bonds from the California Debt Limit Allocation Committee (CDLAC), a reservation of Low Income Housing Tax Credits from the California Tax Credit Allocation Committee (TCAC), commitments of Neighborhood Stabilization Program funds and HOME funds from the City of Stockton, Affordable Housing and Sustainable Communities Development funds from the California Department of Housing and Community Development, and a commitment for construction and permanent loans from Banner Bank; and

WHEREAS, Visionary Home Builders is proposing the Housing Authority, or an entity related to the Housing Authority, be admitted to the Partnership as a general partner with a to be determined interest in the Partnership;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioner of the Housing Authority of the County of San Joaquin meeting in a Special meeting this 23rd day of October, 2018, that that certain Memorandum of Understanding between Housing Authority of the County of San Joaquin and Visionary Home Builders of California, Inc., for the Ownership and Operation of Liberty Square Apartments be, and the same hereby is approved and the Executive Director be, and he hereby is authorized and directed to execute same for and on behalf of the Housing Authority.

ROLL CALL:

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

Upon Roll Call, the Chairperson declared the foregoing Resolution failed due to lack of a quorum.

ADJOURNMENT:

There being no further business at hand, Commissioner Mendelson moved, seconded by Commissioner Barrett, that the meeting be adjourned.
ROLL CALL:

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

Upon Roll Call the Chairperson declared the meeting adjourned at 5:35 p.m.

[Signature]
Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 421 South El Dorado Street at 4:00 p.m. on November 15, 2018.

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, Commissioner
Jon Mendelson, Second Vice Chairperson
Martha Moore, First Vice Chairperson
Lester Patrick, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson declared a quorum present.

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

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Commissioner Barrett moved, seconded by Commissioner Patrick that the following Resolution be approved as read:
RESOLUTION NO. 18-59

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 15th day of November, 2018, that the Minutes of the Special Meeting held October 23, 2018, 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, Mendelson, Moore, Patrick, Cose
NOES: None
ABSTAIN: Commissioner Gresham
ABSENT: Commissioner Willey

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

EXECUTIVE DIRECTOR’S REPORT:

Executive Director, Peter W. Ragsdale, regarding relocation meeting with residents affected by Sierra Vista Phase II; anticipated closing date of March 2019 for Sierra Vista II; Sierra Vista Phase I anticipated building delivery date of March 2019; Waiting List opening and closing, approximately 9,800 applications received; Stockton HEAP application submitted in partnership with S.T.A.N.D, Central Valley Low Income Housing Corp., and Stockton Shelter for the Homeless, anticipated award notification mid-December; and Conclusion of The First Tee of San Joaquin 2nd Annual golf clinic held September 27th through October 30th, 2018 at Swenson Golf park.

REPORTS:

Each Commissioner received a copy of the Significant Purchases and Contracts Report; Capital Fund Projects Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista Homes, and
Housing Choice Voucher Program Liaison Report; Vacancy Report and Cash Balances and Investments Report.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

In response to the June 21, 2018, Commissioners’ request for an update on the amounts paid to contractors for vacant unit turnover services, each Commissioner received a copy of the amounts expended to date.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

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

RESOLUTION NO. 18-60

RESOLUTION APPROVING SECTION 8 MANAGEMENT ASSESSMENT PROGRAM (SEMAP) CERTIFICATION AND AUTHORIZING SUBMISSION THEREOF

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 15th day of November, 2018 that that certain Section Eight Management Assessment Program (SEMAP) Certification, dated November 15, 2018, be, and the same hereby is approved, and the Secretary be, and he hereby is authorized and directed to cause the electronic submission of said Certification for and on behalf of this Authority.
ROLL CALL:

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

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

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

RESOLUTION NO. 18-61

RESOLUTION AUTHORIZING BANK ACCOUNTS AND SIGNATURES THEREFOR

WHEREAS, the Commissioners of the Housing Authority of the County San Joaquin designate the Executive Director as Treasurer, and direct that he/she shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Commissioners may from time to time select; and

WHEREAS, the Housing Authority has established savings and operational accounts; and

