

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

Tuesday, November 27, 2018

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 27, 2018 at the offices of HACCF, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:07 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
 Caine Christensen, Vice Chair
 Sharon Williams
 Ruby Yanez

ABSENT: Rueben Scott
 Stacy Vaillancourt
 Terra Brusseau

The meeting was called to order at 5:07 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
 Venilde Miller
 Joey Fuentes
 Nikki Henry
 Cary Catalano
 Valori Gallaher

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.

Commissioner Jones welcomed our newest City Commissioners Ms. Sharon Williams and Ms. Ruby Yanez. In addition, Commissioner Jones acknowledge and thanked Karl Johnson for his time as Commissioner for the City Board.

Mr. Prince acknowledged Mr. Johnson for his work as a City Commissioner.

Mr. Johnson briefly thanked the Fresno Housing Authority staff.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

There were no public comments.

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

MOTION PASSED: 4-0

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

MOTION PASSED: 6-0

3. PUBLIC COMMENT

There were no public comments presented.

4. POTENTIAL CONFLICTS OF INTEREST

There was no conflict of interest reported 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 September 14, 2018, September 25, 2018, and October 23, 2018
- b. Consideration of Contract Renewal – Novogradac
- c. Consideration of Contract Renewal – Davis Farr

- d. Consideration of HOME Tenant-Based Rental Assistance (TBRA) Contract - City of Fresno
- e. Ratification of the Property Acquisition and HRFC Funding Commitment – Willow/Alluvial Avenues, Clovis, CA (City)
- f. Consideration of the 2019 Proposed Utility Allowance Schedules – Housing Assistance Programs and Low-Income Housing Tax Credit Programs

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

MOTION PASSED: 4-0

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

MOTION PASSED: 6-0

6. INFORMATIONAL

- a. Update on the 2019 Agency Budget and Goal Development

Ms. Emily De La Guerra presented on this topic.

- b. Real Estate Development Update

Mr. Michael Duarte presented on this topic of Real Estate Development.

Publicly speaking under this topic were the following:

Mr. Eric Payne, a community member, wanted to discuss areas of concern with Fresno Housing Authority staff. Mr. Payne mentioned concern around low poverty census tracks in West Fresno, and about the type and quality of housing the Fresno Housing Authority is bringing to the community. Specifically, how Fresno Housing serves our homeless population, how Fresno Housing communicates these issues with residents, and how properties are used and made available for residents.

Also, Mr. Payne stated concern about the use of the West Fresno property that is being utilized for a partnership with DSS, which is adjacent to the triangle property in West Fresno. He shared that at one-point Fresno Housing Authority staff disclosed the property was going to be used for temporary placement for housing until a permanent location could be agreed upon. He understands that those conversations are ongoing. Mr. Payne said he is willing to sit down and discuss it further with staff, and hopes to provide valuable input on these matters.

7. ACTION

Mr. Michael Duarte presented on Action Items a through c.

- a. Consideration of HRFC Pre-Development Funding Commitment – Orchard Apartments (Parlier)

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Williams to approve the HRFC Pre-Development Funding Commitment-Orchard Apartments (Parlier).*

MOTION PASSED: 4-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Henry to approve the HRFC Pre-Development Funding Commitment-Orchard Apartments (Parlier).*

MOTION PASSED: 6-0

- b. Consideration of HRFC Pre-Development Funding Commitment – Mariposa Meadows

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Williams to approve the HRFC Pre-Development Funding Commitment – Mariposa Meadows.*

MOTION PASSED: 4-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the HRFC Pre-Development Funding Commitment – Mariposa Meadows.*

MOTION PASSED: 6-0

- c. Consideration of the Conditional Purchase and Sale Agreement – Huron Land

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Williams to approve the Conditional purchase and Sale Agreement-Huron Land.*

MOTION PASSED: 4-0

COUNTY MOTION: *Commissioner Miller moved, seconded by Commissioner Fuentes to approve the Conditional purchase and Sale Agreement-Huron Land.*

MOTION PASSED: 6-0

- d. Consideration of Contract Renewal – Boys and Girls Clubs of Fresno County

Ms. Angie Nguyen presented on this item.

CITY MOTION: Commissioner Christensen moved, seconded by Commissioner Williams to approve the Contract Renewal – Boys and Girls Clubs of Fresno County.

MOTION PASSED: 4-0

COUNTY MOTION: Commissioner Henry moved, seconded by Commissioner Fuentes to approve the Contract Renewal – Boys and Girls Clubs of Fresno County.

MOTION PASSED: 6-0

8. COMMISSIONERS' REPORT

Commissioner Jones shared that the goal was reached for the completion of the Commissioners' Handbook, and circulation of the handbook will be sometime next year. Commissioner Jones thanked the Commissioners that sent notes for the completion of this Handbook.

Grade level reading committee started to collect data; regarding the education level for the head of household participants. Commissioner Jones stated at one point it was initially thought the highest level of education for the participants in the campaign was the High school level. However, it is unsure, if this is a good baseline. This will be discussed further among the Committees.

