

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

**Tuesday, January 22, 2019**

**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 22, 2019 at the offices of HACCF, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:02 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  
                  Sharon Williams  
                  Ruby Yanez

ABSENT:       Caine Christensen, Vice Chair  
                  Terra Brusseau

The meeting was called to order at 5:02 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  
                  Nikki Henry  
                  Valori Gallaher

ABSENT:       Joey Fuentes  
                  Cary Catalano

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 Yanez, to approve the agenda as posted.*

**MOTION PASSED:** 4-0

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

**MOTION PASSED:** 5-0

3. PUBLIC COMMENT

Julian Dudley Najieb; African American Museum Board Chair; 1857 Fulton Street Fresno CA 93721; briefly presented her concern on the homeless housing that is planned for future opening in the area of Broadway Street and is agendized for closed session. She said she feels this is not a good location for the homeless housing. She added the African American Museum has been going through challenges with the homeless that are situated around the area. The experience of the Museum with homeless individuals includes their use of electricity, water, leaving feces and urine close to the property. She added if the housing is built on Broadway Street, this will attract more individuals to the area and this will increase their challenges.

4. POTENTIAL CONFLICTS OF INTEREST

There was no conflict of interest at this time.

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 December 18, 2018
- b. Consideration of the 2019 Agency Salary Schedule
- c. Consideration of Out of State Travel

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

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

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

***MOTION PASSED: 5-0***

6. INFORMATIONAL

- a. Resident Services Presentation – Low-Income Home Energy Assistance Program (LIHEAP) by Fresno EOC

Ms. Mary Helen Caggianelli, Assistant Manager-Resident Services, introduced our presenters, Ms. Gilda Arreguin, Community Services Director and Lola Mireles, LIHEAP Supervisor with Fresno Economic Opportunities Commission. Ms. Arreguin presented on this topic.

- b. Resident Empowerment Presentations Framework

Ms. Angie Nguyen presented on this topic.

- c. Fresno Housing Intern Presentation

Mr. Scott Fetterhoff presented on this topic. Mr. Fetterhoff introduced the intern Marcella Lopez-Schmidt.

Around 5:15pm Commissioner Vaillancourt joined the Board Meeting.

- d. Overview of Homeless Strategies

Mr. Preston Prince presented on this topic.

Public comments included the following:

Fresno City Council member, Miguel Arias, started his presentation with his background. He shared he grew up in Public Housing in Mendota. He added, he understands the services and quality of housing provided by the Fresno Housing Authority throughout the County. Also, he grew up with two siblings that were homeless in Fresno. He added a few points; he recognized the Fresno Housing Authority is the largest landlord in his district. Anything the Housing Authority does has a significant impact in his neighborhood that he wants to revitalize. He met with Fresno Housing Authority CEO, to ensure there was open communication.

Additionally, Council Arias shared, the City of Fresno has no available funds to help with the issue of homelessness; however, the City still needs to deal with the impact of

homelessness. The City of Fresno has been working with reallocating their funds to deal with the safety and health hazards of the homelessness. He added every jurisdiction deals with crimes; therefore, the funds need to be distributed accurately. Additionally, Mr. Arias shared that on a daily basis he receives phone calls from residents regarding the safety and health hazards that homelessness is causing the district. He added, as the Fresno Housing Authority Boards makes decisions and as they implement them, they should consider public opinions and homeless individuals as well.

Mr. H. Spees, Director, Strategic Initiatives Office of the Mayor in the City of Fresno; said that after listening to the CEO's presentation on the Overview of Homeless Strategies, he said the information presented is accurate. Also, he said the Fresno Housing Authority continues with making great investments, an example is the investment with the consultant Barbara Poppe. The funds invested by the Fresno Housing Authority allowed the consultant to guide them and to complete a report on the homelessness issue in Fresno.

e. Real Estate Development Update

Mr. Michael Duarte and Ms. Tracewell Hanrahan presented on this topic.

Public comments were as follows:

Eric Payne, founder of Central Valley Urban Institute, stated he was very fortunate to participate on a state round table with the Federal Reserve. Mr. Payne said he shared his concerns with the Federal Reserve on housing issue, infrastructure, and broadband access for rural communities in the Central Valley. Mr. Payne added, the Federal Reserve showed an interest in the Central Valley.

In addition, he intends to formalize a partnership with the Housing Authority, which will allow FH staff and Commissioners to participate in a Learning lab in Sacramento.

Additionally, the Board of Supervisors, approved a resolution to accept some funds that will help with the 2020 Census count. Mr. Payne said these funds will help with reaching the populations that are hard to be counted. Mr. Payne added he hopes the Fresno Housing Authority can assist with minimizing the challenges and help reach the populations that are hard to be reached.

Mr. Payne briefly introduced a new staff to his organization adding that he is also looking forward to working with Surgeon General, Dr. Burke Harris, recently appointed by Governor Newsome.

## 7. ACTION

Ms. Emily De La Guerra presented on these Action Items.

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

**CITY MOTION:** Commissioner Scott moved, seconded by Commissioner Vaillancourt to approve the Line of Credit – Housing Relinquished Fund Corps.

**MOTION PASSED:** 5-0

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

**MOTION PASSED:** 5-0

- b. Consideration of Approval of Memorandum of Understanding for Permanent Supporting Housing Memorandum of Understanding – County of Fresno

**CITY MOTION:** Commissioner Vaillancourt moved, seconded by Commissioner Yanez to approve the Permanent Supporting Housing Memorandum of Understanding – County of Fresno.

**MOTION PASSED:** 5-0

**COUNTY MOTION:** Commissioner Henry moved, seconded by Commissioner Castro to approve the Permanent Supporting Housing Memorandum of Understanding – County of Fresno.