WHEREAS, Resolution Nos. 16-8, 16-19, and 17-53 have established the following authorizations and signers:

- All utility reimbursement payments (URP) to certain public housing and Housing Choice Voucher tenants with little to no income and Housing Assistance Payments (HAP) under $5,000 will only require one signature either “wet” or electronic.
• All other checks will utilize two signatures, one electronic and one “wet” or live with the exception of all checks under $500 will only require one signature, either “wet” or electronic; and

WHEREAS, with sufficient executive staff on signature cards and the use of “wet” and electronic signatures, there has not been a need to engage a Commissioner’s signature on checks; and

WHEREAS, including Commissioners as signers also potentially adds exposure to an individual commissioner beyond a policy-making role; and

WHEREAS, based on sound business practices, changes to the authorized signers is recommended.

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 15th day of November, 2018, as follows:

1) That this Resolution hereby supersedes and amends, as hereinafter provided, all previous Resolutions concerning bank signatories adopted by the Commissioners of the Housing Authority, effective November 15, 2018;

2) That the authorized signatures for withdrawing funds from said accounts hereby are as follows:

__________________________________________
Executive Director

__________________________________________
Deputy Director

__________________________________________
Director of Finance

A USDA Designated Representative for USDA Reserve and loan accounts

3) That the Executive Director (ED), or Director of Finance, subject to approval, is hereby authorized and directed to establish such additional accounts as from time to time may be necessary for the deposit of funds of this Housing Authority;

4) The individuals appointed to the positions listed hereinabove are authorized to utilize facsimile signatures, telephonic, "wet" or electronic, verbal or written instruction to facilitate banking services on behalf of this Housing Authority; and

5) This Resolution shall be effective November 15, 2018.

ROLL CALL:

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

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

3) Following a discussion, Commissioner Gresham moved, seconded by Commissioner Mendelson that the following Resolution be approved as read:

RESOLUTION NO. 18-62

RESOLUTION
ACCEPTING PROPOSAL AND AWARDING CONTRACT FOR HOUSING QUALITY STANDARDS (HQS) INSPECTION SERVICES

WHEREAS, notice of a Request for Proposal for as-needed Housing Quality Standards (HQS) Inspection Services has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following proposal for said HQS Inspection Services is the only proposal received by this Authority in response to said Request for Proposal:
WHEREAS, the proposal was reviewed utilizing the criteria set forth in the Request for Proposal; and

WHEREAS, it has been deemed that the proposal of Nan McKay Inspections scored highest overall and determined to be the best value; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract for HQS Inspection Services to Nan McKay Inspections.

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 15th day of November, 2018, as follows:

1) That the proposal of Nan McKay Inspections, be, and the same hereby is, approved and accepted; and

2) That the Executive Director be, and he hereby is authorized and directed to enter into contract for as-needed Housing Quality Standards (HQS) Inspection Services with Nan McKay Inspections.

ROLL CALL:

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

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

4 and 5) Following a discussion for the need to take action on two items that came to the attention of the Housing Authority after the date and time of posting of the Agenda for this meeting, Commissioner Mendelson moved, seconded by Commissioner Moore that the following Resolutions be approved as read:
RESOLUTION NO. 18-63

RESOLUTION FINDING NEED TO TAKE ACTION ON
ITEM NOT ON AGENDA
RE: APPROVING NON-BINDING MEMORANDUM OF
UNDERSTANDING
BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN
JOAQUIN AND
CITY OF LODI FOR THE AUTHORITY’S PARTICIPATION IN A
HOMELESS EMERGENCY AID PROGRAM (HEAP) APPLICATION
FOR THE CITY OF LODI

WHEREAS, the Housing Authority learned that a non-binding
Memorandum of Understanding between the Housing Authority of the County of
San Joaquin and the City of Lodi for the Authority’s participation in a Homeless
Emergency Aid Program (HEAP) Application for the City of Lodi is required for
the HEAP application; and

WHEREAS, there is a need to take immediate action to approve the
Memorandum of Understanding between the Housing Authority of the County of
San Joaquin and the City of Lodi; and

WHEREAS, the need to take such action came to the attention of the
Housing Authority after the date and time of posting of the Agenda for this meeting;
and

WHEREAS, it is in the best interests of this Housing Authority to bring this
matter before the Commissioners at this time.