In addition, Commissioner Jones shared she received good feedback on the Commissioner and CEO session at the NAHRO conference in October 2018. Commissioner Jones said the interaction between each Commissioner and CEO came from the two playing the newlywed game. At the request of the NAHRO CEO, this session will be repeated at the upcoming 2019 conference in Boston.

Commissioner Jones presented on the fourth week of the advocacy goals. She stated that 3600 letters were sent nationally, now the goal before December 7, 2018 is to send 3400 letters asking our lawmakers to finalize the fiscal year's budget in order to avoid government shutdown. She also requested that Commissioners participate more at the regional level.

Commissioner Sablan presented on Ballard Spahr's 13th Annual National Housing Symposium: Innovation by Generation-Current Housing Trends. One of the focuses was on health partnerships. Also, the panelist Kim Betancourt from Fannie Mae, presented on demographic trends in multifamily Housing: Past, Present and Future. Commissioner Sablan, thanked the Fresno Housing Authority for the opportunity to attend the conference.

Commissioner Henry thanked and congratulated Commissioner Jones and Mr. Prince for their presentation at the NAHRO conference.

Additionally, Commissioner Henry thanked Commissioner Catalano for nominating her for the leadership position.

Commissioners Henry stated Commissioners Fundamentals offered by NAHRO is a great tool for the Commissioners to be part of.

Commissioner Catalano stated that the NAHRO Conference offered great workshops, and that he would like Fresno to have a more active role at a National level workshop.

9. EXECUTIVE DIRECTOR'S REPORT

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

- Mr. Prince briefly introduced the fourth year of the Focus Forward Publication.
- January 24, 2019 the Board Dinner is scheduled, please save the date. The dinner is to honor the accomplishments from 2018.
- Mr. Prince thanked Karl Johnson for his 4 ½ years of service as City Commissioner. Mr. Johnson's term expired, and Ms. Ruby Yanez has been appointed.
- Additional, Mr. Prince stated there are changes for Congressional District 21. He said to continue to build and maintain relationships with all elected leaders.
- Mr. Prince said that on December 4, 2018 and December 6, 2018 the Board of Supervisors and the City Council have on their agenda the resolutions to declare a "Shelter Crisis" and "State of Emergency" for our homeless crisis throughout the County. Mr. Prince added the Commissioners are invited to join Mr. Prince at these meetings.
- Fresno Housing Authority is sponsoring the Nothing but Net II event hosted on Wednesday, December 5, 2018 at 6:30 pm at the Maxie Parks Center. This game is where Southwest Fresno PD will play against Brian King and the youth of Fresno Street Saints. Fresno Housing will be providing a water booth for all participants and attendees.
- Mr. Prince thanked the staff and everyone who attended resident events at the Renaissance properties in honor of the Veterans and the Thanksgiving celebration.
- November 7 and 8, 2019 the author of the book "Evicted" Mathew Desmond will be in Fresno. Fresno Housing Authority will be working in collaboration with the California State University of Fresno and Fresno County Library to host his visit.

10. CLOSED SESSION

The Boards went into closed session at approximately 7:16 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: 1311 N Hulbert, Fresno, CA 93728
Agency Negotiator: Preston Prince
Negotiating Parties: Fresno Housing Authority; Rod DeLuca, RJK Enterprises, L.P.
Under negotiation: Price and Terms
- d. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code section 54956.9(d)(1)
Erickson v. Fresno Housing Authority (17 CECG03365)
- e. CONFERENCE WITH LABOR NEGOTIATORS
(Pursuant to Government Code §54957.6)
Agency designated representatives: (Tammy Townsend, Emily De La Guerra, Angie Nguyen, Hilda Reeves, Scott Fetterhoff, Summer Nunes)
- f. PUBLIC EMPLOYEE EVALUATION
Title: CEO
- g. PUBLIC EMPLOYEE APPOINTMENT
Pursuant to Government Code §54597
Title: Legal Counsel
- h. Consideration of Property Acquisition – 1311 N. Hulbert, Fresno, CA 93728

The Boards returned to open session at approximately 8:32 p.m.

11. REPORT ON CLOSED SESSION

There were no actions to report at this time for items a, b, c, e, f, and h.

Action on closed session item d.

CITY MOTION: Commissioner Yanez moved, seconded by Commissioner Christensen the action was anonymous to accept the settlement agreement for the case of Erickson v. Fresno Housing Authority.

MOTION PASSED: 4-0

COUNTY MOTION: Commissioner Fuentes moved, seconded by Commissioner Gallaher the action was anonymous to accept the settlement agreement for the case of Erickson v. Fresno Housing Authority.

MOTION PASSED: 6-0

12. ACTION

- a. Consideration of Tentative Agreement – SEIU

CITY MOTION: Commissioner Yanez moved, seconded by Commissioner Christensen to approve the Tentative Agreement – SEIU.

MOTION PASSED: 4-0

COUNTY MOTION: Commissioner Henry moved, seconded by Commissioner Miller approve the Tentative Agreement – SEIU

MOTION PASSED: 6-0

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 8:32 p.m.



Preston Prince, Secretary to the Boards of Commissioners