

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

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

1. The regular meeting was called to order at 5:01 p.m. by Board Vice Chair, Commissioner Christensen, of the Board of Commissioners of the Housing Authority of City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT: Caine Christensen, Vice Chair
Terra Brusseau
Karl Johnson

ABSENT: Adrian Jones, Chair
Rueben Scott
Stacy Vaillancourt

The meeting was called to order at 5:01 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
Cary Catalano
Valori Gallaher

ABSENT: Joey Fuentes
Nikki Henry

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

Commissioner Sablan welcomed Ms. Sharon Williams, Ms. Williams who will soon join the City Board. Commissioner Sablan welcomed her to participate, but she will not be able to vote until the City Council confirms her appointment.

Commissioner Catalano joined the meeting at 5:02pm.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

There were no public comments.

General Counsel declared the absence of a quorum for the City Board, noting that no motion or voting will occur.

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

MOTION PASSED: 5-0

3. PUBLIC COMMENT

The public comments presented:

Mr. Eric Payne resident of 1444 Fulton Street Fresno, CA 93721, on behalf of the Central Valley Institute, welcomed Ms. Sharon Williams. He added that Ms. Williams is not new to board service, as he worked with her in the past. She worked on the West Fresno Specific Plan. Ms. Williams has historical knowledge about the Community. He added that he is pleased with the Mayor's recommendation for her appointment. Ms. Williams is a strong advocate for tenants' rights.

Mr. Tommie Tahami, a Fresno resident and landlord of 1045 N. Fresno Street, Fresno, CA 93701, shared that his home needs improvement. In addition, he added he is willing to rent his home through the Housing Choice Voucher program; however, his home will not pass inspection because the house needs improvement such as new roofing. He further stated that he is willing to sell his home, but the home needs improvement. Mr. Tahami added that he applied for the Housing Choice Voucher program in the past and he completed the background check. He asked for Fresno Housing Authority staff to check on his status.

Mr. H. Spees, on behalf of Mayor Lee Brand and the City of Fresno, stated that about a year ago, Mayor Brand asked him to work on the human crisis for the city which is homelessness. Mr. Spees added that it has been a pleasure to work with Fresno Housing Authority staff on the issue of homelessness. He added that the Street 2 Home report is public, which is a Fresno County comprehensive plan. Mr. Spees said the Fresno Housing Authority Board invested in

the best homeless consultant in the country, Barbara Poppe. Additionally, The San Jose-based organization, Destination Home, wanted a private consultation with the Fresno Housing Authority Director and Staff because of the leadership and unique accomplishments Fresno Housing is having with homelessness.

Mr. Spees said he is excited about the report; Street 2 Home is an organization, that connects city, county, state, federal, faith based, charitable, corporate and hospital resources to address the tragic reality of homelessness. Mr. Spees thanked the Boards for their leadership and support.

4. POTENTIAL CONFLICTS OF INTEREST

There was no conflict of interest reported at this time.

5. COUNTY: NOMINATIONS FOR BOARD CHAIR AND VICE CHAIR FOR 2019-2020

Commissioner Sablan said this is the month where Commissioners express interest for the Board Chair and Vice Chair for 2019-2020, it is not nomination.

Commissioner Sablan shared that 6 months ago she was elected to the County Chair to finish Jim Petty's term. Commissioner Sablan expressed interest for the two-year term for the Chair position.

General Counsel briefly reviewed a draft of the County By-Laws. The General Counsel added that this month we need to get the name of the interested parties.

Commissioner Catalano submitted Commissioner Nikki Henry's name for the Chair or Vice Chair. Commissioner Henry was not present to submit her name; but did express interest.

Commissioner Castro stated she wanted to remain Vice Chair.

6. 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 September 14, 2018 and September 25, 2018
- b. Consideration of Contract Renewal – Novogradac
- c. Consideration of Contract Renewal – Davis Farr
- d. Consideration of HOME Tenant-Based Rental Assistance (TBRA) Contract - City of Fresno

The consent agenda items were postponed until the next Board meeting.

7. INFORMATIONAL

a. Resident Services Presentation – Boys and Girls Clubs of Fresno County

Ms. Doreen Eley, Senior Manager introduced Diane Carbray, CEO and Kathy Vue, Director of Operations for the Boys and Girls Clubs of Fresno County.

Ms. Carbray and Ms. Vue presented the 2017 report for the Boys and Girls Clubs of Fresno County programs.

b. Update on the 2019 Agency Budget and Goal Development

Commissioner Brusseau joined the meeting at 5:46pm.

Ms. Emily De La Guerra presented on this topic.

Public speaking under this topic were the following:

Ms. Nikki a resident of Fresno County, shared that staff should look closer at section 3 of the Goal document. She recommended the expansion and use of data and analysis.

Mr. Eric Payne, provided his comment on the budget presentation. He added that it would have been helpful if staff would have provided the Board with some of the residential document feedbacks gathered during the convening meeting with the residents at the different properties. This will give a full view of the residents' needs and the impact residents are feeling on the ground.

Mr. Payne thanked Mr. Prince for providing some clarity around this budget of what the organization hopes to achieve. Mr. Payne said he wants to understand the definition for resident safety. Also, how the definition for resident safety translates into the dollars being spent; is it being spent on police officers, intervention/prevention programs, adding additional program or services. He added he wants to understand the organization's definition of resident safety and what is the agency interpretation.

Also in regards to the deficit spending, he said not to put grant development solely on the Managers, but he suggested the use of the administrative fund for the possibility of a grant writer. He stated he agrees with Commissioner Brusseau's comments in regards to the ambiguity of the numbers in terms of how they translate into implementation.

