

Minutes of the Joint Meeting
Of the Boards of Commissioners of the
HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO

Tuesday, December 19, 2017

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular session on Tuesday, December 19, 2017 at the offices of HACCF, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:03 p.m. by Board Chair, Commissioner Jones of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Adrian Jones, Chair
 Rueben Scott, Vice Chair
 Steven Bedrosian
 Karl Johnson
 Stacy Vaillancourt
 Caine Christensen
 Virna Santos

The meeting was called to order at 5:03 p.m. by Board Chair, Commissioner Petty of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Jim Petty, Chair
 Stacy Sablan, Vice Chair
 Venilde Miller
 Joey Fuentes
 Nikki Henry
 Cary Catalano

ABSENT: Mary G. Castro

Also, in attendance were the following Preston Prince, CEO/Executive Director Kenneth Price, Baker Manock and Jensen -General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Ms. Hanrahan requested for Action item 10E on the agenda be moved to the informational section 9D.

CITY MOTION: *Commissioner Johnson moved, seconded by Commissioner Bedrosian to approve the agenda as amended.*

MOTION PASSED: *5-0*

COUNTY MOTION: *Commissioner Sablan moved, seconded by Commissioner Fuentes to approve the agenda as amended.*

MOTION PASSED: *5-0.*

3. PUBLIC COMMENT

Around 5:05pm Commissioner Scott and Miller joined the Board Meeting.

Ms. Debbie Darden resident of West Fresno, chair of the Golden Westside Planning Committee addressed the ongoing issue of homeless camping around Renaissance Santa Clara. Ms. Darden presented pictures of the property. She asked the Boards of Commissioner for feedback to resolve the situation of homeless camping around the Renaissance property.

Mr. Bob Mitchell, Golden Westside Planning Committee, spoke in support of Ms. Darden's concerns about the homeless camping around the property of Renaissance Santa Clara. He urged the Boards of Commissioners to take immediate action and resolve the situation before this leads to an epidemic of disease that can expand and get out of control.

Mr. Steven Ortega, presented his concerns to the Board members about Section 8 clients being victims to trespasser scamming. He shared he has been a victim himself. His mailing address has been used by another resident, which created a lot of problems for him that resulted with him ending up being arrested and he lost some of his belongings.

4. RETIREMENT RECOGNITION-ROBERTO LUNA

Mr. Preston Prince congratulated Mr. Roberto Luna for 42 years and 3 months of service with Fresno Housing Authority as Maintenance worker.

Mr. Ken Covarrubias, Assistant Manager-Maintenance, shared that Mr. Luna treated everyone with respect. He inspired others with his personality and handwork.

Mr. Preston Prince, said Mr. Luna's leadership inspired others. It is expected that all staff connect with people we serve.

Ms. Gracie Bachicha, Property Manager has known Mr. Luna for about 27 years. She described Mr. Luna as an independent Employee. He is very knowledgeable of the Westside area of the County of Fresno. Every new Maintenance Worker Employee hired was partnered with Mr. Luna for training.

Mr. Michael Duarte, Director of Planning and Community Development, shared that he is a very positive employee. He said, Mr. Luna was a quick learner and very responsible employee. After the transition to the new software system "Yardi" Mr. Luna showed top performance by completing the most work orders. He worked very hard.

Around 5:23pm Commissioner Bedrosian left the meeting.

Commissioner Vaillancourt arrived to the meeting.

5. POTENTIAL CONFLICTS OF INTEREST

Commissioner Catalano recused himself from voting on item 8E, requesting the County Board vote separately on all item 8 matters - consent agenda.

6. COMMISSIONERS' REPORT

Commissioner Catalano, briefly shared his understanding with the public comments presented. Commissioner Catalano said the situation is an ongoing dialog among the staff of trying to assist the individuals living on the streets.

Commissioner Petty and Mr. Prince shared they will respond in writing to the public comments presented.

