

**THE MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS
OF THE HOUSING AUTHORITY
OF THE COUNTY OF SAN JOAQUIN
HELD DECEMBER 17, 2020**

The Commissioners of the Housing Authority of the County of San Joaquin met in a Regular Meeting attended by teleconference (Zoom) at 4:03 p.m. on December 17, 2020, 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: None

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

Peter W. Ragsdale, Executive Director and Alan R. Coon, General Counsel, 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. 20-40

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 17th day of December 2020, that the Minutes of the Regular Meeting held October 15, 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: None

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

The Chairperson announced that the Board of Commissioners' meeting is recessed at this time, 4:05 p.m., so that the Commissioners could conduct the Delta Community Developers Corp. Board meeting.

The Board of Commissioners' meeting reconvened at 4:08 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: None

EXECUTIVE DIRECTOR'S REPORT:

1. Mr. Peter W. Ragsdale, Executive Director, advised that HACSJ participated in the Thanksgiving meal food drive with

Second Harvest. Therein providing turkey meals to all the families that requested a meal at all the public housing sites.

In addition, Mr. Ragsdale expressed his appreciation of United Way of San Joaquin County and Amazon Logistics for their support and providing one-hundred food boxes to the residents of Conway Homes.

2. Mr. Ragsdale, Executive Director, gave an update on HACSJ's COVID 19 protocols. He discussed how many staff members have tested positive and have taken the Families First leave, that appropriate staff are working remotely, staff is continuing to wear masks, and that work order protocol remains emergency repairs only.
3. Mr. Ragsdale, Executive Director, gave development updates on the following properties: Mariani Property, Creekside South, Victory Gardens, Sierra Vista 3, Aspire Charter School at Sierra Vista, and Conway Homes' KIPP education model charter school.

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:

None.

INFORMATION ITEMS:

As part of Agenda Packet, each Commissioner received either a paper copy or an electronic copy of the following information items:

1. Small Area Fair Market Rent Implementation

2. Section Eight Management Assessment Program (SEMAP) Waiver
3. CARES Act Supplemental Funding – Mainstream Award
4. Cares Act Supplemental Funding for the Housing Choice Voucher (HCV) and Public Housing Programs
5. Internal Revenue Service – Regarding December 2020 Notice Proposing a Penalty for 2018 Filing Deadline
6. LVI, Intermediate Holdings, Inc. – Notice of Conversion to Chapter 7 Liquidation regarding Case No.: 20-11413-KBO
7. November 12, 2020, Department of Housing and Community Development letter to Migrant Housing Residents Regarding Approved Extended Dates for Migrant Centers and Additional Resources Available due to COVID-19
8. Housing for the Harvest – COVID-19 Farmworkers/Food Processing Workers that have Tested Positive or Have been Exposed May Qualify for Free Hotel Rooms.

CONSENT ITEMS:

None.

ACTION ITEM NO. 1:

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

RESOLUTION NO. 20-41

**AUTHORIZING ADOPTION OF
COVID – 19 PREVENTION PROGRAM**

RESOLVED AND ORDERED by the Commissioners of the Housing Authority of the County of San Joaquin meeting this 17th day of December, 2020, that the Covid-19 Prevention Program (CCP) be, and the same hereby is approved and adopted; that the Executive Director be, and he hereby is authorized directed to present said CCP to represented groups for further comment; and that the Executive Director, because of the urgency in complying with current coronavirus CCP and authorization to execute said CCP agreement for and on behalf of this Authority and Related Entities.

Roll Call:

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

Noes: None

Abstain: None

Absent: None

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

ACTION ITEM NO. 2:

Following a discussion, Commissioner Patrick moved, seconded by Commissioner Mendelson that the following Resolution and DCDC's concurrent Resolution No. 20-30 be approved and adopted as read. Note: Resolution No. 20-42 is modified per request of Housing and Community Development.

RESOLUTION NO. 20-42

**RESOLUTION GRANTING AUTHORIZATION TO
PARTICIPATE IN THE NO PLACE LIKE HOME
PROGRAM AND ACCEPTING COMPETITIVE FUNDS**

All of the Directors of Housing Authority of the County of San Joaquin ("Authority"), a California public corporation created under the California Health and Safety Code Section 34,200 et seq. (the

“Corporation”), hereby consent to, adopt and ratify the following resolutions:

WHEREAS, the State of California, Department of Housing and Community Development (“Department”) issued a Notice of Funding Availability, for Round 3 funds dated October 23, 2020, as may be amended from time to time, (“NOFA”) under the No Place Like Home Program (“NPLH” or “Program”) authorized by Government Code section 15463, Part 3.9 of Division 5 (commencing with Section 5849.1) of the Welfare and Institutions Code, and Welfare and Institutions Code section 5890; and

WHEREAS, the NOFA relates to the availability of approximately \$202 million in Competitive Allocation funds under the NPLH Program; and

WHEREAS, the Corporation, itself and on behalf of its affiliated entity, Delta Community Developers Corp., is an applicant within the meaning of Section 101(c) of the NPLH Program Guidelines, enacted in 2020 (“Guidelines”); and

WHEREAS, the Authority and Delta Community Developers Corp. are authorized to do business in the State of California,

NOW, THEREFORE, BE IT RESOLVED, that the Corporation does hereby determine and declare as follows:

SECTION 1. That the Corporation is hereby authorized and directed to borrow an amount not to exceed Eight Million Dollars (\$8,000,000.00) in NPLH Program funds, as detailed in the NOFA up to the amount authorized by Section 102 of the Guidelines and applicable state law (the “NPLH Loan”).

