

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

Tuesday, May 29, 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, May 29, 2018 at the offices of HACCF, located at 1331 Fulton Street, Fresno, California.

The special workshop meeting was called to order at 4:37 p.m. by Board Chair, Commissioner Sablan of the Board of Commissioners of the Housing Authority of Fresno County.

A presentation on the General Plan update was presented by Dan Zack, Assistant Director of Planning, with the City of Fresno.

Mr. Jeff Foster from GGLO presented on the project for the north end of Fulton Street.

1. The regular meeting was called to order at 5:36 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
Karl Johnson
Stacy Vaillancourt
Terra Brusseau

ABSENT: Rueben Scott

The meeting was called to order at 5:36 p.m. by Board 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, Chair
Mary G. Castro, Vice Chair
Venilde Miller
Joey Fuentes
Nikki Henry
Cary Catalano

ABSENT: None

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

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

The agenda was amended, the order changed from Item *6b-Resident Services Presentation-Highway City* being the first item under informational. Followed by Item *6a-Fresno Housing Intern Presentations*.

Commissioner Jones introduced our newest City Commissioner Terra Brusseau.

There were no public comments.

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

MOTION PASSED: 5-0

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

MOTION PASSED: 6-0.

3. PUBLIC COMMENT

Mr. Yonas Paulos resident of 211 S. Inyo Street, Apt #206, veterans advocate, gave a public comment. He talked about the insecurity he feels and experiences at City View apartments.

Mr. Eric Payne resident of 1444 Fulton Street, Fresno, CA 93721, presented a general comment. First, he welcomed Commissioner Terra Brusseau to the City Commission of the Fresno Housing Authority. In addition, he requested that, as the Housing Authority prepares for its annual budget, the Agency remember his request from last year that it conduct participatory budgeting with the residents.

Ms. Dianisha Vinson, homeless citizen, presented on her homeless living conditions. She shared that she has three children, but was separated from them because of her living situation. FHA staff stated they would follow up with Ms. Vinson.

4. POTENTIAL CONFLICTS OF INTEREST

Commissioner Brusseau announced that she had a conflict of interest with *item 10(e) on the closed session agenda.*

5. 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 April 17, 2018
- b. Consideration of the Bond Issuance Policy
- c. Consideration of the Contract Renewal – Fresno Police Department

CITY MOTION: *Commissioner Johnson moved, seconded by Commissioner Vaillancourt, to approve the Consent Agenda Items A-C.*

MOTION PASSED: *5-0*

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

MOTION PASSED: *6-0*

6. INFORMATIONAL

- a. Resident Services Presentation – Highway City

April Henry, Executive Director of Highway City Community Development, presented on this topic.

- b. Fresno Housing Intern Presentations

Aysha Hills introduced our Fresno Housing Spring semester Interns to the Boards: Sarah Alkobadi, Bianca Garcia and Sandra Torres.

Sarah Alkobadi presented on her learning and experience from her Internship with the Accounting Department.

Bianca Garcia presented on her learning experience with the IT Department.

Sandra Torres presented on her experience as a CCRH Intern with the Asset Management team.

c. 2018 Point in Time Overview

Ms. Melissa Mikel presented on this topic.

d. Housing Relinquished Fund Corp Reserves Update

Ms. Emily De La Guerra presented on this topic.

e. Real Estate Development Update

Mr. Michael Duarte presented on this topic.

7. ACTION

a. Consideration of the Application Submission and Funding Commitment – Choice Neighborhoods Initiative

Ms. Tracewell Hanrahan presented on this topic.

CITY MOTION: *Commissioner Johnson moved, seconded by Commissioner Vaillancourt, to approve the application submission and funding commitment – Choice Neighborhoods Initiative.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Castro, to approve the application submission and funding commitment – Choice Neighborhoods Initiative.*

MOTION PASSED: 6-0

8. COMMISSIONERS' REPORT

Commissioner Henry congratulated the Fresno Housing Authority staff for the grand opening of the Veterans development Renaissance at Parc Grove. Commissioner Castro stated the experience presented at the ceremony by the residents was meaningful. Mr. Prince shared the Communications Department is working on the footage of the experience of residents moving into Renaissance at Parc Grove.