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 15th day of November, 2018, as follows: That pursuant to §
54954.2 (b) (2) of the Government Code of the State of California, the
Commissioners of the Housing Authority of the County of San Joaquin find and
determine that the need to take action on the following matter arose subsequent to
the Agenda of this meeting being posted and that this matter should be added to the
Agenda; Consider Approving a Non-binding Memorandum of Understanding
between the Housing Authority of the County of San Joaquin and the City of Lodi.
for the Authority’s participation in a Homeless Emergency Aid Program (HEAP) Application for the City of Lodi.

RESOLUTION NO. 18-64

RESOLUTION FINDING NEED TO TAKE ACTION ON ITEM NOT ON AGENDA RE: AMENDING RESOLUTION NO. 18-47 ACCEPTING BID AND AWARDING CONTRACT FOR HVAC CONTRACTOR FOR HVAC SERVICES AT 2575 GRAND CANAL BLVD., STOCKTON, CA

WHEREAS, October 4, 2018, the Board of Commissioners approved Resolution No. 18-47 accepting bid and awarding contract for HVAC contractor for HVAC services at 2575 Grand Canal Blvd., Stockton, CA, in a Not to Exceed amount of $319,983.00 and

WHEREAS, the Housing Authority learned that three new HVAC split systems need to be installed at the 2575 Grand Canal Blvd. building for spaces located on the south and southwest corners of the second and third floors of the building; and

WHEREAS, there is a need to take immediate action to approve a contract for HVAC Contractor services at 2575 Grand Canal Blvd., Stockton, CA, in a Not to Exceed amount of $392,738.00; and

WHEREAS, the need to take such action came to the attention of the Housing Authority after the date and time of posting of the Agenda for this meeting; and

WHEREAS, it is in the best interests of this Housing Authority to bring this matter before the Commissioners at this time.

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 15th day of November, 2018, as follows: That pursuant to § 54954.2 (b) (2) of the Government Code of the State of California, the
Commissioners of the Housing Authority of the County of San Joaquin find and determine that the need to take action on the following matter arose subsequent to the Agenda of this meeting being posted and that this matter should be added to the Agenda; Amending Resolution No. 18-47 Accepting Bid and Awarding Contract for HVAC Contractor for HVAC Services at 2575 Grand Canal Blvd., Stockton, CA.

ROLL CALL:

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

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

6) Following a lengthy discussion and considerable time reviewing material and asking extensive questions from the Executive Director and Deputy Director about the project and the HEAP Application, Commissioner Barrett moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 18-65

RESOLUTION APPROVING NON-BINDING MEMORANDUM OF UNDERSTANDING BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND CITY OF LODI FOR THE AUTHORITY'S PARTICIPATION IN A HOMELESS EMERGENCY AID PROGRAM (HEAP) APPLICATION FOR THE CITY OF LODI

WHEREAS, the Housing Authority learned that a non-binding Memorandum of Understanding between the Housing Authority of the County of San Joaquin and the City of Lodi for the Authority's participation in a Homeless Emergency Aid Program (HEAP) Application for the City of Lodi is required for the HEAP application; and
WHEREAS, it is in the best interests of this Housing Authority to enter into said non-binding Memorandum of Understanding;

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 15th day of November, 2018, as follows:

1) That the non-binding Memorandum of Understanding between the Housing Authority of the County of San Joaquin and the City of Lodi for the Authority's participation in a Homeless Emergency Aid Program (HEAP) Application for the City of Lodi be, and is hereby approved; and

2) That the Executive Director be, and he hereby is authorized and directed to execute said non-binding Memorandum of Understanding between the Housing Authority of the County of San Joaquin and the City of Lodi for the Authority’s participation in a Homeless Emergency Aid Program (HEAP) Application for the City of Lodi on behalf of the Housing Authority of the County of San Joaquin.

