

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

Tuesday, June 25, 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, June 25, 2019 at the Fresno Housing Authority offices, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:05 p.m. by Board Chair, Commissioner Adrian 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
 Stacy Vaillancourt
 Sharon Williams
 Ruby Yanez

ABSENT: Terra Brusseau
 Rueben Scott

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
 Nikki Henry
 Cary Catalano
 Valori Gallaher

ABSENT: Mary G. Castro, Vice Chair
 Joey Fuentes

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)

Per Commissioner Sablan, the agenda will be considered in the following order, due to a risk of losing quorum:

- Item 6a
- All Action Items (7a-7f)
- Items 6b-6f

There were no public comments.

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

MOTION PASSED: 5-0

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

MOTION PASSED: 4-0

3. PUBLIC COMMENT

There were no public comments.

4. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest stated 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 May 28, 2019
- b. Consideration of Out of State Travel
- c. Consideration to Accept the Low Income Housing Tax Credit (LIHTC) Funding Award – Kingsburg Senior

- d. Consideration to Accept the Low Income Housing Tax Credit (LIHTC) Funding Award – Willow Project
- e. Consideration to Accept the Low Income Housing Tax Credit (LIHTC) Funding Award – Plaza Terrace
- f. Consideration of Contract for Printing Equipment and Services

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Williams to approve the Minutes of May 28, 2019 as posted.*

MOTION PASSED: 4-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the Minutes of May 28, 2019 as posted.*

MOTION PASSED: 4-0

6. INFORMATIONAL

- a. Resident Empowerment – Pre-Term Birth Initiative

Ms. Doreen Eley, Senior Manager – Strategic Initiatives, and Ms. Sandra Flores, Program Director of the Pre-Term Birth Initiative presented on this topic.

Commissioner Vaillancourt arrived at approximately 5:30pm

Action Items 7a-7f were considered prior to the Informational Items (Items 6b-f).

- b. Update on the 2020 Agency Plans

Hilda Reeves, Senior Manager – Housing Management, presented on this item.

- c. Agency Data Dashboard Update – Organizational Demographics

Aysha Hills, Senior Human Resources Analyst, and Edgar Rodriguez, Database Administrator, presented on this item.

Public Comments were made as follows:

Eric Payne, Central Valley Urban Institute, thanked the Agency for creating the space to have the conversations about racial equity and inclusion, as they are tough conversations. Further, Mr. Payne stressed the importance of moving beyond glorifying employment as janitors and clerical staff, and how we disaggregate the data centered around executive management and leadership. Mr. Payne thanked Commissioner Henry for speaking to that issue, and spoke to the challenge and barriers, and how the team should address the social,

system injustices and racial barriers that exist. Additionally, he requested that the Agency reference the data around the LGBTQ staff, as they are a protected class, and a deeper conversation around the gaps that the data identifies, expressing his hope that this will promote action on behalf of the Boards. Per Mr. Payne, the data identifies a number of gaps. Lastly, he thanked Commissioner Gallaher for her recognition of the need for a plan to help the agency move forward in addressing the injustices that exist in the organization, as he doesn't believe they are being addressed by the Administration. He does see some action in that he was invited to participate in a survey, which he hopes will spark a public dialogue on racial equity.

d. Housing Relinquished Fund Corporation Update

Mr. Juan Lopez, Finance Manager, presented on this item.

e. Update on Acquisition and Rehabilitation

Emily De La Guerra, Director of Finance and Administrative Services, presented on this topic.

f. Real Estate Development Update

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

7. ACTION

a. Consideration of the Draft Letter Opposing the HUD Proposed Rule on Mixed Families

Public Comments were made as follows:

Eric Payne, Central Valley Urban Institute (CVUI), has taken a public position on this matter, expressing concern on the impacts it will have on local families and children. Further, implementation would cause a trickle-down effect, specifically in schools and the displacement of children, and other long-term effects in our community for which our community may not be prepared for. Mr. Payne further expressed concern that this proposed rule continues the toxic narrative that is occurring nation-wide, perpetuating fear amongst impacted families, also stating that the Fresno Housing Authority can be a leader in this conversation. CVUI will take a position of opposition to this proposed rule, and requests the Boards approve the letter opposing the rule.

Tracewell Hanrahan, Deputy Director, presented on this item.

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Yanez to authorize the CEO to sign and submit the letter, and provide information to other organizations related to this issue.*

MOTION PASSED: 5-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Gallaher to authorize the CEO to sign and submit the letter, and provide information to other organizations related to this issue.

MOTION PASSED: 4-0

b. Consideration of Submission of Funding Application – Barstow Commons

Michael Duarte, Director of Planning and Development, and Dawan Utecht, Director of Behavioral Health, Fresno County, presented on this item.

