

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

Tuesday, January 23, 2018

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, January 23, 2018 at the offices of HACCF, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:05 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
 Caine Christensen, Vice Chair
 Rueben Scott
 Steven Bedrosian
 Karl Johnson
 Stacy Vaillancourt
 Virna Santos

The meeting was called to order at 5:05 p.m. by Board Vice Chair, Commissioner Sablan 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: Stacy Sablan, Vice Chair
 Mary G. Castro
 Nikki Henry
 Cary Catalano

ABSENT: Jim Petty, Chair
 Venilde Miller
 Joey Fuentes

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)

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

MOTION PASSED: 6-0

COUNTY MOTION: *Commissioner Henry moved, seconded by Commissioner Catalano to approve the agenda as posted.*

MOTION PASSED: 4-0.

3. PUBLIC COMMENT

There was no public comment.

4. CLOSE SESSION

The Boards went into closed session at approximately 5:08 p.m.

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Pursuant to Government Code section 54956.9(d)(2) - 1 case

The Boards returned to open session at approximately 5:16 p.m.

5. REPORT ON CLOSED SESSION

There was no action to report at this time.

6. COMMISSIONERS' YEARS OF SERVICE ACKNOLEGEMENTS

Mr. Preston Prince acknowledged the Commissioners serving five years or more as Board members for the Fresno Housing Authority.

- Commissioner Steve Bedrosian, has been serving for 6 years as the City Commissioner.
 - He is a resident of the Housing Program.
 - His background experience is in sales and debt recovery.
 - He advocates for disabled persons.
- Commissioner Stacy Sablan, has 6 years of service as a Vice Chair and Chair of the County Board.
 - She serves the community of Firebaugh as an owner of Sablan Legal Services.

- Chair Adrian Jones with 10 years of service as City Vice Chair and Chair of the City Board.
 - She was a recipient of the Fresno Housing Authority programs.
 - She now has her Master's Degree in Social Work.
- Chair Jim Petty with 25 years of service as Vice Chair and Chair of the County Board.
 - His experience as veteran of U.S Army and extensive career in the insurance industry.
- Commissioner Rueben Scott has 35 years of service as Vice Chair and Chair of the City Board.
 - Commissioner Scott is the Pastor and founder of Providence Baptist Church.
 - Commissioner Scott is a resident of southwest Fresno.
 - A former professor for the college/University for the local areas such as Fresno Pacific, Fresno State, and Fresno City College.
 - Commissioner Scott serves other Boards in the Community.

Commissioner Vaillancourt arrived the meeting at 5:22 p.m.

7. PUBLIC COMMENT

Eric Payne resident of West Fresno, shared his appreciation and thanked the Fresno Housing Authority Boards, for Ms. Tracewell Hanrahan's participation at the conference hosted by the Central Valley Urban Institute on January 18, 2018.

8. POTENTIAL CONFLICTS OF INTEREST

There was no conflict of interest at this time.

9. COMMISSIONERS' REPORT

Commissioner Jones and Commissioner Henry presented on the workshop they attended on January 17, 2018. The guests at the workshop were representatives of Purpose Built Communities.

Commissioner Henry shared that the Purpose Built Communities is an interested group that traveled from Atlanta to meet with local community members. She stated that Purpose Built Communities is a nonprofit agency which is funded by three benefactors.

Mr. Prince shared that Purpose Built Communities have partnered with schools, health (organizations or departments) and other Housing Authorities. Mr. Prince said the meeting was about hosting a community conversation with Purpose Built Communities' guests and local community members. The purpose of the conversation was to share what Fresno has

accomplished, and if we are a community that aligns with the mission of Purpose Built Communities.

In addition, the Commissioners thanked the Fresno Housing Authority staff and Commissioners that served in the past for their thoughtfulness and readiness during the Government Shutdown.

10. 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 the December 13, 2017 and December 19, 2017 meetings
- b. City: Consideration of the 4th Quarter 2017 Charge Offs for Uncollectible Accounts
- c. County: Consideration of the 4th Quarter 2017 Charge Offs for Uncollectible Accounts
- d. Consideration of the 2018 Proposed Utility Allowance Schedules – Housing Assistance Programs, Mixed Finance and Low-Income Housing Tax Credit
- e. Consideration of Claim for Money or Damages by Betty Joann Lee made under California Tort Claims Act (Gov. Code §810 et seq.)
- f. Consideration of Out of State Travel – CEO/Commissioners

The report for item 10f was amended, this item was pulled from the agenda and voted separately. There was an addition to the report, The Built for Zero trip to New Orleans from February 19-21, 2018.

