

**THE MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD OCTOBER 15, 2020**

The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting at 2575 Grand Canal Blvd., Stockton, California, at 4:06 p.m. on October 15, 2020. Certain Commissioners and staff attended by teleconference (Zoom) as permitted by California Government Code § 54953 and Executive Order N-29-20.

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

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

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

Also present were Peter W. Ragsdale, Executive Director; Gerald "Chip" Jones, Deputy Director; Alan R. Coon, General Counsel; Carena Lane, Director of Occupancy and Housing Compliance; Jessica Quan, Assistant Director of Occupancy and Housing Compliance; Eunice Johnson, Lead Family Self-Sufficiency Coordinator; Alejandra Montanez, Family Self-Sufficiency Coordinator; and Carmen Lambert.

Commissioner Mendelson recused himself from discussions pertaining to Central Valley Low Income Housing Corp.

Commissioner Willey abstained from F&M Bank discussions due to conflict of interest.

APPROVAL OF THE MINUTES:

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

RESOLUTION NO. 20-37

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 October, 2020, that the Minutes of the Regular Meeting held September 17, 2020, be, and the same hereby are approved and adopted and the Secretary be, and he hereby is authorized and directed to sign said Minutes for and on behalf of the Authority.

ROLL CALL:

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

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

The Chairperson announced that the Board of Commissioners' meeting is recessed at this time, 4:26 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners' meeting reconvened at 4:48 p.m.

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

ROLL CALL:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Moore

SPECIAL PRESENTATION:

Carena Lane, Director of Occupancy and Housing Compliance; Jessica Quan, Assistant Director of Occupancy and Housing Compliance; Eunice Johnson, Lead Family Self-Sufficiency Coordinator; Alejandra Montanez, Family Self-Sufficiency Coordinator; and Carmen Lambert Housing Authority of the County of San Joaquin's staff, made a special presentation via Zoom (video conference) regarding information on the Family Self-Sufficiency Program.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Peter W. Ragsdale, Executive Director, gave development updates on certain properties: Victory Gardens, and Sonora Square.

Mr. Ragsdale, Executive Director, advised that Victory Gardens project received its fifth tax credit award.

Mr. Ragsdale, Executive Director, gave an update on Sonora Square property. Mr. Ragsdale further advised that Sonora Square, Behavioral Health Client, and Mariani project has committed \$2.1 million dollars to provide a new Veteran's Affairs clinic at closed of December 2020. The Veteran's Affairs clinic will commence services in April 2021.

REPORTS:

Each Commissioner received either a paper copy or an electronic copy of the Significant Purchases and Contracts Report; Capital Fund Projects Report; Draft Financials Report; Unlawful Detainer Report; Stockton Police Department Activity Report for Conway Homes, Sierra Vista and HCVP Liaison; Vacancy Report; and Cash Balances and Investments Report.

PUBLIC COMMENTS:

Francisca Chavez who spoke in English on her father's behalf (father is 70 years old) and fifteen ("15") other Migrant Center tenants were present, asking for the Migrant Center to extend deadline closure from October 31, 2020 to December 15, 2020.

INFORMATION ITEMS:

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

- 1) Mainstream Voucher Application.

CONSENT ITEMS:

None.

ACTION ITEMS:

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

**RESOLUTION NO. 20-38
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 AND
DELTA COMMUNITY DEVELOPERS CORP. (DCDC) 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, tenants' unpaid balances are entered into the U.S. Department of Housing and Urban Development (HUD) Enterprise Income Verification (EIV) Bad Debt module; and

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

WHEREAS, 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 and by the Directors of the Delta Community Developers Corp. ("DCDC") in a Regular Meeting this 15th day of October, 2020 that the Accounts Receivable for the quarter ending September 30, 2020, standing upon Non-Subsidized and Public Housing of the Housing Authority and DCDC, in the sum of FOURTEEN THOUSAND SEVEN HUNDRED NINE DOLLARS (\$14,709), be written off effective September 30, 2020

ROLL CALL:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Moore

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

ACTION ITEM:

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

RESOLUTION NO. 20-39
RESOLUTION ACCEPTING RESULTS OF REQUEST FOR PROPOSALS NO. 1920-051 AND AWARDING CONTRACT FOR (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)(Stockton, CA); and
- Mary Magdalene Community Services (Stockton, CA)

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 \$239,250.00 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 15th day of October, 2020 as follows:

1. That the proposal of STAND in an amount not to exceed \$239,250.00 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 contract for ROSS Service Coordinator Needs with STAND in an amount not to exceed TWO HUNDRED THIRTY- NINE THOUSAND TWO HUNDRED FIFTY DOLLARS (\$239,250.00).

ROLL CALL:

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

NOES: None

ABSTAIN: None

ABSENT: Commissioner Moore

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

WRITTEN COMMUNICATIONS:

There were none.

COMMISSIONERS' QUESTIONS & COMMENTS/AGENDA BUILDING:

There were none.

CLOSED SESSION:

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

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

Commencing Housing Authority of the County of San Joaquin Closed Session at 5:20 p.m., the Chairperson called the meeting to order and upon roll call, those present and absent were as follows:

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

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

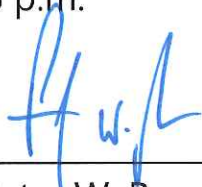
ADJOURNMENT:

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

ROLL CALL:

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

Upon Roll Call the Chairperson declared the meeting adjourned at 5:35 p.m.



Peter W. Ragsdale, Secretary