CITY MOTION: Commissioner Vaillancourt moved, seconded by Commissioner Yanez to approve the submission of the funding application for Barstow Commons.

MOTION PASSED: 5-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Gallaher to approve submission of the funding application for Barstow Commons.

MOTION PASSED: 4-0

c. Consideration of Submission of Funding Application – Broadway Project

Michael Duarte, Director of Planning and Development, presented on this item.

Public Comments were made as follows:

Eric Payne, Central Valley Urban Institute (CVUI), recognizes the homelessness crisis in California, but also recognizes housing as a first step in mitigating the issues that accompany being homeless. He also understands black and brown communities face a barrier in accessing mental health services. While they want to ensure residents get quality housing, they also request services to support their transition to the workforce, to schools, and supporting their families. Additionally, Mr. Payne stated his efforts in speaking with the Administration on good neighbor policies, expressing the need for a concrete community engagement plan. CVUI recognizes the over saturation of housing certain zip codes, he asks that the Administration creates a space of equity in our communities. This process should be inclusive with residents, and obtaining buy-in for developments that shift the dynamic of the community, again, expressing the need for a concrete community engagement plan.

CITY MOTION: Commissioner Yanez moved, seconded by Commissioner Christensen, to approve the submission of the funding application for the Broadway Project.

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Henry moved, seconded by Commissioner Gallaher to the submission of the funding application for the Broadway Project.*

MOTION PASSED: 4-0

Commissioner Brusseau left the board meeting at 8:37pm.

- d. Consideration of Project-Based Voucher Allocation – Barstow Commons

CITY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Christensen to approve the project-based voucher allocation for Barstow Commons.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the project-based voucher allocation for Barstow Commons.*

MOTION PASSED: 4-0

- e. Consideration of Project-Based Voucher Allocation – Broadway Project

CITY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Williams to approve the project-based voucher allocation for the Broadway Project.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the project-based voucher allocation for the Broadway Project.*

MOTION PASSED: 4-0

- f. Consideration of Project-Based Voucher Allocation – Plaza Terrace

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Vaillancourt, to approve the project-based voucher allocation for Plaza Terrace.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Henry moved, seconded by Commissioner Gallaher to approve the project-based voucher allocation for Plaza Terrace.*

MOTION PASSED: 4-0

Informational Items 6b-6f were considered, subsequent to Action Items 7a-f.

8. COMMISSIONERS' REPORT

Commissioner Jones announced that the Board Governance interviews have been conducted, with a total of nine interviews, and 3 finalists. A final applicant will be selected in the coming week, and will be connecting to each Commissioner to have a one on one interview. Additionally, Commissioner Jones thanked Staff for joining the Juneteenth celebration this year.

9. EXECUTIVE DIRECTOR'S REPORT

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

- State Treasurer, Fiona Ma, will be visiting Fresno, and hosting an event at Legacy Commons.
- We did submit our Move to Work (MTW) Letter to HUD by the June 12th deadline, lead by Emily De La Guerra.
- The Commissioners Housing Tour is August 2nd
- The Board Retreat is August 23rd
- Our IT Team will begin our Summer Tech Camp, in partnership with Fresno State.
- A visit with the Heaton Elementary School
- We are working with Bob Nelson, Fresno Unified Superintendent, to explore the gaps in achievement for our residents, and helping to move towards their success
- Artie Padilla is also facilitating conversations with West Fresno principals on closing the gaps
- The Urban Institute visited Fresno, and facilitated focus groups at Parc Grove, to explore the issues around food insecurity.

10. CLOSED SESSION

The Boards went into closed session at approximately 8:15 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: 471-220-41; 4538 E. Hamilton Ave., Fresno, CA

Agency Negotiator: Preston Prince

Negotiating Parties: Fresno Housing Authority; Fresno Income Properties

Under negotiation: Price and Terms

c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: APN: 459-033-20, 459-034-05, 452-314-01, 459-182-26; Belmont Avenue Scattered Sites, Fresno, CA

Agency Negotiator: Preston Prince

Negotiating Parties: Fresno Housing Authority; James Hendricks & Assoc.; Cornerstone Realty; Rio Vista Realty; Better Homes & Gardens Realty

Under negotiation: Price and Terms

d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: APN: 445-204-12; 2825 E. Harvard Ave., Fresno, CA

Agency Negotiator: Preston Prince

Negotiating Parties: Fresno Housing Authority; Century 21 – C. Watson Realty

Under negotiation: Price and Terms

The Boards returned to open session at approximately 8:50 p.m.

11. REPORT ON CLOSED SESSION

There were no items to report at this time.

12. 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 8:55 p.m.



Preston Prince, Secretary to the Boards of Commissioners