

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

**Tuesday, September 25, 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, September 25, 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 City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT:     Adrian Jones, Chair  
                  Rueben Scott  
                  Stacy Vaillancourt  
                  Terra Brusseau

ABSENT:       Caine Christensen, Vice Chair  
                  Karl Johnson

The meeting was called to order at 5:05 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  
                  Cary Catalano  
                  Valori Gallaher

ABSENT:       Nikki Henry

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)

There were no public comments.

**CITY MOTION:** *Commissioner Scott moved, seconded by Commissioner Brusseau, to approve the amended agenda.*

**MOTION PASSED:** 4-0

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

**MOTION PASSED:** 6-0

3. PUBLIC COMMENT

There were no public comments.

4. POTENTIAL CONFLICTS OF INTEREST

There was no conflict of interest at this time.

5. DISCUSSION ITEM

a. 2019 Agency Goals and Strategic Priorities

Commissioner Sablan formerly welcomed the newest County Commissioner Valori Gallaher.

Commissioner Gallaher briefly shared that she resides in Caruthers, a small rural town south of Fresno. She works for a fertilizer company. Commissioner Gallaher has a son and three grandchildren.

Commissioner Jones congratulated Commissioner Scott for his 35<sup>th</sup> Anniversary in serving on the City's Board of Commissioners.

The discussion on the 2019 Agency Goals and Strategic Priorities commenced at around 5:15pm.

Mr. Prince acknowledge Commissioner Fuentes' wife Norma Fuentes for her academic achievement. Ms. Fuentes was able to achieve a higher education due to a scholarship awarded by the Fresno Housing Authority.

## 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 August 21, 2018
- b. Consideration of Tax Credit Funding Award – Orchard Apartments
- c. Consideration of Tax Credit Funding Award – Mariposa Meadows
- d. Consideration of Section 18 Disposition Application Submission – Mariposa Meadows

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

***MOTION PASSED:*** 4-0

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

***MOTION PASSED:*** 6-0

## 7. PUBLIC HEARING

- a. Public Housing Agency Plans (Annual Plan, Admissions and Continued Occupancy Plan, Administrative Plan)

General Counsel opened the public comments for item 7a on the Public Housing Agency Plans.

Mr. Shawn Jenkins, resident of 1900 N. Gateway Blvd Fresno CA 93727, and Senior Vice President of WestCare, spoke in support of the expansion of the limited preference voucher program. He stated the expansion of this voucher will help our homeless community. Mr. Jenkins presented his concern for the Homeless in the Community. He paraphrased a saying: “The integrity of person is a judge of what they will do when they think no one else will find out.” He further acknowledged the work of the Boards and Fresno Housing staff. He added that Fresno Housing sets the example for other Housing Authorities.

Ms. Misty Gattie-Blanco, resident 1900 Mariposa Mall Suite 113, Housing Manager with Fresno EOC, spoke. She said she values the partnership with the Fresno Housing Authority and spoke in support of the limited preference voucher program. Ms. Gattie-Blanco shared an experience where she and Ms. Doreen Eley, a Fresno Housing staff, helped to house a homeless couple with a nine-month old baby. Also, with the addition

of the limited preference voucher it will give the opportunity to assist other clients. She thanked the Boards and Fresno Housing staff.

Mr. H. Spees, on behalf of Mayor Lee Brand and the City of Fresno, spoke on the strategic importance to invest in the voucher system. In addition, he added that Fresno has the highest rate of reducing homelessness - a 60% homeless reduction from 2010 to 2017. He acknowledged the reduction has to do with the Fresno Housing Authority's Leadership.

Mr. Prince added this will open new the opportunity for new individuals to come to the program.

## 8. INFORMATIONAL

- a. Update on the 2019 Agency Budget and Goal Development

Ms. Tammy Townsend presented on this topic.

## 9. ACTION

- a. Consideration to Approve the Submission of the 2019 Agency Annual Plans, Administrative Plans, and Admission & Continued Occupancy Policy

Ms. Angie Nguyen presented on this topic.

***CITY MOTION:*** Commissioner Scott moved, seconded by Commissioner Vaillancourt, to approve the submission of the 2019 Agency Annual Plans, Administrative Plans, and Admission & Continued Occupancy Policy.

***MOTION PASSED:*** 4-0

***COUNTY MOTION:*** Commissioner Fuentes moved, seconded by Commissioner Catalano, to approve the submission of the 2019 Agency Annual Plans, Administrative Plans, and Admission & Continued Occupancy Policy.

***MOTION PASSED:*** 6-0

- b. County: Consideration to Receive and File the 2017 Annual Audited Basic Financial Statements

Ms. Emily De La Guerra, Finance Director, Ms. Nicole Diaz, Controller, and Mr. Mark David, Auditor, presented on this topic.

