

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

Tuesday, February 24, 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, February 24, 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
 STEVEN BEDROSIAN
 TIM LOWE
 KARL JOHNSON
 JORGE AGUILAR

COMMISSIONERS ABSENT: RUEBEN SCOTT

The meeting was called to order by Board Chair, Commissioner Sablan, 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
 NANCY NELSON
 LEE ANN EAGER

COMMISSIONERS ABSENT: None.

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

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Commissioner Johnson motioned for the City Board's approval of the agenda as posted. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the agenda was approved as posted.

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

3. PUBLIC COMMENT

No public comment.

4. CONSENT AGENDA

a. Consideration of the Minutes of January 27, 2015

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

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

5. INFORMATIONAL

a. Leveraging the HCV Program to Improve Quality Housing

Tracewell Hanrahan, Deputy Director, opened the informational item in reflection of the January Board Meeting.

Juan Lopez, Senior Analyst-Quality Assurance, provided an overview on the types of Housing Quality Standards (HQS), an analysis of inspection types, and discussed commonly failed items.

There was further discussion between the Board members and the staff concerning HQS, and the impacts our programs have on our residents and the broader community.

b. 2015 Budgets – Mixed Finance Properties

Juan Lopez presented a brief overview of the mixed finance properties for the years 2014 and 2015. After giving an overview of mixed finance developments to the

Commissioners, Mr. Lopez summarized the Fresno Housing mixed finance properties that are currently in operation and have been developed since 2008. Mr. Lopez also provided further information on the 2014 financial results, the 2014 annual cash flow distribution, and the 2015 budget.

c. Housing Relinquished Fund Corps Update

Emily Williams, Finance Manager, presented an update on the Housing Relinquished Fund Corporation (HRFC). The analysis included the actual inflows and outflows as of December 31, 2014, as well as potential inflows and commitments for 2015.

d. Development Update

Tracewell Hanrahan presented the development update, providing an overview of the stages for the Lowell Project and the African American Historical and Cultural Museum.

Preston Prince, CEO/Executive Director, apologized to the Boards about information concerning the African American Historical and Cultural Museum getting ahead of the Agency. He explained that the conversation and planning is in the very early stages.

There was a brief discussion regarding sustainability, museum funding, and staff preparing a full analysis of the project before the Boards take action.

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

a. Fultonia West/Cedar Heights – Consideration of Omnibus Resolution

Michael Duarte, Senior Manager of Development, introduced an omnibus resolution recommending the Boards adopt the attached resolution. The resolution is authorizing the execution and delivery of documents by the Housing Authority on its own behalf, in connection with the financing, development and operation of the Fultonia West/Cedar Heights project.

No public comment.

Commissioner Bedrosian motioned for the City Board's approval of the omnibus resolution for Fultonia West and Cedar Heights. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the omnibus resolution for Fultonia West and Cedar Heights was approved.

Commissioner Nelson motioned for the County Board's approval the omnibus resolution for Fultonia West and Cedar Heights. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the motion to approve the omnibus resolution for Fultonia West/Cedar Heights was approved.

b. Trailside Terrace – Consideration of Entity Formation, Submission of Funding Application, and Award of Architectural Contract

Michael Duarte presented the attached resolutions recommending the Boards approve the resolutions needed to move forward with an LIHTC application submission. This action will also authorize the CEO/Executive Director, Deputy Director, and their designee, to negotiate and execute other documents related to Trailside Terrace.

Ken Price, General Counsel, defined omnibus resolution and announced this action was an omnibus resolution.

No public comment.

Commissioner Johnson motioned for the City Board's approval of the entity formation, submission of funding application, and award of architectural contract for Trailside Terrace. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the items for Trailside Terrace was approved.

Commissioner Petty motioned for the County Board's approval of the entity formation, submission of funding application, and award of architectural contract for Trailside Terrace. This action was seconded by Commissioner Eager, and by unanimous vote of the Board of Commissioners for the County, the motion to approve the items for Trailside Terrace was approved.

c. Firebaugh Gateway – Consideration of Entity Formation, Submission of Funding Application, and Funding Commitment

Michael Duarte presented resolutions recommending approval of the resolutions needed to move forward with an LIHTC application submission. This action will also authorize the CEO/Executive Director, Deputy Director, and their designee, to negotiate and execute other documents related to Firebaugh Gateway.

