

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

**Tuesday, January 27, 2015**

**5:00 P.M.**

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular joint session on Tuesday, January 27, 2015, at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 5:02 P.M. by Board Chair, Commissioner Scharton of the Board of Commissioners of the Housing Authority of the City of Fresno. Commissioners present and absent were as follows:

COMMISSIONERS PRESENT:            CRAIG SCHARTON, Chair  
   ADRIAN JONES, Vice Chair  
   RUEBEN SCOTT  
   STEVEN BEDROSIAN  
   TIM LOWE  
   KARL JOHNSON  
   JORGE AGUILAR

COMMISSIONERS ABSENT:            None.

The meeting was called to order by Board Chair, Commissioner Anthony, of the Board of Commissioners of the Housing Authority of Fresno County at 5:02 P.M. Commissioners present and absent were as follows:

COMMISSIONERS PRESENT:            STACY SABLAN, Chair  
   RENEETA ANTHONY, Vice Chair  
   JIM PETTY  
   OSVALDO VERA  
   LEE ANN EAGER

COMMISSIONERS ABSENT:            NANCY NELSON

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

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Commissioner Sablan announced changes to the agenda. The first change to the agenda was item 6(d), the Resident Services Overview, which was tabled to February's Boards of Commissioners Meeting. The next change was item 7(b), which was moved to follow the closed session.

No public comment.

*Commissioner Jones motioned for the City Board's approval of the agenda as amended. This action was seconded by Commissioner Lowe, and by unanimous vote of the Board of Commissioners for the City, the agenda was approved as amended.*

*Commissioner Petty motioned for the County Board's approval of the agenda as amended. This action was seconded by Commissioner Anthony, and by unanimous vote of the Board of Commissioners for the County, the agenda was approved as amended.*

### 3. PUBLIC COMMENT

Commissioner Sablan opened the floor for public comment.

No public comment.

### 4. CONSENT AGENDA

- a. Consideration of the Minutes of December 17, 2014.
- b. Consideration of Out of State Travel
- c. Consideration of the Return to Work Policy
- d. Consideration of Amendment to the CalPERS Employer-Paid Member Contribution
- e. Ratification of the Broadband Internet Grant Application

Commissioner Anthony announced she had a question on item 4(d) and Commissioner Petty announced he had questions on item 4(e).

*Commissioner Petty motioned for the County Board's approval of consent agenda items 4(a) through 4(c). This action was seconded by Commissioner Anthony, and by unanimous vote of the Board of Commissioners for the County, the consent agenda items 4(a) through 4(c) were approved.*

Commissioner Anthony requested clarity on there being a fiscal impact for item 4(d).

Clayton Lucas, Director of Administration, responded that employees will be paying an additional percentage of their salary for their own portion. Mr. Lucas assured the Boards that there was no fiscal impact to the Agency. For further clarity on Commissioner Anthony's question, Mr. Prince provided additional remarks.

Commissioner Petty asked about additional costs the Fresno Housing Authority would incur when the five years were over concerning item 4(e).

David Brenner, Community Development Coordinator, responded that there would be no additional costs, and the fees would be ongoing unless there was addition equipment that needed to be replaced.

No public comment.

*Commissioner Petty motioned for the County Board's approval of the consent agenda items 4(d) and 4(e). This action was seconded by Commissioner Anthony, and by unanimous vote of the Board of Commissioners for the County, consent agenda items 4(d) and 4(e) were approved.*

Commissioner Aguilar asked a question concerning how staff narrowed down the list of applicants to the ten properties discussed in item 4(e).

*Commissioner Scott motioned for the City Board's approval of the consent agenda items 4(a) through 4(d). This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, consent agenda items 4(a) through 4(d) were approved.*

For item 4(e) Michael Duarte, Senior Development Manager, gave a brief explanation on how the properties were chosen. He further explained that the partnership with Innovative IT helped identify the properties that were already being considered. Mr. Duarte also announced that staff is working with Innovative IT on submitting additional applications.

No public comment.