ROLL CALL:

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

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

7) Gerald "Chip" Jones, Deputy Director, gave an explanation regarding the previously approved HVAC contract approved by the Commissioners and the HVAC needs newly identified by the mechanical and electrical engineers for the Grand Canal Blvd. building.

Commissioner Martha Moore stepped out at this point in the meeting, 5:46 p.m.

Following extensive review and discussion following the Deputy Director's explanation, Commissioner Mendelson moved, seconded by Commissioner Barrett that the following Resolution be approved as read:
RESOLUTION NO. 18-66

RESOLUTION AMENDING RESOLUTION NO. 18-47
ACCEPTING BID AND AWARDING CONTRACT FOR
HVAC CONTRACTOR FOR
HVAC SERVICES AT
2575 GRAND CANAL BLVD., STOCKTON, CA

WHEREAS, notice of an Invitation for Bid, IFB No. 1718-072, to obtain a contractor to provide HVAC services at 2575 Grand Canal Blvd., Stockton, CA, has been given in a manner and for the time prescribed by the policy of this Housing Authority; and

WHEREAS, the following described bids for said HVAC services are the only bids received by this Housing Authority in response to said Invitation for Bid, to wit:

<table>
<thead>
<tr>
<th>FIRM</th>
<th>BID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comfort Air (Stockton, CA)</td>
<td>$319,983.00</td>
</tr>
<tr>
<td>Hometown Construction (Rio Linda, CA)</td>
<td>$445,000.00</td>
</tr>
</tbody>
</table>

WHEREAS, the bid of Comfort Air is the lowest bid of a responsible bidder in compliance with said Invitation for Bid; and

WHEREAS, prior to contract execution the Architect and the Mechanical Engineer recommended inclusion of three new HVAC split systems to offset the lack of air flow within the Board of Commissioners’ Room, the Commissioners’ Closed Chambers (both on the 2nd floor) and the Executive Director’s Office located on the 3rd floor; and

WHEREAS, all three locations are on the south and southwest corner of the building which receive the highest impacts of the heat of the day; and

WHEREAS, installing the three HVAC split systems will provide temperature controls to maintain comfortable levels within these rooms; and
WHEREAS, the Housing Authority negotiated with Comfort Air to the best advantage of this Authority; and

WHEREAS, Comfort Air provided a quote of $72,755 for the additional three HVAC split systems bringing the total contract amount to $392,738; and

WHEREAS, the new contract amount remains less than the bid received from Hometown Construction; and

WHEREAS, it is in the best interests of this Housing Authority to award a contract in the amount Not to Exceed (NTE) of $392,738.00 for HVAC services at 2575 Grand Canal Blvd. pursuant to the Invitation for Bid.

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 15th day of November, 2018 as follows:

1) That the bid of Comfort Air, in the amount Not to Exceed of $392,738.00 be, and the same hereby is, approved and accepted; and

2) That the Executive Director be, and he hereby is authorized and directed to enter into a contract with Comfort Air for HVAC services at 2575 Grand Canal Blvd. in the sum Not to Exceed (NTE) THREE HUNDRED NINETY-TWO THOUSAND, SEVEN HUNDRED THIRTY-EIGHT AND NO/100 ($392,738.00) DOLLARS.

ROLL CALL:

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

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

Commissioner Moore returned at this point in the meeting, 5:50 p.m.
WRITTEN COMMUNICATIONS:

Each Commissioner received a copy of the Thank You letter dated September 28, 2018 from St. Mary’s Dining Room and Thank You letter dated September 24, 2018 received from the YMCA.

COMMISSIONERS’ QUESTIONS & COMMENTS/AGENDA BUILDING:

Commissioner Barrett requested an update regarding the Thornton sewers. Deputy Director Jones gave an update and advised that the Housing Authority submitted the environmental reports to the State of California and is awaiting approval.

Commissioners Barrett, Moore and Patrick comments regarding the 2018 NAHRO National Conference held in Atlanta, GA.

Commissioner Patrick regarding the possibility of a NAHRO roundtable discussion regarding food and security in July 2019.

CLOSED SESSION:

Under Negotiation: Application and Agreements Necessary for Bond (4%) Project/Development Agreements; Project Based Voucher (PBV) award; management and related business terms and participation.