Ken Price, General Counsel, announced this action was an omnibus resolution.

No public comment.

Commissioner Bedrosian motioned for the City Board's approval of the entity formation, submission of funding application, and funding commitment Firebaugh Gateway. This action was seconded by Commissioner Lowe, and by unanimous vote

of the Board of Commissioners for the City, the motion to approve these items for Firebaugh Gateway was approved.

Commissioner Anthony motioned for the County Board's approval of the entity formation, submission of funding application, and funding commitment for Firebaugh Gateway. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the motion to approve these items for Firebaugh Gateway was approved.

d. Edison Plaza I – Consideration of Entity Formation, Funding Commitment, and Submission of Funding Application

Michael Duarte presented resolutions recommending approval of the necessary actions needed to move forward with a Tax Credit application submission, and authorize the CEO/Executive Director, Deputy Director, and their designee, to negotiate and execute other documents in connection with these actions.

Ken Price, General Counsel, announced this action was an omnibus resolution.

No public comment.

Commissioner Bedrosian motioned for the City Board's approval of the entity formation, funding commitment, and submission of funding application for Edison Plaza I. This action was seconded by Commissioner Jones, and by unanimous vote of the Board of Commissioners for the City, the motion to approve these items for Edison Plaza I was approved.

Commissioner Anthony motioned for the County Board's approval of the entity formation, funding commitment, and submission of funding application for Edison Plaza I. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the motion to approve these items for Edison Plaza I was approved.

e. Edison Plaza II – Consideration of Entity Formation

Michael Duarte recommended approval of the resolution for the Boards approval to consider the entity information of Edison Plaza II.

Scott Anderson, Penstar Group, spoke about the Edison Plaza partners and comments about the importance of partnership with this project.

Gregory Barfield, Chief of Staff of Councilmember Oliver Baines, spoke in favor of the Edison Plaza Project and shared encouraging words with Fresno Housing staff about the project.

Commissioner Jones motioned for the City Board's approval of entity formation of Edison Plaza II. This action was seconded by Commissioner Bedrosian, and by

unanimous vote of the Board of Commissioners for the City, the motion to approve the entity formation for Edison Plaza II was approved.

Commissioner Petty motioned for the County Board's approval of the consideration of entity formation of Edison Plaza II. This action was seconded by Commissioner Eager, and by unanimous vote of the Board of Commissioners for the County, the motion to approve the entity formation for Edison Plaza II was approved.

- f. City: Consideration of the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification

Juan Lopez presented an overview of SEMAP. Following the presentation, Mr. Lopez recommended that the Boards adopt the attached resolution authorizing the CEO/Executive Director to submit the SEMAP certification to HUD by the deadline of March 1, 2015.

No public comment.

Commissioner Jones motioned for the City Board's approval of the submission of the SEMAP certification. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the submission of the SEMAP certification was approved.

- g. County: Consideration of the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification

No public comment.

Commissioner Anthony motioned for the County Board's approval of the submission of the SEMAP certification. This action was seconded by Commissioner Nelson, and by unanimous vote of the Board of Commissioners for the County, the motion to approve the submission of the SEMAP certification was approved.

7. EXECUTIVE DIRECTOR'S REPORT

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

- Brief overview of presentation at the Board of Supervisor's Meeting.
- Described the pamphlets and the mission of MAP Point.
- Summarized on the Grade Level Convening on February 18, 2015. Mr. Prince announced that Fresno is leading the conversation.
- The Steering Committee will meet on March 9, 2015 at 2 p.m. for the north end of the Fulton Mall site planning.

- Introduction of Michael Van Putten, Budget Analyst, to the Boards of Commissioners.

8. EXECUTIVE SESSION

At approximately 7:15 p.m., the Boards went into closed session announcing the following item for discussion:

- a. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

(Pursuant to Government Code § 54956.9 (b), 1 case)

The Boards went in to open session at approximately 7:34 p.m. There was no reportable action or activity.

9. 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 7:35 P.M.



Preston Prince, Secretary to the Boards of Commissioners