

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

**Tuesday, April 23, 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, April 23, 2019 at the HACCF property, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:00 p.m. by Board Chair, Commissioner Jones, of the Board of Commissioners of the Housing Authority of this City of Fresno. Roll call was taken and the Commissioners present and absent were as follows:

PRESENT:     Adrian Jones, Chair  
                  Rueben Scott  
                  Terra Brusseau  
                  Sharon Williams  
                  Ruby Yanez

ABSENT:       Caine Christensen, Vice Chair  
                  Stacy Vaillancourt

The meeting was called to order at 5:00 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  
                  Joey Fuentes  
                  Nikki Henry  
                  Cary Catalano  
                  Valori Gallaher

ABSENT:       Stacy Sablan, Chair

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)

There were no public comments.

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

**MOTION PASSED:** 5-0

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

**MOTION PASSED:** 5-0

3. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest stated at this time.

4. DISCUSSION ON WILLOW/ALLUVIAL PROJECT

Ms. Tracewell Hanrahan briefly presented on the Willow/Alluvial project. Ms. Hanrahan provided information on Opportunity Areas. Additionally, she presented the key topics previously discussed in open session, which included opportunity areas and maps, the development pipeline, location, site selection, site plan, the development life cycle, and sources and uses.

After Ms. Hanrahan's presentation the public was given the opportunity to provide comments.

The following were the public comments presented after the Willow/Alluvial project presentation:

Mr. Eric Payne, resident and CEO of the Central Valley Urban Institute, briefly mentioned that he stands in strong support of this project, and reminded the Boards that Affirmatively Furthering Fair Housing is a legal obligation, and not an option.

Ms. Angelina Nguyen, Chief of Staff of the Fresno Housing Authority and resident of Fresno, CA (93720); however, in the Clovis Unified School District area, briefly talked about her challenges and experiences growing up. Ms. Nguyen said despite the challenges and opposition she experienced, they have contributed to her success. She spoke of the desired success for Fresno Housing residents and the need to ensure their success despite the challenges that exist. She added Fresno Housing Authority has a talented team with the right mix of life experiences that will contribute to figuring out how to address the challenges. She further discussed the need for authentic leadership and that the time to lead is now.

Ms. Doni Truax, a Housing Specialist for the Housing Choice Voucher program since 2002, also a resident of Clovis, CA, discussed her background and shared that she made a career in the Fresno Housing Authority. As a housing employee, she is in support of this project. She added that this project is an opportunity for this agency, utilizing the time and talents of this team.

Commissioner Jones apologized to the audience, the public and others for not challenging the words that were used at the last board meeting. The words used do not align with this agency, the City board, and she further apologized for not challenging those comments at the time they were given.

Commissioner Castro thanked Ms. Tracewell Hanrahan for her presentation on the project's background. In addition, she thanked the staff for their professionalism and work. She briefly shared about her and her family's experiences and challenges with housing. Additionally, her children were able to attend Garfield and Alta Sierra Schools, and she understands the concerns stated about those schools. Commissioner Castro further added that if she chooses this place for herself, she would also choose it for our residents. She further believes the families should have the same opportunities and access.

Commissioner Joey Fuentes, also a Housing Choice Voucher recipient, briefly talked about his experience and being a participant in this program. He added that he had a great experience with residing on the Westside of Fresno and his experience in a multi-ethnic community. He said he has great memories about west Fresno, but added that he moved to the northern area, Blackstone and Sierra, because his children have better opportunities in this area. He further stated that this project is a blessing for everyone in this community.

Commissioner Henry thanked the staff for coming forward to share their concerns, hurts and speaking up about this project, and words used at the last board meeting. She apologized for the Boards not speaking up on behalf of the staff. She thanked Mr. Preston Prince and the leadership team for creating and encouraging staff to come forward and speak. She believes that in order to grow, we need to continue to have people who are willing to call us in. Commissioner Henry added she is a Clovis resident, she went to Clovis schools, and loves Clovis. She added having choices for our residents is something she wants to see. She further thanked the City of Clovis' leadership for opening their arms and their willingness to partner with the Housing Authority in this manner.

Commissioner Williams stated she is from West Fresno, adding that she doesn't want to live anywhere else. She added that because of her personal experience, she doesn't believe migration is always good for everyone. She believes Clovis welcoming affordable housing is a good thing. Ms. Williams stated that she was not offended by the comments made during the last Board meeting; rather, she is offended because, in 2019, the discussion about the equal distribution of resources, race and housing is still needed. Ms. Williams would like for residents to have an opportunity to choose where they live, and finally, thanked Mr. Prince and staff for giving residents the opportunity to choose.

