

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

Monday, February 27, 2017

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a special joint session on Monday, February 27, 2017 at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 5:03 p.m. by Board Chair, Commissioner 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:

COMMISSIONERS PRESENT: ADRIAN JONES, Chair
 STEVEN BEDROSIAN
 KARL JOHNSON
 CAINE CHRISTENSEN

COMMISSIONERS ABSENT: RUEBEN SCOTT, Vice Chair
 STACY VAILLANCOURT
 VIRNA SANTOS

The meeting was called to order at 5:03 p.m. by Board Chair, Commissioner Petty, 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:

COMMISSIONERS PRESENT: JIM PETTY, Chair
 RENEETA ANTHONY, Vice Chair
 STACY SABLAN
 LEE ANN EAGER
 JOEY FUENTES

COMMISSIONERS ABSENT: NANCY NELSON
 VENILDE MILLER

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)

Commissioner Petty informed a change to the agenda, which was item 8e. He stated on the first page number four: Authorize a request for a Housing Relinquished Fund Corporation (HRFC) loan to the project in the amount of \$500,000, this was increased to \$800, 000.

Despite the Board of Commissioners' eagerness to proceed with voting for the City side, Commissioner Petty concluded that the City side lacked a quorum. However, the county side moved forward with the voting of the items presented to the County Boards of commissioners. During the meeting, commissioner Bedrosian arrived and the County Board of Commissioners resumed the voting.

Commissioner Sablan motioned for the County Board's approval of the agenda as amended. This action was seconded by Commissioner Eager, and by a unanimous vote of the Board of Commissioners for the County, the agenda was amended.

3. PUBLIC COMMENTS

There were no public comments.

4. POTENTIAL CONFLICT OF INTEREST

There were no conflict of interests disclosed.

5. CONSENT AGENDA

a. Consideration of the Agency Salary Schedule for Represented and Non-Represented Classifications

Commissioner Sablan motioned for the County Board's approval of the Agency Salary Schedule for Represented and Non-Represented Classifications. This action was seconded by Commissioner Eager, and by unanimous vote of the Board of Commissioners for the County, the item was approved.

Commissioner Johnson motioned for the City Board's Consideration of the Agency Salary Schedule for Represented and Non-Represented Classifications as posted. This action was seconded by Commissioner Christensen, and by unanimous vote of the Board of Commissioners for the City, the item was approved.

6. BOARD DISCUSSION – 2017 BOARD RETREAT

7. INFORMATIONAL

Commissioner Jim Petty informed the Boards of Commissioners of the modification to the agenda. The information presentation started with 7d. Housing Relinquished Fund Corps Update.

d. Housing Relinquished Fund Corps Update

Mr. Michael Duarte briefly provided an update on the Housing Relinquished Fund Corps. He informed the Board of the CTCAC 1st Round Tax Credit applications which included the Magill Terrace in Fowler, and Oak Grove in Parlier. He briefly gave information on the five action items the Boards are being asked to vote on. In addition, he presented on the three Finance closings for March 2017, which included Legacy Commons Phase II in Fresno, Memorial Village in Sanger and Renaissance at Parc Grove in Fresno.

e. Real Estate Development Update

The Real Estate development update was given as part of the Housing Relinquished Fund Corp update.

8. ACTION

a. Consideration of Application Submission and Funding Commitments – Magill Terrace (Fowler)

Mr. Duarte presented to the Boards requesting authorization of submission of tax credit application, reduce HRFC commitment to \$2.2 million, and authorize the increase to HAFC seller financing commitment to \$1.24 million.

Commissioner Fuentes motioned for the County Board's approval of the Application Submission and Funding Commitments for Magill Terrace (Fowler). This action was seconded by Commissioner Sablan and by unanimous vote of the Board of Commissioners for the County, this item was approved.

Commissioner Johnson motioned for the City Board's approval of the Application Submission and Funding Commitments for Magill Terrace (Fowler). This action was seconded by Commissioner Bedrosian and by unanimous vote of the Board of Commissioners for the City, the item was approved.

b. Consideration of Application Submission and Funding Commitment – Oak Grove Apartments (Parlier)

In addition, Mr. Duarte requested the Commissioners authorize the submission of the tax credit application for the Oak Grove Apartments in Parlier, authorize a HRFC commitment of \$1.95 million, authorize HAFC seller financing commitment of \$2.34, and approve the HAFC LIPH Capital Funds/Op Reserves commitment of \$685 thousand. Furthermore, the Boards were requested to approve the formation of the LP/LLC, and to enter into MOU with Silvercrest, Inc.

Commissioner Anthony abstained.

Commissioner Eager motioned for the County Board's approval of the actions associated with this item. This action was seconded by Commissioner Fuentes and by unanimous vote of the Board of Commissioners for the County, this item was approved.

Commissioner Johnson motioned for the City Board's approval of the actions associated with this item. This action was seconded by Commissioner Christensen and by unanimous vote of the Board of Commissioners for the City, this item was approved.

c. Consideration of the Omnibus Closing Resolutions and Funding Commitments – Legacy Commons II (formerly Edison II)

Commissioner Eager motioned for the County Board's approval of the Omnibus Closing Resolutions and Funding Commitments – Legacy Commons II (formerly Edison II). This action was seconded by Commissioner Anthony and by unanimous vote of the Board of Commissioners for the County, this item was approved.

