



Peter W. Ragsdale
Executive Director

January 25, 2019

BOARD OF COMMISSIONERS

Dale Cose
Chairperson

Martha Moore
First Vice Chairperson

Jon Mendelson
Second Vice Chairperson

Patricia Barrett
Commissioner

Ryan Gresham
Commissioner

Lester Patrick
Commissioner

Rudolph Willey
Commissioner

Alan R. Coon
General Counsel

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

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

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

RE: Special Meeting

Dear Commissioners:

At the order of the Chairperson of the Housing Authority, a Special Meeting of the Commissioners is hereby called for January 31, 2019, at 10:00 a.m., at the Alberta Jackson Administration Complex, 421 South El Dorado Street, Stockton, California, to conduct the following business:

Call to Order. Roll Call. Pledge of Allegiance.

Approval of the Minutes of the Special Meeting held December 4, 2018.

Executive Director's Report:

1. Bloomberg/Harvard Cross Boundary Collaboration -- New York.
2. Submission of HOME and CDBG Grant Applications/No Place Like Home Request for Information (RFI)/Homeless Emergency Aid Program (HEAP) Awards.
3. Kaiser Permanente Affordable Housing Accelerator Meeting at Sierra Vista Homes.
4. Charter School Request for Qualifications (RFQ).

Reports: Significant Purchases and Contracts Report; Capital Fund Projects; Financials; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista, and HCVP Liaison; Vacancy Report.

Public Comments: Resident representatives from Housing Authority owned properties and Members of the General Public.

Information Items:

1. 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.

2. The Record Article Titled "Guest view: SJ makes encouraging progress on homelessness" posted January 19, 2019.
3. Change Orders to Contract No. 1718-071 for Electrical Tenant Improvements at 2575 Grand Canal Blvd.
4. 2575 Grand Canal Boulevard Administration Building Renovation.
5. Advise of Potential Conflict of Interest with Commissioner Regarding Future Tracy Development.

Consent Items: None

Action Items:

1. Consider Approving Financial Write-Offs for the Quarter Ending December 31, 2018.
2. Consider Authorizing an Operating Fund Financing Program (OFFP) Loan for the Development of the Sierra Vista Phase II Mixed Finance Project.

Written Communications: Letter dated December 5, 2018 from Women's Center Youth & Family Services RE: Thank You Letter.

Commissioners' Questions & Comments/Agenda Building:

Closed Session:

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Sierra Vista Phase II, APN No. 169-270-08. **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.

Properties: 1602 Turnpike Road, Stockton, CA: APN Nos. 165-380-01; 165-380-02; 165-380-03; 165-380-04; 165-380-05; 165-380-06; 165-380-07. **Agency Negotiator:** Alan R. Coon. **Under Negotiation:** Construction Partnership, Development, Financing and Related Agreements Concerning Tiny Homes.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Claremont Manor, Stockton, CA, APN No. 139-171-160. **Agency Negotiator:** Alan R. Coon. **Under Negotiation:** Price and Terms for Sale of Said Property.

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** Park Street Apartments, Stockton, CA, APN No. 137-190-180. **Agency Negotiator:** Alan R. Coon. **Under Negotiation:** Construction Partnership, Rehabilitation, Financing and Related Agreements.

Conference with Real Property Negotiators. Government Code §54956.8. **Properties:** APN No. 149-062-15 and 149-062-10. **Agency Negotiator:** Alan R. Coon.
Negotiating Parties: Housing Authority of the County of San Joaquin and Dan Dixon.
Under Negotiation: Price and Terms for Purchase of Said Properties.

Adjournment

Sincerely,

Connie Henderson
Clerk of the Board

Note:

Persons needing disability-related modification or accommodation in order to participate in this meeting, should contact the Secretary of the Board at (209) 460-5065 at least 48 hours prior to the start of the meeting. [Government Code §54954.2(a)]. The Agenda Package material may be reviewed at the Administrative Office of the Housing Authority of the County of San Joaquin, 448 South Center Street, Stockton, CA, 95203, during normal business hours. Please contact the office in writing to obtain a copy of the Agenda Package. Persons requesting a copy may be charged a small fee for copying the Agenda Package. The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the Housing Authority is governed by §1094.6 of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under §1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the Housing Authority must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Persons wishing to challenge the nature of the above section in court, may be limited to raising only those issues that were raised at the meeting described in this notice, or in written correspondence delivered to the Housing Authority of the County of San Joaquin at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.