His final comment was around Commissioner Christensen's statement on the overall vision of the Board on data implementation. He is very pleased to see the data analysis

incorporated in this conversation. These budgets are a reflection of our values. He is very pleased with the analysis on the conversation of dollars invested with resident outreach.

Mr. Tammie Tahami shared he is a senior citizen that lived in Fresno for four years. Housing is a big problem in this country. He said he is willing to do something with his property. He looks forward to Habitat for Humanity helping him with the improvements to his home. Mr. Tahami is asking for \$200,000 for his property.

Commissioner Catalano left the meeting at 7:13pm.

c. Real Estate Development Update

Ms. Tracewell Hanrahan and Mr. Michael Duarte presented on this topic of Real Estate Development.

8. ACTION

These action items were postponed until the next Board meeting.

- a. Consideration of HRFC Pre-Development Funding Commitment – Orchard Apartments (Parlier)
- b. Consideration of HRFC Pre-Development Funding Commitment – Mariposa Meadows
- c. Consideration of the Conditional Purchase and Sale Agreement – Huron Land

9. COMMISSIONERS' REPORT

Commissioner Sablan was interested in the outcome of the staff event on October 12, 2018 at the Chaffee Zoo.

Mr. Fidel Contreras, Communications Coordinator, briefly reported that the event was successful, with about 150 staff attending the event with their families. Roughly 600 people attended the event. Mr. Contreras shared the families enjoyed the evening with a diverse option of treats such as kettle corn and cupcakes.

Ms. Brandi Johnson, Communications Manager; shared the event was an opportunity for families to connect.

Commissioner Sablan briefly reminded the Boards that the NAHRO Conference was scheduled for this month.

Commissioner Miller spoke in reference to the before and after pictures of different complexes presented by Mr. Michael Duarte during the Real Estate Development Update. She said the Fresno Housing Authority helps a lot of people. She said the work is amazing, rebuilding the apartment complex from the ground up. She said she wishes she resided at one of the complexes that have been rebuilt.

In response Mr. Prince and Mr. Duarte said they will eventually reach her area for redevelopment.

10. EXECUTIVE DIRECTOR'S REPORT

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

- Mr. Prince said the Commissioners should have received a hardcopy of the Street 2 Home Report. In addition, Ms. Brandi Johnson would be launching the website for the Street 2 Home and the report will be released to our community partners.
- Some highlights presented by Mr. Prince: the Street 2 Home Report will be distributed to the City Councils throughout Fresno County early in November 2018. Also, the Board of Supervisors, and the City Council will be taking action to declare a state of emergency; therefore, they can access the funds that would allow Fresno Housing Authority to perform the crisis responses.
- Mr. Prince shared he participated at a Press Conference along with Commissioner Castro at City Hall. The press conference was in regards to SB1 which, is the state money for affordable housing and SB2, No Place Like Home. Those dollars will help address permanent supportive housing needs.

11. CLOSED SESSION

The Boards went into closed session at approximately 7:55 pm.

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 449-200-08; 1311 N Hulbert Avenue, Fresno, CA 93728
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Rod DeLuca, RJK Enterprises, L.P.
Under negotiation: Price and Terms
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 467-074-10T; Tulare and E Streets, Fresno, CA 93706
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; City of Fresno
Under negotiation: Terms
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 449-200-08; 1311 N. Hulbert Avenue, Fresno, CA 93728

- Agency Negotiator: Preston Prince
 Negotiating Parties: Fresno Housing Authority; Rod DeLuca, RJK Enterprises, L.P.
 Under negotiation: Price and Terms
- d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
 (Pursuant to Government Code § 54954.5(b))
 Property: APN: 561-020-51S; NE Corner of Willow and Alluvial Avenues, Clovis, CA
 Agency Negotiator: Preston Prince
 Negotiating parties: Fresno Housing Authority; Colliers International
 Under negotiation: Price and Terms
- e. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
 (Pursuant to Government Code § 54954.5(b))
 Property: 434-143-06; 4061 N. Blackstone Avenue, Fresno, CA 93726
 Agency Negotiator: Preston Prince
 Negotiating Parties: Fresno Housing Authority; Motel Hotel Specialists, INC.
 Under Negotiation: Terms
- f. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
 (Pursuant to Government Code § 54954.5(b))
 Property: 470-052-02T; SE Corner of 7th and Ventura Avenues, Fresno, CA 93702
 Agency Negotiator: Preston Prince
 Negotiating Parties: Fresno Housing Authority; City of Fresno
 Under Negotiation: Terms
- g. CONFERENCE WITH LABOR NEGOTIATORS
 (Pursuant to Government Code §54957.6)
 Agency designated representatives: (Tammy Townsend, Emily De La Guerra, Angie Nguyen, Hilda Reeves, Scott Fetterhoff, Summer Nunes)
- h. PUBLIC EMPLOYEE APPOINTMENT
 Pursuant to Government Code §54597
 Title: Legal Counsel
- i. PUBLIC EMPLOYEE EVALUATION
 Title: CEO

The Boards returned to open session at approximately 8:42 p.m.

12. REPORT ON CLOSED SESSION

There was no other action to report at this time.

13. ACTION

- a. Consideration of Property Acquisition and HRFC Funding Commitment – Willow/Alluvial Avenues, Clovis, CA

Due to the absence of a quorum for the City Board, no motion or voting will occur.

COUNTY MOTION: *Commissioner Castro moved, seconded by Commissioner Gallaher, to approve the Property Acquisition and HRFC Funding Commitment- Willow/Alluvial Avenues, Clovis, CA.*

MOTION PASSED: 5-0

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 8:45 p.m.



Preston Prince, Secretary to the Boards of Commissioners