**MOTION PASSED:** 5-0

- c. Consideration of California Housing Finance Agency Loan Application – Kingsburg Senior Project

Mr. Prince announced that when this item comes back for Board approval he will recuse himself from any discussion on this item since he is a board member for the California Housing Finance Agency.

**CITY MOTION:** Commissioner Yanez moved, seconded by Commissioner Vaillancourt to approve the California Housing Finance Agency Loan Application – Kingsburg Senior Project.

**MOTION PASSED:** 5-0

**COUNTY MOTION:** Commissioner Henry moved, seconded by Commissioner Gallaher to approve the California Housing Finance Agency Loan Application – Kingsburg Senior Project.

**MOTION PASSED:** 5-0

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

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

***MOTION PASSED:*** 5-0

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

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

***MOTION PASSED:*** 5-0

## 8. COMMISSIONERS' REPORT

Commissioner Sablan informed the Boards, the Executive Committee reached an agreement to cancel the board retreat on June 21, 2019. The board retreat for August 23, 2019 is still on schedule.

In addition, the Executive Committee meeting time changed from Noon to 8:30am, starting February 13, 2019.

Commissioner Sablan shared Commissioner Fuentes will continue to represent the County on the Executive Committee.

Soon a schedule for future travel will be presented to the Boards.

The FH Board Dinner on January 24, 2019 will be cancelled.

## 9. EXECUTIVE DIRECTOR'S REPORT

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

- Mr. Prince announced State Treasure, Fiona Ma will be hosting a presentation on the path to Affordable Housing to community leaders, developers and advocates. The presentation is scheduled for January 25, 2019 at Legacy Commons from 9am to 11am.

- Mr. Prince shared the Point in time is taking place from January 29<sup>th</sup> - 31<sup>st</sup>. The date was coordinated to fit with the Board member schedules and not to conflict with our meeting.
- Blossom Trail Commons grand opening is on February 15, 2019.
- Our next Board Meeting will be at Blossom Trail; a tour of the complex will be provided.
- Our newest hires are Jesse James, Custodian, Jose Munoz, Custodian and Zainal Mohammed, Maintenance Assistance.

## 10. CLOSED SESSION

The Boards went into closed session at approximately 7:23 pm.

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: APN: 466-191-09; 1828 Broadway St., Fresno, CA 93721  
Agency Negotiator: Preston Prince  
Negotiating Parties: Fresno Housing Authority; Bains Sukhwant Singh & Gian Kaur Trs  
Under negotiation: Price and Terms
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: APN: 416-040-09; 130 W. Barstow Ave., Fresno, CA 93704  
Agency Negotiator: Preston Prince  
Negotiating Parties: Fresno Housing Authority; Gary R. Perez  
Under Negotiation: Price and Terms
- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: APN: 313-021-32, 313-101-25; Northeast Corner of Marion Ave. and Fancher Creek Drive, Fresno, CA 93727  
Agency Negotiator: Preston Prince  
Negotiating Parties: Fresno Housing Authority; Chris Westlake of Domius Consortium, LLC  
Under Negotiation: Price and Terms

Around 8:25pm Commissioner Castro left the meeting.

The Boards returned to open session at approximately 8:27 p.m.

## 11. REPORT ON CLOSED SESSION

There were no items to report at this time.

## 12. ACTION

- a. Ratification of the Purchase and Sale Agreement – 1828 Broadway Street

**CITY MOTION:** Commissioner Scott moved, seconded by Commissioner Vaillancourt to ratify the Purchase and Sale Agreement – 1828 Broadway Street.

**MOTION PASSED:** 5-0

**COUNTY MOTION:** Commissioner Henry moved, seconded by Commissioner Gallaher to ratify the Purchase and Sale Agreement – 1828 Broadway Street.

**MOTION PASSED:** 4-0

b. Ratification of the Purchase and Sale Agreement – Barstow Commons

**CITY MOTION:** Commissioner Scott moved, seconded by Commissioner Vaillancourt to ratify the Purchase and Sale Agreement – Barstow Commons.

**MOTION PASSED:** 5-0

**COUNTY MOTION:** Commissioner Gallaher moved, seconded by Commissioner Henry to ratify the Purchase and Sale Agreement – Barstow Commons.

**MOTION PASSED:** 4-0

c. Consideration of Funding Application Submission – Econo Inn

**CITY MOTION:** Commissioner Scott moved, seconded by Commissioner Vaillancourt to approve the Funding Application Submission – Econo Inn.

**MOTION PASSED:** 5-0

**COUNTY MOTION:** Commissioner Gallaher moved, seconded by Commissioner Henry to approve the Funding Application Submission – Econo Inn.

**MOTION PASSED:** 4-0

d. Consideration of Funding Application Submission – Plaza Terrace

**CITY MOTION:** Commissioner Vaillancourt moved, seconded by Commissioner Yanez to approve the funding Application Submission – Plaza Terrace.

**MOTION PASSED:** 5-0

**COUNTY MOTION:** Commissioner Miller moved, seconded by Commissioner Henry to approve the funding Application Submission – Plaza Terrace.

**MOTION PASSED:** 4-0



e. Consideration of Funding Application Submission – Barstow Commons

**CITY MOTION:** *Commissioner Scott moved, seconded by Commissioner Yanez to approve the Funding Application Submission – Barstow Commons.*

**MOTION PASSED:** 5-0

**COUNTY MOTION:** *Commissioner Henry moved, seconded by Commissioner Gallaher to approve the Funding Application Submission – Barstow Commons.*

**MOTION PASSED:** 4-0

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 8:34 p.m.



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Preston Prince, Secretary to the Boards of Commissioners