Commissioner Henry, showed her support to Commissioner Catalano's and Mr. Prince's comments and thanked the community members for presenting their concerns in public.

Commissioner Scott said the Boards of Commissioner is sensitive to the issue presented during the public comments.

Commissioner Sablan congratulated the Fresno Housing Authority Staff for the Grand opening in Reedley.

Commissioner Jones shared she is going to continue with her role as member of the Commissioner committee of NAHRO.

Commissioner Petty said, “Very nice apartments in Reedley.”

Commissioner Henry, communicated the clients that shared their testimony at the Grand Opening of Paseo 55 at Reedley their comments were published at the Reedley Exponent.

7. ELECTIONS OF THE 2018-2019 OFFICERS-CITY BOARD OF COMMISSIONERS

City Chair Board of Commissioners:

Commissioner Scott moved, seconded by Commissioner Christensen to approve Commissioner Jones as Chair for the City Board of Commissioners.

City Vice Chair Board of Commissioners:

Commissioner Scott moved, seconded by Commissioner Johnson to approve Caine Christensen as Vice Chair for the City Board of Commissioners.

8. CONSENT AGENDA

All Consent Agenda items are considered to be routine action items and will be enacted in one motion unless pulled by any member of the Boards of Commissions or the public. There will be no separate discussion of these items unless requested, in which event the item will be removed from the Consent Agenda and considered following approval of the Consent Agenda.

- a. Consideration of the minutes of October 11, 2017 and October 24, 2017
- b. Consideration of Contract Renewal – Grounds Maintenance
- c. Consideration of the Renewal of the Boys and Girls Clubs of Fresno County Agreement
- d. Consideration of the 2018 Agency Salary Schedule
- e. Consideration of the Renewal of Legal Services Contract – General Counsel
- f. Consideration of the Renewal of Legal Services Contract – Human Resources
- g. Consideration of the Renewal of Legal Services Contract – HUD Matters
- h. Consideration of the Renewal of Legal Services Contract – Affordable Housing

Commissioner Catalano asked to vote separately on item 8E. Commissioner Catalano recused himself from discussion and action on this item.

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Santos to approve the Consent Agenda Items A-H.*

MOTION PASSED: *6-0*

COUNTY MOTION: *Commissioner Sablan moved, seconded by Commissioner Fuentes to approve the Consent Agenda Items A-D and F-H.*

MOTION PASSED: 6-0

Commissioner Catalano left the room during the voting/discussion of this item.

- e. Consideration of the Renewal of Legal Services Contract – General Counsel

COUNTY MOTION: *Commissioner Sablan moved, seconded by Commissioner Henry to approve the renewal of Legal Services Contract-General Counsel.*

MOTION PASSED: 5-0

After the voting ended, Commissioner Catalano was asked to rejoin the meeting.

9. INFORMATIONAL

- a. HUD Compliance Monitoring Update

Ms. Tracewell Hanrahan presented on this topic.

- b. 2018 Mixed Finance Budgets

Ms. Emily De La Guerra presented on this topic.

- c. Real Estate Development Update

Ms. Tracewell Hanrahan presented the Real Estate Development Update.

- d. Consideration of a Master Lease Agreement – Public Housing

Ms. Tracewell Hanrahan presented on this topic.

Commissioner Catalano presented his questions in regards to Relief of Utility Allowances: How do we determine who gets utility relief? How is this being judged? He stated it feels subjective, and requested clearer language.

Ms. Hanrahan stated an outside consultant conducted a study with the specific guidelines on who is entitled to get Utility Allowance. She stated next month the Boards of Commissioners will be presented with all the Utility Allowances.

Commissioner Catalano questioned the policy in regards to curfews.

Fresno Housing Authority Staff Toni Bustamante shared that the Lease Agreement's intention is to reflect the city ordinances.

Eric Payne resident of West Fresno gave a public comment on the Master Lease Agreement. He stated he submitted in writing his communication to the Fresno Housing Authority staff. His recommendation was in relation to the item presented.