SECTION 2. That in connection with the NPLH Loan, the Corporation is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the NPLH Loan, the Corporation's obligations related thereto, and the Department's security therefore; including, but not limited to, a promissory note, a deed of trust and security

agreement, a regulatory agreement, a development agreement and certain other documents required by the Department as security for, evidence of or pertaining to the NPLH Loan, and all amendments thereto (collectively, the "NPLH Loan Documents").

SECTION 3. That Peter W. Ragsdale, Executive Director, or Gerald Jones, Deputy Director, or Melinda Hazard, Director of Finance, or Ryan Gresham, the Chairman of the Board of the Authority and its affiliate, Delta Community Developers Corp., are hereby authorized to execute the NPLH Loan Documents, and any amendments or modifications thereto, on behalf of the Corporation.

SECTION 4. That this resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this this day 17th of December 2020, by the following vote:

AYES: 5
NOES: 0
ABSTENTIONS: 0
ABSENT: 0

Roll Call:

Ayes:	Commissioners Barrett, Gresham, Mendelson, Patrick, and Willey
Noes:	None
Abstain:	None
Absent:	None

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

ACTION ITEM NO. 3:

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

RESOLUTION NO. 20-43

**AUTHORIZING SUBMISSION OF A RENTAL ASSISTANCE
DEMONSTRATION PROGRAM APPLICATION TO THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FOR SIERRA VISTA I AND SIERRA VISTA II AND
CERTIFICATION OF THE AGREEMENT TO COMPLY WITH
ALL REQUIREMENTS OF THE PROGRAM**

WHEREAS, the Housing Authority of the County of San Joaquin (HACCSJ) seeks to convert Sierra Vista I and Sierra Vista II from public housing to Section project based vouchers under the U.S. Department of Housing and Urban Development (“HUD”) Rental Assistance Demonstration (“RAD”) program; and

WHEREAS, the RAD program allows HACCSJ to convert its public housing properties from a public housing subsidy to project-based Section 8 rental assistance and is advantageous in that it: preserves the long term affordability of the units; provides substantial protections for HACCSJ tenants, including a right to return, a prohibition on rescreening, and the right to organize; and allows for the use of Low Income Housing Tax Credits (“LIHTC”), public or private debt and grant funds for financing rehabilitation of the properties, if necessary; and

WHEREAS, in order to submit a RAD application for development, HACCSJ must hold two (2) meetings with the residents of the subject development and obtain Board approval for the submission of the application and will prepare comprehensive written responses to all comments received; and

WHEREAS, HUD approval of HACCSJ's RAD Program Application, as made pursuant to this resolution, will not require HACCSJ to convert units that are approved for conversion, but will allow HACCSJ the option to do so; and

WHEREAS, no RAD conversion can be carried out without further review and approval by the Board of Commissioners of additional

required agreements and contracts arising from the RAD conversion;

BE IT RESOLVED that the Board of Commissioners authorize the Executive Director and/or authorized designee to execute a RAD Program Application for Sierra Vista I and Sierra Vista II to certify to comply with all requirements of the RAD Program and applicable RAD Notices; and to take all necessary actions related to the submission to HUD of the documents reference herein.

Roll Call:

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

Noes: None

Abstain: None

Absent: None

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

WRITTEN COMMUNICATIONS:

1. Letter Regarding 75 Mainstream Vouchers and Funding Budget of \$462,933 dated November 17, 2020, from U.S. Department of Housing and Urban Development
2. Letter of Appreciation Dated October 6, 2020, from St. Mary's Dining Room
3. Letter of Appreciation dated November 20, 2020, from Tuleburg Press
4. Letter regarding Housing Choice Voucher Programs dated December 7, 2020, from U.S. Department of Housing and Urban Development

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

Commission Barret requested donations of blankets, jackets, and socks for the United Women San Joaquin County's drive.

CLOSED SESSION:

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

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

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

Conference with Real Property Negotiators. Government Code §54956.8. **Property:** ROSE CREEK, APN: TBD **Agency Negotiator:** Peter W. Ragsdale and Alan R. Coon **Negotiating Parties:** Housing Authority of the County of San Joaquin and TBD

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: None

The Chairperson declared a quorum present.

ADJOURNMENT:

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

Roll Call:

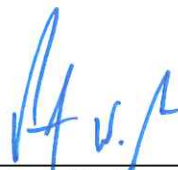
Ayes: Commissioners Barrett, Gresham,
Mendelson, Patrick, and Willey

Noes: None

Abstain: None

Absent: None

Upon roll call, the Chairperson declared the meeting adjourned at 5:38 p.m.



Peter W. Ragsdale, Secretary