Commissioner Castro thanked the Fresno Housing Authority staff for the experience and opportunity given to enjoy lunch with Fresno Housing Authority Staff and the Fresno State Interns.

Commissioner Sablan congratulated the Fresno Housing Authority staff for the opening of Renaissance at Parc Grove.

Commissioner Vaillancourt thanked the Fresno Housing Authority, for sponsoring the travel of Ivonee Der Terosian, an employee from Saint Anges to participate on Washington, DC Conference “Housing IS Summit 2018.”

9. EXECUTIVE DIRECTOR’S REPORT

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

- Mr. Prince provided an update on the waiting list for the Housing Choice Voucher that was opened from May 1, 2018 through May 15, 2018; there were 38,000 applications. A 5% increase compared to last year. Unfortunately, a small percentage will be contacted and be issued a voucher.
- Mr. Prince communicated about the upcoming Family Carnival/Block party at Maud Avenue on June 22 from 11am to 3pm, organized by Officer Steven Hunt.
- Mr. Prince shared about his vacation from June 29 to July 29, 2018. He stated that the Agency will be managed by Tracewell Hanrahan and Tammy Townsend.

10. CLOSED SESSION

The Boards went into closed session at approximately 7:15 pm.

- a. PUBLIC EMPLOYMENT
Pursuant to Government Code §54597
- b. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Pursuant to Government Code section 54956.9(d)(2)
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APNs: 510-030-25, 530-030-17
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Central Community Church
Under negotiation: Price and Terms
- d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: APN: 510-030-23
Agency negotiator: Preston Prince
Negotiating parties: Fresno Housing Authority; Highway City Community Development, Inc.
Under negotiation: Price and Terms
- e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))

Property: APN 561-020-51S
 Agency negotiator: Preston Prince
 Negotiating parties: Fresno Housing Authority; Jack Messina, Colliers International
 Under negotiation: Price and Terms of Sale

- f. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
 (Pursuant to Government Code § 54954.5(b))
 Property: APN 075-033-02T
 Agency negotiator: Preston Prince
 Negotiating parties: Fresno Housing Authority; City of Huron
 Under negotiation: Price and Terms of Sale
- g. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
 (Pursuant to Government Code § 54954.5(b))
 Property: APN: 433-220-39T
 Agency negotiator: Preston Prince
 Negotiating parties: Fresno Housing Authority; Ernest M. Reyes, Lincoln Consulting Group, LLC; Abu Majumder, Coldwell Banker Commercial
 Under negotiation: Price and Terms of Sale
- h. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
 (Pursuant to Government Code § 54954.5(b))
 Property: APN: 075-091-25
 Agency negotiator: Preston Prince
 Negotiating parties: Fresno Housing Authority; Ernest M. Reyes, Lincoln Consulting Group, LLC; Abu Majumder, Coldwell Banker Commercial
 Under negotiation: Price and Terms of Sale
- i. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
 Property: APN: 396-020-19
 Agency Negotiator: Preston Prince
 Negotiating Parties: Fresno Housing Authority; Gurbir and Shelly Sapraj
 Under negotiation: Price and Terms of Sale
- j. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
 (Pursuant to Government Code § 54954.5(b))
 Property: APN: 396-020-17
 Agency Negotiator: Preston Prince
 Negotiating parties: Fresno Housing Authority; Kingsburg RDA Successor Agency
 Under negotiation: Price and Terms of Sale

The Boards returned to open session at approximately 8:43 p.m.

11. REPORT ON CLOSED SESSION

There was no action to report at this time.

12. Action Items

- a. Consideration to Accept the Grant Deed – City of Huron

CITY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Johnson, to approve to accept the Grant Deed – City of Huron.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Miller, to approve to accept the Grant Deed – City of Huron.*

MOTION PASSED: 6-0

13. 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 8:44 p.m.



Preston Prince, Secretary to the Boards of Commissioners