Returning from Closed Session at 5:25 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, Commissioner
          Jon Mendelson, Second Vice Chairperson
          Martha Moore, First Vice Chairperson
          Lester Patrick, Commissioner

Absent: Rudy Willey, Commissioner

The Chairperson declared a quorum present.

Peter W. Ragsdale, Executive Director and Alan Richard Coon, General Counsel, were in attendance.

Agreements Necessary for Bond (4%) Project/Development Agreements; Project Based Voucher (PBV) award; management and related business terms and participation.

The Chairperson announced that the Commissioners had a brief discussion as to Closed Session items #1 and #2 at which time the Chair announced that upon motion by Commissioner Mendelson, second by Commissioner Barrett, and unanimously carried, the Board of Commissioners authorized the Executive Director to contact the U.S. Department of Housing and Urban Development (HUD) for possible disposition from existing ACC agreements for land within Sierra Vista for eventual ground lease or similar grant, and concurrently authorized issuance of an RFP (or similar request) to locate possible entities to develop and operate charter schools(s).

RESOLUTION NO. 18-67

CONSIDER AUTHORIZING EXECUTIVE DIRECTOR TO INVESTIGATE POSSIBLE DISPOSITION OF EXISTING LAND WITHIN SIERRA VISTA HOMES FOR GROUND LEASE OR SIMILAR LAND GRANT TO DEVELOP AND OPERATE CHARTER SCHOOLS AND ISSUE REQUEST FOR PROPOSAL (RFP) FOR INTERESTED ENTITIES

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Regular Meeting this 15th day of November, 2018 that the Executive Director be, and he hereby is authorized and directed to investigate possible disposition of existing land within Sierra Vista Homes for ground lease or similar land grant to develop and operate charter schools.

BE IT FURTHER RESOLVED AND ORDERED that the Executive Director be, and he hereby is authorized and directed to issue a Request for Proposal (RFP) for interested entities.
ADJOURNMENT:

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

ROLL CALL:

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

Upon Roll Call the Chairperson declared the meeting adjourned at 5:26 p.m.

Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 South El Dorado Street at 2:00 p.m. on December 4, 2018.

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, Commissioner
Jon Mendelson, Second Vice Chairperson
Martha Moore, First Vice Chairperson
Lester Patrick, Commissioner
Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

The Chairperson directed that the Notice of Special Meeting and Certificate of Mailing be filed with the Minutes of this meeting.

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

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Mendelson moved, seconded by Commissioner Gresham, that the following Resolution be approved as read:
RESOLUTION NO. 18-68

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 4th day of December, 2018, that the Minutes of the Regular Meeting held November 15, 2018, 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, Moore, Patrick, Cose
NOES: None
ABSTAIN: Commissioner Willey
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, 2:05 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners’ meeting was reconvened at 421 S. El Dorado Street, Stockton, CA at 2:11 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, Commissioner
         Jon Mendelson, Second Vice Chairperson
         Martha Moore, First Vice Chairperson
         Lester Patrick, Commissioner
         Rudy Willey, 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

EXECUTIVE DIRECTOR’S REPORT:

There was none.

REPORTS:

There were none.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

There were none.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

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

RESOLUTION NO. 18-69

RESOLUTION APPROVING AGREEMENT FOR SUPPLEMENTAL POLICE SERVICES BETWEEN HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN AND CITY OF STOCKTON POLICE DEPARTMENT

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 4th day of
December, 2018, that that certain Agreement for Supplemental Police Services, between the Housing Authority of the County of San Joaquin and the City of Stockton Police Department be, and the same hereby is approved, and that the Executive Director be, and he hereby is authorized and directed to execute said Agreement for and on behalf of this 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 Gresham moved, seconded by Commissioner Moore that the following Resolution be approved as read:

RESOLUTION NO. 18-70

RESOLUTION APPROVING AND ADOPTING BY-LAWS AS AMENDED, DECEMBER 4, 2018

WHEREAS, the Housing Authority of the County of San Joaquin is scheduling more Special and Emergency meetings at varying dates and times such that it becomes difficult for all Commissioners to attend every meeting; and