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

MOTION PASSED: 7-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Castro to approve the Consent Agenda Items A-E.*

MOTION PASSED: 4-0

- f. Consideration of Out of State Travel – CEO/Commissioners

CITY MOTION: *Commissioner Scott moved, seconded by Commissioner Johnson to approve the amended Consent Agenda Item F.*

MOTION PASSED: 7-0

COUNTY MOTION: *Commissioner Henry moved, seconded by Commissioner Castro to approve the amended Consent Agenda Item F.*

MOTION PASSED: 4-0

11. INFORMATIONAL

- a. Intern Presentation – Matthew Falcon

Matthew Falcon, Human Resources Intern presented on his intern experience at Fresno Housing.

- b. HUD Compliance Monitoring Update (continued from December 19, 2017)

Ms. Tracewell Hanrahan presented on this topic.

- c. Response to Public Comment Regarding Renaissance at Santa Clara and West Fresno Community

Ms. Angie Nguyen presented on this topic.

- d. Real Estate Development Update

Mr. Michael Duarte presented the Real Estate Development Update.

12. ACTION

- a. Consideration of Property Sale – Home Ownership Program (HOP) Homes

Mr. Michael Duarte presented on this topic.

CITY MOTION: *Commissioner Scott moved, seconded by Commissioner Johnson to approve the Property Sale – Home Ownership Program (HOP) Homes.*

MOTION PASSED: 7-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Henry to approve the Property Sale – Home Ownership Program (HOP) Homes.*

MOTION PASSED: 4-0

- b. Consideration of Award of General Construction/Construction Management Contract – Chinatown and Blackstone and Simpson Projects

Mr. Michael Duarte presented on this topic.

CITY MOTION: *Commissioner Johnson moved, seconded by Commissioner Scott to approve the Award of General Construction/Construction Management Contract – Chinatown and Blackstone and Simpson Projects.*

MOTION PASSED: 7-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Henry to approve the Award of General Construction/Construction Management Contract – Chinatown and Blackstone and Simpson Projects.*

MOTION PASSED: 4-0

c. Consideration of Line of Credit – Housing Relinquished Fund Corps

Ms. Tammy Townsend presented on this item. Commissioner Catalano suggested an amendment to the resolution, “The Authorization will last through this fiscal year.” After, the resolution has been amended, the resolution will be reviewed by General Counsel Kenneth Price.

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Santos to approve the amended resolution for the Line of Credit – Housing Relinquished Fund Corps.*

MOTION PASSED: 7-0

COUNTY MOTION: *Commissioner Castro moved, seconded by Commissioner Henry to approve the amended resolution for the Line of Credit – Housing Relinquished Fund Corps.*

MOTION PASSED: 4-0

d. City: Consideration of the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification

Ms. Aurora Ibarra presented on this topic.

CITY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Johnson to approve the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification.*

MOTION PASSED: 7-0

- e. County: Consideration of the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification

Ms. Aurora Ibarra presented on this topic.

COUNTY MOTION: *Commissioner Henry moved, seconded by Commissioner Catalano to approve the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification*

MOTION PASSED: 4-0

- f. Consideration of Standard Lease Agreement – Public Housing (continued from December 19, 2017)

The Boards agree to continue the conversation on this topic to the February Board meeting.

CITY MOTION: *Commissioner Scott moved, seconded by Commissioner Santos to approve the continuation on the Standard Lease Agreement– Public Housing topic, to the February Board Meeting.*

MOTION PASSED: 7-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Henry to approve the continuation on the Standard Lease Agreement– Public Housing topic, to the February Board Meeting.*

MOTION PASSED: 4-0**13. EXECUTIVE DIRECTOR'S REPORT**

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

- Mr. Prince announced that on Thursday, March 1st the Board Dinner is scheduled; more details will be shared as we near the event.
- Mr. Prince shared that the Point in Time will be from January 23-25, 2018. He thanked the Commissioners who signed up to volunteer.
- As of January 1, 2018, the Boards are required to complete their Form 700s electronically. On February 14, 2018, the Executive Office will be hosting a 30-minute training session to review the Form 700.

- On February 13, 2018 there will be a visit by the Regional Administrator from HUD. The trip will include a tour of southwest Fresno, and meeting with City Leaders.

Also, Mr. Prince presented the new hires and promotion.

- Nichole Diaz, Controller (new hire)
- Bianca Garcia, IT Intern from Fresno State (new hire)
- Terri Stress, Payroll Coordinator (promotion)
- Sheng Xiong, Administrative Coordinator (promotion)

14. CLOSE SESSION

The Boards went into closed session at approximately 7:24 pm.

PUBLIC EMPLOYMENT

Title: CEO

The Boards returned to open session at approximately 8:46 p.m.

15. REPORT ON CLOSED SESSION

There was no action to report at this time.

16. 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 8:46 p.m.



Preston Prince, Secretary to the Boards of Commissioners