Commissioner Bedrosian motioned for the City Board's approval of the Omnibus Closing Resolutions and Funding Commitments – Legacy Commons II (formerly Edison II). This action was seconded by Commissioner Johnson and by unanimous vote of the Board of Commissioners for the City, this item was approved.

d. Consideration of the Omnibus Closing Resolutions and Funding Commitments – Memorial Village (Sanger)

Mr. Duarte informed the Boards about the redevelopment of an existing 35 units Low Income Public Housing site; the demolition of existing units and the new construction of 48 units and a community building. Also, the Boards were informed that Memorial Village is expected to close on March 2017. Furthermore, the project was awarded HOME funds in the amount of \$1.45 million, and a HRFC commitment of \$1.6 million in June 2016. It was also proposed to disencumber HRFC commitment and authorize \$1.34 million of LIPH Op Reserves.

Commissioner Anthony abstained.

Commissioner Sablan motioned for the County Board's approval of the Omnibus Closing Resolutions and Funding Commitments – Memorial Village (Sanger). This action was seconded by Commissioner Fuentes and by unanimous vote of the Board of Commissioners for the County, this item was approved.

Commissioner Christensen motioned for the City Board's approval of the Omnibus Closing Resolutions and Funding Commitments – Memorial Village (Sanger). This action was seconded by Commissioner Bedrosian and by unanimous vote of the Board of Commissioners for the City, this item was approved.

e. Consideration of Omnibus Closing Resolutions and Funding Commitments – Renaissance at Parc Grove (Veterans)

Commissioner Sablan motioned for the County Board's approval of the Omnibus Closing Resolutions and Funding Commitments – Renaissance at Parc Grove (Veterans). This action was seconded by

Commissioner Eager and by unanimous vote of the Board of Commissioners for the County, this item was approved.

Commissioner Johnson motioned for the City Board's approval of the Omnibus Closing Resolutions and Funding Commitments – Renaissance at Parc Grove (Veterans). This action was seconded by Commissioner Christensen and by unanimous vote of the Board of Commissioners for the City, the item was approved.

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

Ms. Aurora Ibarra presented on Section Eight Management Assessment Program (SEMAP) under the U.S. Department of Housing and Urban Development (HUD). SEMAP is conducted annually by independent auditors. SEMAP is established to measure management capabilities and identify deficiencies of agencies administering the Housing Choice Voucher Program. HUD uses this tool to measure performance levels by assessing a point value to each of the 14 Indicators, for a total maximum of 145 points. The Housing Authorities must document compliance or noncompliance in these key areas and submit the information to HUD.

Furthermore, Ms. Aurora Ibarra presented that the City HCV program received a high performer status in 2016. Indicator two under Rent Reasonableness received less points than in 2015 due to unit size discrepancies. This indicator received a score of 96.5% and received 15 of the maximum 20 points.

Indicator number fourteen, the FSS enrollment does not apply to the City program.

Ms. Ibarra also indicated the County HCV program received high performer status in 2016. For Indicator number two Rent Reasonableness received less points than in 2015 due to unit size discrepancies. This indicator received a score of 96.0% and received 15 of the maximum 20 points. Indicator number fourteen the FSS Enrollment declined as the number of families enrolled were less than 80% of the mandatory enrollment. The decline in enrollment had to do with the fact that the clients either terminated the program or passed away. On this indicator we received 8 of the maximum 10 points.

Commissioner Jones asked what happened to the FSS participation that is no longer a part of the city HCV program.

Ms. Angie Nguyen responded that it was an internal decision that the contract was not renewed for the City program. Ms. Nguyen added that the program was not able to service every resident enrolled.

Commissioner Jones requested further information regarding discontinuing the FSS contact in the City HCV Program.

Commissioner Bedrosian motioned for the City Board's approval of the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification. This action was seconded by Commissioner Christensen and by unanimous vote of the Board of Commissioners for the City, this item was approved.

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

Commissioner Eager motioned for the County Board's approval of the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification. This action was seconded by Commissioner Sablan and by unanimous vote of the Board of Commissioners for the County, the item was approved.

h. Consideration of Out of State Travel – CEO and Commissioners

Mr. Prince informed the Board of Commissioners that 7a, 7b, 7c, 7h would be addressed on March 2017 Board meeting.

Commissioner Anthony requested the chairs of the Board, to distribute the Travel Information for 2016 at the next meeting.

9. COMMISSIONERS' REPORT

The Commissioners had no information to report at this time.

10. EXECUTIVE DIRECTOR'S REPORT

Mr. Prince informed the Boards of Commissioners that the two Board chairs will be participating in the NAHRO conference. Mr. Prince briefly talked about the NAHRO itinerary. In addition, he stated they will be meeting highly qualified people that will be able to help with the Fresno Housing Authority strategic planning.

Mr. Prince acknowledged Aysha Hills for her promotion to Senior Human Resource Analyst and Bobby Coulter, Senior Manager of Information Technology and System. Laura Solano was hired as a new Training Coordinator, formerly working for the Housing Authority of Santa Clara.

11. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED

LITIGATION

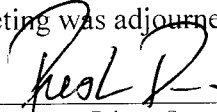
Pursuant to Government Code section 54956.9(d)(2)

12. REPORT ON CLOSED SESSION ITEM(S)

There was no action to report at this time.

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 8:34 p.m.



Preston Prince, Secretary to the Boards of Commissioners