WHEREAS, currently the By-laws provide that every absence, whether of a regular, special or emergency meeting, counted towards the maximum 25% cap on absences in a running year; and

WHEREAS, the By-laws do not permit for excused absences where, for instance, a Commissioner missed a meeting because of a health issue, emergency or similar unusual event; and

WHEREAS, Article II, Section 2.04 has been amended to allow the Chairperson to approve absences of regular meetings and not counting absences for missed special and emergency meetings;
NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 4th day of December, 2018, that those certain By-laws, Amended December 4, 2018, be, and the same hereby are, 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:

Commissioner Barret inquired about the status of the Grand Canal Building. Mr. Ragsdale provided an update.

Commissioner Patrick asked what the Housing Authority is doing to assist clients with NAHRO Scholarship applications. Mr. Ragsdale advised that the Housing Authority is working with Stockton Scholars who will help to advertise and to aid clients who are interested in applying.

Commissioner Patrick believes the What Home Means to Me NAHRO calendar is a good opportunity for kids with art skills and would like the Housing Authority to advertise this opportunity.
CLOSED SESSION:


Returning from Closed Session at 2:51 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, Commissioner
Jon Mendelson, Second Vice Chairperson
Martha Moore, First Vice Chairperson
Lester Patrick, Commissioner
Rudy Willey, 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.


At 2:51 p.m. the Board returned from Closed Session for further discussion and the Chairperson thereafter announced that upon unanimous vote, the Executive Director is directed and authorized to explore placement of a Charter School at Sierra Vista; and negotiate for the purchase and/or lease of Turnpike, Stockton, California, as a alternate location to the So. Stockton property for purpose of HEAP application.

ADJOURNMENT:

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

ROLL CALL:

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

NOES: None

ABSTAIN: None

ABSENT: None

Upon Roll Call the Chairperson declared the meeting adjourned at 2:55 p.m.

[Signature]
Peter W. Ragsdale, Secretary
The Commissioners of the Housing Authority of the County of San Joaquin met in a Special Meeting at 421 South El Dorado Street at 10:00 a.m. on January 31, 2019.

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, Commissioner
          Jon Mendelson, Second Vice Chairperson
          Martha Moore, First Vice Chairperson
          Lester Patrick, Commissioner
          Rudy Willey, Commissioner

Absent: None

The Chairperson declared a quorum present.

The Chairperson directed that the Notice of Special Meeting and Certificate of Mailing be filed with the Minutes of this meeting.

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

The Chairperson called for the Pledge of Allegiance.

APPROVAL OF THE MINUTES:

Following a discussion, Commissioner Patrick moved, seconded by Commissioner Gresham, that the following Resolution be approved as read:
RESOLUTION NO. 19-1

RESOLUTION APPROVING MINUTES

RESOLVED AND ORDERED by the Board of Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 31st day of January, 2019, that the Minutes of the Special Meeting held December 4, 2018, 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, Moore, Patrick, Willey, Cose
NOES: None
ABSTAIN: None
ABSENT: None

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

EXECUTIVE DIRECTOR’S REPORT:

Executive Director, Peter W. Ragsdale, advised that in coordination with Adam Cheshire, the county lead on Homelessness and Mayor Michael Tubbs’ office, Stockton was chosen to participate in the Bloomberg Philanthropies/Harvard University programming for City leadership and shared highlights about the program.

Mr. Ragsdale advised that in the month of January the Housing Authority submitted the following grant applications: City of Stockton HOME grant, $1.45 million, for Sierra Vista Phase III; City of Tracy HOME and other city funds, $2 million, for Tracy Homes; San Joaquin County HOME and CDBG grants, $3.163 million, for Victory Gardens in French Camp, CA, and for No Place Like Home funds in the amount of $2.1 million.

Mr. Ragsdale advised that the City of Stockton was selected as part of the Kaiser Permanente Affordable Housing Accelerator Cohort, an evolving project around quality affordable housing finance and new product development. Mr. Ragsdale further advised that Kaiser is interested in locating a building site in Stockton.
and provided website addresses where information about some of the participants around developing a faster production process and lowering costs can be found.

