

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

Tuesday, November 19, 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, November 19, 2019 at the Fresno Housing Authority offices, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:04 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
 Sharon Williams
 Ruby Yanez
 Stacy Vaillancourt
 Terra Brusseau

ABSENT: Rueben Scott

The meeting was called to order at 5:04 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
 Joey Fuentes

ABSENT: Mary G. Castro, Vice Chair

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)

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

MOTION PASSED: 5-0

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

MOTION PASSED: 5-0

3. PUBLIC COMMENT

Nikki, Fresno Housing resident, asked about a recent rent increase and requested the reasoning behind the increase. She also went on to request recordings of all board meetings in the past year. She mentioned that there are some employees that would dismiss her and few that would listen. She also mentioned that when staff present on items in board meetings they “celebrate themselves”. She mentioned that staff present how nice everything is but she stated that it isn’t always really great all the time.

Jasmone, Community Organizer at Central Valley Urban Institute, wanted to express some concerns regarding participatory budgeting. She mentioned that the community was not wanting to participate. She acknowledged that it is not entirely the Agency’s fault of this limited participation from residents, but she stated that this limited participation wasn’t the ideal outlined a year ago when Tammy Townsend was the Chief Operating Officer. She mentioned that they are a little disappointed in the actions of the agency and request a reevaluation of the participatory budgeting process.

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 October 22, 2019
- b. Consideration of the 2020 Agency Calendar

- c. Consideration of the Contract for General Contractor/Construction Management – The Villages at Broadway (formerly Econo Inn)
- d. Consideration of Submission of Rental Assistance Demonstration (RAD) Application – Laton Apartments
- e. Consideration of Submission of Rental Assistance Demonstration (RAD) Application – Sequoia Courts/Sequoia Courts Terrace
- f. Consideration of the 2020 Proposed Utility Allowance Schedules – Housing Assistance and Low-Income Housing Tax Credit Programs
- g. Consideration of the Joint Resolution for Homeless and Housing Assistance Program – City of Fresno

Agenda item 5a was tabled to the December Board meeting. Consent agenda item 5g has been moved to action item 7e.

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Williams to continue Consent Agenda item 5a to the December Board meeting.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Henry moved, seconded by Commissioner Gallaher to continue Consent Agenda item 5a to the December Board meeting.*

MOTION PASSED: 5-0

CITY MOTION: *Commissioner Brusseau moved, seconded by Commissioner Yanez to approve the consent agenda items B-F.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Henry to approve the consent agenda items B-F.*

MOTION PASSED: 5-0

6. INFORMATIONAL

- a. Resident Empowerment Overview – Parent University Digital Literacy – Fresno State
Doreen Eley, Senior Manager, introduced Eduardo Gonzalez, Interim Executive Director at Fresno State’s Office of Community and Economic Development.
- b. Update of the 2020 Federal and Agency Budgets

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

Commissioner Vaillancourt arrived at 5:28 pm.

c. Real Estate Development Update

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

7. ACTION

- a. Consideration of Omnibus Resolutions and Funding Commitment; Consideration of Purchase and Sale to Limited Partnership; Memoranda of Understanding for Offsite Improvements – Linnaea Villas (formerly Kingsburg Senior)

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Brusseau to approve the Omnibus Resolution and Funding Commitment; approve the purchase and sale; and the memoranda of understanding for offsite improvements.*

MOTION PASSED: 6-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Catalano to approve the Omnibus Resolution and Funding Commitment; approve the purchase and sale; and the memoranda of understanding for offsite improvements.*

MOTION PASSED: 5-0

- b. Consideration of the Amended Development Agreement, Purchase and Sale to the Housing Authority; Property Acquisition; and Street Dedications to the City of Kingsburg – Linnaea Villas (formerly Kingsburg Senior)

COUNTY MOTION: *Commissioner Gallaher moved, seconded by Commissioner Fuentes to approve the amended development agreement, purchase and sale to the Housing Authority; approve the property acquisition; and approve the street dedications.*

MOTION PASSED: 5-0

CITY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Christensen to approve the amended development agreement, purchase and sale to the Housing Authority; approve the property acquisition; and approve the street dedications..*

MOTION PASSED: 6-0

- c. Consideration of Housing Authority Guaranty for Offsite Improvements – Linnaea Villas (formerly Kingsburg Senior)

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Fuentes to approve the guaranty for offsite improvements.*

MOTION PASSED: 5-0

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Vaillancourt to approve the guaranty for offsite improvements.*

MOTION PASSED: 6-0

- d. Consideration of Omnibus Resolutions; Consideration of Property Sale and Funding Commitment – Pinedale to Silvercrest through RAD – Solivita Commons (formerly Willow/Alluvial)

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Henry to approve of the consideration of the omnibus resolution; property sale and funding commitment.*

MOTION PASSED: 5-0

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Christensen to approve of the consideration of the omnibus resolution; property sale and funding commitment.*

MOTION PASSED: 5-1

Commissioner Williams voted No.

- e. Consideration of the Joint Resolution for Homeless and Housing Assistance Program – City of Fresno

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to adopt the joint resolution for the Homeless and Housing Assistance Program.*

MOTION PASSED: 5-0

CITY MOTION: *Commissioner Brusseau moved, seconded by Commissioner Vaillancourt to adopt the joint resolution for the Homeless and Housing Assistance Program.*

MOTION PASSED: 6-0**8. COMMISSIONERS' REPORT**

Commissioner Jones complimented on the new photo displays in the back of the board room.

Commissioner Henry commended the team on the Matthew Desmond event. She felt we really got our money's worth with how we utilized his time. She specifically enjoyed the opening of the exhibit and having the Matthew Desmond visit on a night that Fresno was "on fire", with Downtown Art-Hop and the Fresno Economic Summit. She mentioned how great it was to have those conversations internally with staff. She commended everyone's efforts on the DEI focus groups with the Ivy Consultants and mentioned she is looking forward to receiving the report. She encouraged everyone to attend the amazing "Evicted Exhibit" at the Mariposa Library until December 30th, 2019. She requested next steps from the Board Chairs on their governance retreat. She mentioned that there was a lot of consensus on some of the board onboarding, continuing education, our relationships, and having that ownership within our Board. She stated that even though there are mixed feelings about committees, there should be a consideration of forming one. Finally, she mentioned that there isn't a lot of intentional work happening on introducing one another to each other and building those relationships within our Board.

9. EXECUTIVE DIRECTOR'S REPORT

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

- Majority of staff met with DEI Ivy Consultant
- Report will be received in another month
- Jeff Olivet DEI All-Staff Event on December 3rd
- Richard Rothstein DEI All-Staff Event on February 6th, 2020
- Economic Summit was amazing
- DRIVE, racially inclusive economic plan for Fresno, has been issued
- Board Dinner to be held on December 12th, 2019
- Linnea Villas Grand opening December 12th, 2019
- Reschedule of housing tours
- Resident Newsletter
- Our newest promotions are: Yolanda Keiser - Assistant Manager, Housing Choice, Tiffany Mangum – Manager, Executive Operations

10. CLOSED SESSION

The Boards went into closed session at approximately 7:46 p.m.

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54957.6)

Agency designated representatives: Angie Nguyen, Scott Fetterhoff, Summer Nunes, Hilda Reeves and Emily De La Guerra

Under negotiation: Price and Terms

b. PUBLIC EMPLOYEE EVALUATION

Title: CEO/Executive Director

Commissioner Brusseau left at 8:39 pm.

The Boards returned to open session at approximately 8:43 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 8:45 p.m.



Preston Prince, Secretary to the Boards of Commissioners