

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

**Tuesday, September 24, 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, September 24, 2019 at the Fresno Housing Authority offices, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:06 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  
                  Terra Brusseau

ABSENT:       Rueben Scott  
                  Stacy Vaillancourt

The meeting was called to order at 5:04 p.m. by Board Vice Chair, Commissioner Castro, 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:     Mary G. Castro, Vice Chair  
                  Nikki Henry  
                  Cary Catalano  
                  Valori Gallaher  
                  Joey Fuentes

ABSENT:       Stacy Sablan, Chair

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

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 Gallaher moved, seconded by Commissioner Fuentes, to approve the agenda as posted.

**MOTION PASSED:** 5-0

3. PUBLIC COMMENT

Bill Tarkington, 18-year resident and 2-year member of the Resident Advisory board, is very proud of staff. He mentions since he has been a member of the Resident Advisory Board, he has seen staff committed to providing homeless individuals homes and shelter.

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 August 23, 2019 and August 27, 2019
- b. Consideration of Amended Resolution of Contract – Office of Migrant Services
- c. Consideration of Acceptance of Tax Credit Funding Allocation – The Villages at Broadway (*formerly Econo Inn*)
- d. Consideration of Contract for General Contractor/Construction Management – The Villages at Paragon (*formerly Plaza Terrace*)
- e. Consideration of Architectural Contract Award – The Villages at Paragon (*formerly Plaza Terrace*)
- f. Consideration of the Application Submission for Continuum of Care Funding – U.S. Dept. of Housing and Urban Development

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

**MOTION PASSED:** 5-0

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

**MOTION PASSED:** 5-0

6. INFORMATIONAL

a. Resident Empowerment Overview – United Farm Workers

Doreen Eley, Senior Manager, introduced Linda Duran, Outreach Coordinator at United Farm Workers. Ms. Duran presented on this item.

b. Update of the 2020 Federal and Agency Budgets

Emily De La Guerra presented on this item.

c. Real Estate Development Update

Michael Duarte presented on this item.

7. PUBLIC HEARING

2020 Public Housing Agency Plans (Five Year and Annual Plan, Admissions and Continued Occupancy Plan, Administrative Plan)

Eric Payne, Executive Director of the Central Valley Urban Institute, discussed statements that were transcribed, the comment section and the feedback provided by staff. Mr. Payne discussed some of the statements provided during the public comment section of the staff report, specifically related to: the time of resident meetings to allow working residents to attend. Also, the need for childcare at the meetings to allow residents to actively participate in the meetings. Mr. Payne did not see an affirmation of Staff’s support for these items but did assume that the mention of said items was an affirmation of their support. Also, Mr. Payne expressed concern for the responses related to the resident lease agreement, which subjectively may classify “laughter in the hallway” as a nuisance and could be cause for eviction. He would ask that the board review evictions in the past year and the cause of those evictions.

8. ACTION

Angie Nguyen, Chief of Staff, presented on item 8a.

a. Consideration to Approve the Submission of the Five Year and 2020 Agency Annual Plans, Administrative Plans, and Admission & Continued Occupancy Plans

**COUNTY MOTION:** *Commissioner Christensen moved, seconded by Commissioner Brusseau to receive and file the 2018 annual audited basic financial statements.*

**MOTION PASSED:** 5-0

**CITY MOTION:** Commissioner Catalano moved, seconded by Commissioner Gallaher to receive and file the 2018 annual audited basic financial statements.

**MOTION PASSED:** 5-0

b. Consideration of the 2019 Early Retirement Program

Emily De La Guerra, Director of Finance and Administration, presented on item 8b.

**COUNTY MOTION:** Commissioner Fuentes moved, seconded by Commissioner Henry to receive and file the 2018 annual audited basic financial statements.

**MOTION PASSED:** 4-1

Commissioner Brusseau voted No.

**CITY MOTION:** Commissioner Yanez moved, seconded by Commissioner Christensen to receive and file the 2018 annual audited basic financial statements.

**MOTION PASSED:** 4-1

Commissioner Catalano voted No.

9. COMMISSIONERS' REPORT

Commissioner Jones announced the upcoming Exhibit featuring New York Times Bestselling author, Matthew Desmond. She mentions how Preston Prince spoke at the library on a panel regarding Mr. Desmond's book, "Evicted". She also discussed the upcoming NAHRO convention in San Antonio.

Commissioner Catalano thanked the staff and Fresno Housing for donating \$5,000 to the Calwa recreational center for an ongoing renovation project in the Calwa neighborhood.

10. EXECUTIVE DIRECTOR'S REPORT

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

- Ivy Planning was selected as our consultants for our diversity, equity, and inclusion (DEI) efforts. Ivy will be conducting an assessment to include conversations with Board members, staff, residents and community members.
- Next Board meeting to be held offsite.
- Grand opening for YoVille will be on October 1<sup>st</sup>.
- The invitation to the grand opening for the GRID Alternatives Solar Multifamily project at Bridges at Florence on October 3<sup>rd</sup>, 2019 has been sent.

- SEIU labor negotiations have started and staff will keep the Boards updated as progress is made.

## 11. CLOSED SESSION

Staff noted that discussion on the property at 1840 Broadway St. will be eliminated and discussed at a later date.

The Boards went into closed session at approximately 6:08 p.m.

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: APN: 466-191-09, 466-191-10; 1828 and 1840 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: 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 6:43 p.m.

## 12. REPORT ON CLOSED SESSION

There were no items to report at this time.

13. ACTION

a. Consideration of Property Acquisition – 1828 Broadway Street

**COUNTY MOTION:** *Commissioner Henry moved, seconded by Commissioner Gallaher to approve the consideration of property acquisition – 1828 Broadway Street.*

**MOTION PASSED:** 5-0

**CITY MOTION:** *Commissioner Yanez moved, seconded by Commissioner Williams to approve the consideration of property acquisition – 1828 Broadway Street.*

**MOTION PASSED:** 5-0

b. Consideration of Funding Commitment – 1828 Broadway Street

**COUNTY MOTION:** *Commissioner Gallaher moved, seconded by Commissioner Henry to approve the funding commitment – 1828 Broadway Street.*

**MOTION PASSED:** 5-0

**CITY MOTION:** *Commissioner Brusseau moved, seconded by Commissioner Christensen to approve the funding commitment – 1828 Broadway Street.*

**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 6:45 p.m.



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Preston Prince, Secretary to the Boards of Commissioners