Mr. Ragsdale advised that the Housing Authority has issued an RFP for a Charter School and recreational amenities for Sierra Vista and Conway Homes and that sometime in the spring, there will be a petition to Stockton Unified School District to expand Charter Schools in Stockton. Mr. Ragsdale further advised that the Housing Authority has identified potential parcels and has issued a Request for Qualifications to invite potential developers and operators to consider our communities for a new school to the best advantage of our families.

REPORTS:

Each Commissioner received a copy of the Significant Purchases and Contracts Report; Capital Fund Projects Report; Financials; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; and the Vacancy Report.

PUBLIC COMMENTS:

There were none.

INFORMATION ITEMS:

1 and 2) Each Commissioner was provided with a copy of the U.S. Department of Housing and Urban Development (HUD) Press Release dated December 11, 2018 RE: HUD and VA Announce Additional Support to Help Homeless Veterans Find Permanent Homes and the news article in The Record titled “Guest view: SJ makes encouraging progress on homelessness” posted January 19, 2019.

3) Each Commissioner was provided with information regarding the change orders to Contract No. 1718-071 for electrical tenant improvements at 2575 Grand Canal Blvd., Stockton, CA.

4) Each Commissioner received a budget outline for the tenant improvements, and progress photos of the 17,822 sq. ft. renovation at 2575 Grand Canal Blvd., Stockton, CA.
The Chairperson asked Vice Chairperson, Martha Moore, to conduct the meeting as he was recusing himself from discussion about Information Item No. 5 pertaining to a potential conflict of interest regarding future development in Tracy, CA. The Chairperson stepped out at this point in the meeting, 10:45 a.m.

5) Mr. Alan Coon, General Counsel, advised that the Housing Authority may have development projects in areas of the City of Tracy and that there may be a potential funding overlap where the Housing Authority and Commissioner Cose and/or his family may apply for the same funding. Mr. Coon further advised that Commissioner Dale Cose called General Counsel to bring this potential conflict of interest to the Housing Authority’s attention and to seek counsel from Mr. Coon. Mr. Coon advised Commissioner Cose that the best thing Commissioner Cose can do if he sees an item on the Agenda pertaining to City of Tracy funding resources, development, design, etc., that could result in a potential conflict of interest, that he can excuse himself and step out of the meeting. Mr. Coon advised that there will be limited levels of participation by Commissioner Cose in items pertaining to development projects in Tracy, CA.

Commissioner Cose returned at this point in the meeting, 10:50 a.m.

CONSENT ITEMS:

There were none.

ACTION ITEMS:

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

RESOLUTION NO. 19-2

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, bad debts primarily consist of tenants that 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, tenant balances are not written off until a minimum of 90 days after the tenant has vacated the property; and

WHEREAS, tenant's 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, there 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 are uncollectable;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 31st day of January, 2019 that the Accounts Receivable for the quarter ending December 31, 2018, standing upon Non-Subsidized and Public Housing of the Housing Authority, in the sum of SIXTEEN THOUSAND SIX HUNDRED TWENTY ($16,620) DOLLARS, be written off effective December 31, 2018.

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. 19-3

RESOLUTION OF
THE HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN
AUTHORIZING AN OPERATING FUND FINANCING PROGRAM
(OFFP) LOAN
FOR THE DEVELOPMENT OF THE SIERRA VISTA PHASE II
MIXED FINANCE PROJECT

WHEREAS, the Housing Authority of the County of San Joaquin (the "Authority") is engaged in the development of Sierra Vista in three or more phases and is currently developing the Sierra Vista Phase II project (the "Project"), a 100-unit Mixed Finance housing project, to be located on a portion of the Sierra Vista site (the "Site"); and

WHEREAS, the Project will be financed with Low-Income Housing Tax Credits ("LIHTC"), federal public housing development funds, loans from lenders and the Authority, and other Authority resources; and