*Commissioner Scott motioned for the City Board's approval of the consent agenda item 4(e). This action was seconded by Commissioner Lowe, and by unanimous vote of the Board of Commissioners for the City, the consent agenda item 4(e) was approved.*

5. 2014 AGENCY HIGHLIGHTS

Preston Prince, CEO/Executive Director opened the 2014 Agency Highlights with a video. Mr. Prince's presentation included the data on who the Fresno Housing Authority serves; demographics of our residents, the outcomes of administrative services, fiscal services, construction, development, housing management, housing choice vouchers, homeless initiative, resident services, and the Fresno Education Corps for 2014.

No public comment.

## 6. INFORMATIONAL

### a. Fresno Housing 75<sup>th</sup> Anniversary Update

Tracewell Hanrahan, Deputy Director, gave a detailed update on initiatives to celebrate the Fresno Housing 75<sup>th</sup> Anniversary. Ms. Hanrahan announced the launch of the Fresno Housing 75<sup>th</sup> Anniversary and explained the importance of increasing awareness to a broader audience; expand the relevance of the Agency's work, and bringing the Agency's work to life. Ms. Hanrahan also discussed the events being planned to celebrate the Agency's 75<sup>th</sup> Anniversary.

Commissioner Scharton advised staff to focus on ensuring there is a clear message sent out to the public when they think of the Fresno Housing Authority.

A tribute video concluded Ms. Hanrahan's update.

No public comment.

### b. 2014 HAP Report and Presentation

Juan Lopez, Senior Analyst-Quality Assurance, presented a brief overview on baseline and voucher utilization for 2014.

No public comment.

### c. Leveraging the HCV Program to Improve Quality Housing

Tracewell Hanrahan opened the presentation by introducing the presenters and describing what quality housing is to the Agency. She explained that this presentation is an overview on the Housing Choice Voucher (HCV) program and the inspection process, while also acknowledging this presentation should include discussion and questions from the Boards.

Commissioner Scharton described the importance of quality housing and how research can enable the Boards of Commissioners to contribute to developing solutions.

Juan Lopez began the presentation with an overview of the HCV program. He discussed the resident composition, landlord composition, contracts and responsibilities. Juan opened discussion to the Board for questions and comments about the process and program. Commissioners and staff participated in further discussion, requesting additional data for future consideration.

Aurora Ibarra, Quality Assurance Manager, opened the second half of the presentation with an introduction to the Inspection Team. She presented an overview on Housing Quality Standards (HQS) inspections. There was further discussion between staff and the Board members that included future informational items and data for future consideration.

Due to time constraints, the next informational item will be considered after the Boards consideration of item 7(a).

7. ACTION ITEMS-COMMISSIONERS MAY CONSIDER, APPROVE, DENY, AND/OR CONTINUE

a. Consideration of the Agreement with the Boys and Girls Clubs of Fresno County

Angie Nguyen, Senior Manager of Resident Services, introduced Diane Carbray, Executive Director of the Boys and Girls Club of Fresno County.

Diane Carbray presented an overview of the programs, the goals, and what is to expectations of the Clubs.

Maria Garcia, Program Director at the Fink White Club, gave an explanation of programs and participation at this location.

No public comment.

*Commissioner Scott motioned for the City Board's approval of the Agreements with the Boys and Girls Clubs of Fresno County. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the Agreements with the Boys and Girls Clubs of Fresno County was approved.*

*Commissioner Petty motioned for the County Board's approval of the Agreements with the Boys and Girls Clubs of Fresno County. This action was seconded by Commissioner Vera, and by unanimous vote of the Board of Commissioners for the County, the motion to approve the Agreements with the Boys and Girls Clubs of Fresno County was approved.*

8. INFORMATIONAL (CONTINUED)

The Boards of Commissioners returned to Informational items.

a. Leveraging the HCV Program to Improve Quality Housing (Continued)

Aurora Ibarra continued with the HCV Program to Improve Quality Housing presentation. Tracewell Hanrahan added that staff will send out information in response to their questions in the updates.

Commissioner Scharton recommended gathering data from the Police Department and other emergency response agencies to compare with our agency data. He also recommended similar actions with the code enforcement agency.

b. Development Update

Michael Duarte presented a brief update on development projects such as Firebaugh Gateway, Trailside Terrace, Lowell Neighborhood, and Edison Plaza. Mr. Duarte also did an overview of the actions items that are pending approval from the Housing Relinquished Funds Corporation Board of Directors and the items that will be presented in future Board Meetings.