Mr. Payne stated the “Who” has not been identify in the Master Lease Agreement. Mr. Payne asked who is going to determine if a child stays at the property too late at night, and whether it is legitimate to the property’s policy. Also, Mr. Payne addressed peaceful enjoyment, asking how “peaceful enjoyment” will be classified?

10. ACTION

a. Consideration of the Funding Commitments – Lowell Project

Mr. Michael Duarte presented on this item.

CITY MOTION: *Commissioner Scott moved, seconded by Commissioner Johnson to approve the Funding Commitments – Lowell Project.*

MOTION PASSED: *6-0*

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Henry to approve the Funding Commitments – Lowell Project.*

MOTION PASSED: *6-0*

b. Consideration of Funding Application Submission and Acquisition of Real Property – Chinatown

Mr. Michael Duarte presented on this item.

CITY MOTION: *Commissioner Johnson moved, seconded by Commissioner Scott to approve the Funding Application Submission and Acquisition of Real Property – Chinatown.*

MOTION PASSED: *6-0*

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Fuentes to approve the Funding Application Submission and Acquisition of Real Property – Chinatown.*

MOTION PASSED: 6-0

- c. Consideration of Application Submission and Funding Commitments – Blackstone & Simpson

Mr. Michael Duarte presented on this item.

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Vaillancourt to approve the Application Submission and Funding Commitments – Blackstone & Simpson.*

MOTION PASSED: 6-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Miller to approve the Application Submission and Funding Commitments – Blackstone & Simpson.*

MOTION PASSED: 6-0

- d. Consideration of the Purchase and Sale Agreement – 731 W. California Ave.

Mr. Michael Duarte presented on this item. In addition, the resolution amount was amended. The Authority is requesting a funding commitment from the Housing Relinquished Fund Corporation of \$85,000 for the acquisition and closing costs.

CITY MOTION: *Commissioner Scott moved, seconded by Commissioner Christensen to approve the Purchase and Sale Agreement – 731 W. California Ave and adopt the amended resolution.*

MOTION PASSED: 6-0

COUNTY MOTION: *Commissioner Sablan moved, seconded by Commissioner Fuentes to approve the Purchase and Sale Agreement – 731 W. California Ave and adopt the amended resolution.*

MOTION PASSED: 6-0

- e. Consideration of a Master Lease Agreement – Public Housing

Eric Payne gave a brief presentation this was presented on the informational item 9e.

- f. Consideration of the 2018 Operating and HAP Budgets

Ms. Tammy Townsend presented on this topic.

CITY MOTION: *Commissioner Scott moved, seconded by Commissioner Johnson to approve the 2018 Operating and HAP Budgets.*

MOTION PASSED: 6-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Miller to approve the 2018 Operating and HAP Budgets.*

MOTION PASSED: 6-0

11. EXECUTIVE DIRECTOR'S REPORT

In addition to the written Director's report, the following items were announced:

- Mr. Prince shared the Point in Time Fliers have been distributed.
- On December 14, 2017 the HCV Landlord Appreciation Open House took place at Parc Grove Commons; Fifty Landlords attended the Open House. It is anticipated for a larger event on 2018.
- The second location for the Mike's book will be opening early 2018 at Sequoia Courts in the South West Fresno.
- Mr. Prince informed the Boards of Commissioners that the Executive Committee meeting for the Month of January 2018 might be canceled. If the meeting is cancelled this will be communicated to the Boards of Commissioners.
- There might be a Special Board Meeting on January 9, 2017.

12. CLOSE SESSION

The Board went into closed session at approximately 7:03pm.

PUBLIC EMPLOYMENT

Pursuant to Government Code §54597

The Boards returned to open session at approximately 7:16 p.m.

13. REPORT ON CLOSED SESSION

There was no action to report at this time.

14. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 8:02 p.m.



Preston Prince, Secretary to the Boards of Commissioners