WHEREAS, the Authority submitted to the Department of Housing and Urban Development ("HUD") a Development Proposal for HUD's approval to develop a Mixed Finance Project under HUD's definition thereof on the Site, such that certain public funds available to the "Authority" will be used in the development of the Project and that fifteen (15) of the one hundred (100) units will also be public housing units under the Annual Contributions Contract ("ACC") with HUD; and

WHEREAS, HUD operates the Operating Fund Financing Program ("OFFP"), which program allows public housing authorities to use public housing operating reserves ("Reserves") to collateralize and pay off debt for specified uses, including development under the Mixed Finance program; and

WHEREAS, the Authority has applied to HUD under the OFFP program to use up to $2,000,000 of its Operating Fund Reserves in the Project, $2,000,000 to loan to the Project for costs and fees associated with the OFFP Loan, all in compliance with both OFFP and Mixed Finance regulations and procedures; and
WHEREAS, the Authority has solicited proposals from multiple lenders to identify a financial institution capable of acting as the OFFP lender for the Project, and subsequently having received one (1) proposal from existing lender, such lender being Farmers & Merchant Bank ("F&M Bank"); and

WHEREAS, following review, evaluation, and confirmation of terms offered, the proposal submitted by F&M Bank has been found most advantageous to the Authority, and F&M Bank has been found to be capable and in all other respects acceptable to the Authority.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting in a Special Meeting this 31st day of January 2019 that:

1. The proposal submitted by F&M Bank be and hereby is accepted, contingent upon HUD's final approval to develop the Project.

2. Contingent upon HUD's final approval to develop the Project, the Executive Director is hereby authorized and directed to execute a loan agreement between F&M Bank and the Authority in the amount not to exceed $2,000,000 for the aforementioned OFFP loan, to provide all security interests required by the loan, and to repay the loan with its Operating Fund Reserves as required by the financing documents; and further to utilize up to $2,000,000 in operating reserves for costs and fees associated with the OFFP Loan.

3. The Executive Director, further, is hereby authorized and directed to negotiate and enter into all legal documents required as part of the transaction.

4. The Executive Director be, and hereby is authorized to take such other actions as may be necessary to fulfill the intent of this resolution.

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:**

Each Commissioner was provided with a copy of the thank you letter from the Women’s Center Youth & Family Services dated December 5, 2018.

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

Commissioner Jon Mendelson thanked the Executive Director Ragsdale and Housing Authority staff for their participation in the Point-in-Time Count and for the Housing Authority bags that were donated and filled with items that were distributed to the homeless. Commissioner Mendelson also expressed words of appreciation to Mr. Ragsdale and staff for their participation in the Count and advised that more than 900 surveys were completed this year compared to 255 completed two years ago.

Commissioner Lester Patrick advised that he would like the Housing Authority to encourage our children to participate in the National Association of Housing and Redevelopment Officials (NAHRO) No Place Like Home calendar competition.

Commissioner Martha Moore asked how many units are being built in Sierra Vista Homes Phase I and asked if there will be laundry hookups. Mr. Ragsdale advised that 115 units are being built which will have laundry hookups but that the Housing Authority would not be providing washers and dryers.

Commissioner Cose asked if the PG&E bankruptcy would have an effect on the Housing Authority. Mr. Ragsdale advised he doesn’t believe there would be any negative effect.

Commissioner Ryan Gresham asked how another HUD shut down would affect the Housing Authority. Mr. Ragsdale advised that the Housing Authority is contemplating working with HUD and that it is unclear what affect it will have on Sierra Vista I but that it could have a negative effect on Sierra Vista Phase II. Mr. Ragsdale further advised that the Housing Authority would utilize March and April funds to pay March, April and May subsidies.
CLOSED SESSION:


Returning from Closed Session at 11:59 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, Commissioner
          Jon Mendelson, Commissioner
          Martha Moore, Second Vice Chairperson
          Lester Patrick, First Vice Chairperson
          Rudy Willey, 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 unanimous action was taken on one matter but not reportable at this time.

ADJOURNMENT:

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

ROLL CALL:

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

NOES: None

ABSTAIN: None

ABSENT: None
Upon Roll Call the Chairperson declared the meeting adjourned at 12:00 p.m.

[Signature]

Peter W. Ragsdale, Secretary