Commissioner Eager left the meeting at approximately 7:22 p.m.

9. ACTION ITEMS-COMMISSIONERS MAY CONSIDER, APPROVE, DENY, AND/OR CONTINUE

a. Consideration of the 2015 Early Retirement Program

Clayton Lucas presented a brief overview of the 2015 Early Retirement Program. Mr. Lucas explained that the program provides for a 90-day window of opportunity for eligible employees to receive an additional 2 years of CalPERS service credits or cash equal to one-half of their annual salary up to a maximum amount of \$40,000. He also announced that a review of our employee demographics indicates that 63 employees would meet the eligibility requirements for the program. He further explained that based on the results of the previous programs and staff analysis, the Agency may realize potential permanent labor cost savings in the range of \$297K to \$445K starting in 2016.

Mr. Lucas recommended that the Boards of Commissioners of the Fresno Housing Authority approve the resolution to grant a designation period for two years additional service, approve the certification of the governing body's action to adopt the resolution, and approve the certification of compliance with government code section 20903.

No public comment.

*Commissioner Johnson motioned for the City Board's approval of the 2015 Early Retirement Program. This action was seconded by Commissioner Jones, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the 2015 Early Retirement Program was approved.*

*Commissioner Petty motioned for the County Board's approval of the 2015 Early Retirement Program. This action was seconded by Commissioner Anthony, and by unanimous vote of the Board of Commissioners for the County, the motion to approve the 2015 Early Retirement Program was approved.*

#### 10. EXECUTIVE DIRECTOR'S REPORT

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

- Introduction of Vicki Glicher, Senior Analyst – Asset Management, to the Boards of Commissioners.
- Announcement of Jim Barker, formerly the Director of Finance, as the new CFO.
- The City View grand opening will be at 11:00 a.m. on January 28, 2015.
- Channel 24, will be interviewing Mr. Prince, at 5:00 a.m., January 28, 2015, discussing the City View grand opening.
- The grand opening of Multi-Agency Access Program (MAP) point in Fresno- a coordinated access point for the City's homeless individuals – will be on February 11, 2015, detail will be forthcoming.
- The All Staff had a great turnout. Commissioner Sablan acknowledged how she appreciated the experience she had with the staff members.
- The Fresno Housing Authority is a sponsor of the African American Award Ceremony and Commissioner Scott will be recognized during the ceremony.
- Forms 700 that have been distributed and the importance of getting them turned in.
- Mr. Prince, and some local partners, will be in Sacramento with California Association of Housing Authorities next week for their annual conference.

Commissioner Lowe leaves the meeting at approximately 7:32 p.m.

#### 11. CLOSED SESSION

At approximately 7:35 p.m., the Boards went into closed session announcing the following item for discussion:

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 2250 Walnut Ave., Fresno, CA 93706

Agency Negotiator: Preston Prince

Negotiating parties: Fresno Housing Authority and Edison Plaza Partners, L.P.

Under Negotiation: Real Estate transaction

The Boards went in to open session at approximately 7:56 p.m. There was no reportable action or activity.

12. OPEN SESSION

- a. Consideration of the Memorandum of Understanding - Edison Plaza II, LLC

Commissioner Scott recused himself from this item and left the Board Room.

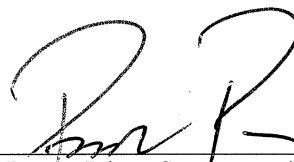
No public comment.

*Commissioner Jones motioned for the City Board's approval of the Memorandum of Understanding with Edison Plaza II, LLC. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the Memorandum of Understanding with Edison Plaza II, LLC was approved.*

*Commissioner Anthony motioned for the County Board's approval of the Memorandum of Understanding with Edison Plaza II, LLC. This action was seconded by Commissioner Vera, and by unanimous vote of the Board of Commissioners for the County, the motion to approve the Memorandum of Understanding with Edison Plaza II, LLC was approved.*

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 7:58 P.M.



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Preston Prince, Secretary to the Boards of Commissioners