**COUNTY MOTION:** *Commissioner Miller moved, seconded by Commissioner Catalano, to receive and file the 2017 Annual Audited Basic Financial Statements.*

**MOTION PASSED:** 6-0

- c. City: Consideration to Receive and File the 2017 Annual Audited Basic Financial Statements

Ms. Emily De La Guerra, Finance Director, Ms. Nicole Diaz, Controller, and Mr. Mark David, Auditor, presented on this topic.

**CITY MOTION:** *Commissioner Brusseau moved, seconded by Commissioner Scott to receive and file the 2017 Annual Audited Basic Financial Statements.*

**MOTION PASSED:** 4-0

- d. Consideration of the Amended Contract – CalPERS

Mr. Scott Fetterhoff, Director of Human Resources and Organizational Development, presented on this topic.

**CITY MOTION:** *Commissioner Scott moved, seconded by Commissioner Vaillancourt, to approve the Amended Contract – CalPERS.*

**MOTION PASSED:** 4-0

**COUNTY MOTION:** *Commissioner Fuentes moved, seconded by Commissioner Castro, to approve the Amended Contract – CalPERS.*

**MOTION PASSED:** 6-0

- e. Consideration of the General Construction/Construction Management Contract – Orchard Apartments

Mr. Michael Duarte, Director of Planning & Community Development, presented on this topic.

**CITY MOTION:** *Commissioner Brusseau moved, seconded by Commissioner Scott, to approve the General Construction/Construction Management Contract – Orchard Apartments.*

**MOTION PASSED:** 4-0

**COUNTY MOTION:** *Commissioner Catalano moved, seconded by Commissioner Fuentes, to approve the General Construction/Construction Management Contract – Orchard Apartments.*

**MOTION PASSED:** 6-0

- f. Consideration of the General Construction/Construction Management Contract – Mariposa Meadows

Mr. Michael Duarte, Director of Planning & Community Development, presented on this topic

**CITY MOTION:** *Commissioner Scott moved, seconded by Commissioner Vaillancourt, to approve the General Construction/Construction Management Contract – Mariposa Meadows.*

**MOTION PASSED:** 4-0

**COUNTY MOTION:** *Commissioner Gallaher moved, seconded by Commissioner Fuentes, to approve the General Construction/Construction Management Contract – Mariposa Meadows.*

**MOTION PASSED:** 6-0

- g. Consideration of the Development Agreement – City of Kingsburg

Mr. Michael Duarte, Director of Planning & Community Development, presented on this topic.

**CITY MOTION:** *Commissioner Scott moved, seconded by Commissioner Brusseau, to approve the Development Agreement – City of Kingsburg.*

**MOTION PASSED:** 4-0

**COUNTY MOTION:** *Commissioner Castro moved, seconded by Commissioner Fuentes, to approve the Development Agreement – City of Kingsburg.*

**MOTION PASSED:** 6-0

## 10. COMMISSIONERS' REPORT

Commissioner Sablan informed that the Board meeting for the month of October will remain as shown on the schedule. The next Board meeting will be on October 23, 2018.

Commissioner Sablan and Commissioner Jones thanked Tammy Townsend and the Fresno Housing staff for the Board retreat.

Commissioner Jones briefly reminded the Boards that the NAHRO Conference is in October 2018. In addition, she reminded staff to reach out to our residents to register to vote. September 25, 2018 is National Voter Registration day.

Commissioner Scott asked Fresno Housing staff to review the residents' monthly rent at Legacy Commons for the residents under the VA program. He stated he received some concerns from the residents that their rent is increasing. Fresno Housing Authority staff will follow up with the residents at Legacy.

#### 11. EXECUTIVE DIRECTOR'S REPORT

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

- Mr. Prince shared about the District 3 forum held in Fresno. He added the event was informational to the residents.
- Mr. Prince announced Edgar Rodriguez, Database Administrator and Report Writer, a new hire.

#### 12. CLOSED SESSION

The Boards went into closed session at approximately 8:22 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. PUBLIC EMPLOYMENT  
Title: CEO

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

#### 13. REPORT ON CLOSED SESSION

There was no other action to report at this time.

14. ACTION

- a. Consideration of the Property Acquisition – 1311 N. Hulbert Avenue, Fresno, CA 93728

***CITY MOTION:** Commissioner Scott moved, seconded by Commissioner Vaillancourt, to approve the ratification of the purchase and sale agreement.*

***MOTION PASSED:** 4-0*

***COUNTY MOTION:** Commissioner Catalano moved, seconded by Commissioner Fuentes, to approve the ratification of the purchase and sale agreement.*

***MOTION PASSED:** 6-0*

- b. Consideration of the Employment Contract – CEO

***CITY MOTION:** Commissioner Scott moved, seconded by Commissioner Vaillancourt, to approve the Employment Contract – CEO.*

***MOTION PASSED:** 4-0*

***COUNTY MOTION:** Commissioner Catalano moved, seconded by Commissioner Castro, to approve the Employment Contract – CEO.*

***MOTION PASSED:** 6-0*

15. 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 9:04 p.m.



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Preston Prince, Secretary to the Boards of Commissioners