Commissioner Brusseau read a statement, where she acknowledged the offense caused by her statements during the previous board meeting, further stating she was deeply saddened and sorry for the pain caused by her words. She stated her belief that everyone deserves opportunity for success, and acknowledged that her words, taken out of their totality, may have sounded that she felt otherwise. Further, she met with Mayor Brand and community leaders, and stated that she has their full support to continue as a Commissioner, which she plans to do. She stated her wish that those offended would have come to her directly, as opposed to the media or to City Councilmembers with their frustrations. She stated that it was a time of uncertainty for all on intention and direction, and she hopes that lessons have been learned for everyone. She further stated that she looks forward to meeting with staff members and commissioners to understand their feelings, and how to move forward together to best serve the community. She stated her concern that the Housing Authority has concentrated their efforts too much on new development. She stated she will continue to advocate that the Housing Authority parallels their development efforts with resident services, so that residents can find economic prosperity and not only affordable housing.

Commissioner Scott stated he has been a board member for 35 years, fighting against discrimination while on the Fresno Housing Authority Board, at City College, and across this community. He briefly talked about his experience in dealing with Proposition 14, and how community members made controversial comments about housing. He stated he was proud that the Housing Authority was reaching communities that it did not reach in years past – Kingsburg, Clovis, and others. He spoke in support of the potential for diversity at Garfield Elementary and the benefit to the current students. He requested that staff further look in to how education, health, and behavioral health fits in to housing. He states he is proud of Clovis for opening up its doors and allowing the Housing Authority to do affordable housing development – a statement not just for Clovis, but to the work of the Agency. Finally, he affirmed the importance of the mission.

Commissioner Catalano stated that this brought him to reflect on the Boards' conversations on equal opportunity and equal access for our residents. Commissioner Catalano also stated his concerns on providing the tools and resources needed for resident success. He affirmed he believes the Agency needs rigorous resident services along with a good project. Commissioner Catalano would like to learn what tools are needed to realize this goal, as he fully supports the project and others in areas of opportunity.

Mr. Preston Prince stated Commissioner Brusseau's apology statement was appreciated, but was too late and should have been done earlier. He further stated that the day after the Board meeting, he met with more than a dozen staff who stated their hurt, concerns, anger and doubt in the leaders around the table, and the lack of confidence in the agency being able to represent them and the community they come from. He further expressed his hope that she would hear the stories, and listen to others as they discuss their concerns. He stated that he didn't grasp the pain of the comments until the following day. He appreciates her willingness to sit with staff, and he hopes she gets a chance to hear from others and learn more about the impact of her comments.

Ms. Lucinda Walls, Resident Services Coordinator, made public comments. She was raised on the affordable housing program, which was a wonderful experience. She requested the Commissioners get to know what people think, understand the experience of the residents, and to keep an open mind. Ms. Walls added the resident services program is in place, but more money is needed to continue the work and offer quality services to our residents.

Commissioner Yanez stated that at the March 26, 2019 board meeting she stayed quiet because she was shocked. She further stated that she believes Commissioner Brusseau didn't mean what she said, and she forgives Commissioner Brusseau for the comments that were made. She said she approves of the Willow and Alluvial project.

Commissioner Gallaher supports the project, residents should have the choice, and that educational success should be a primary point for residents. She apologized for the hurt the comments made, and she further affirmed that this project provides housing choice.

H. Spees, from the Office of the Mayor, made public comments. Mr. Spees stated the privilege the City has in having an Agency such as the Housing Authority. He further stated his belief that this Agency has the cultural competency to address this issue. He further expressed his support of the Agency's continued efforts to provide housing and realize our mission and values. He stated his biggest concern is that the Boards discipline themselves to ensure they continue to support policy and staff's efforts to do its work in creating affordable housing.

## 5. PUBLIC COMMENT

Pa Kou Cha, Outreach Specialist, California Telephone Access Program, discussed the Deaf and Disabled Telecommunication Program by the California Telephone Access Program.

Nikki, Housing Authority resident, asked for clarity on the process of the public comment period. She stated she believes that if she wants to make a public comment she should be able to speak longer than 3 minutes.

## 6. 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 March 26, 2019

Commissioner Brusseau, informed the Boards that the minutes on page 8 were missing "locks," which was another safety concern stated by Commissioner Williams during her presentation on the Commissioners' Report. Commissioner Brusseau stated "locks" needed to be added.

General Counsel stated this item can be pulled and voted on separately.

**CITY MOTION:** *Commissioner Brusseau moved, seconded by Commissioner Williams to approve the Minutes of March 26, 2019 as amended.*

**MOTION PASSED:** 5-0

**COUNTY MOTION:** *Commissioner Henry moved, seconded by Commissioner Gallaher to approve the Minutes of March 26, 2019 as amended.*

**MOTION PASSED:** 5-0

- b. Consideration of Amended Joint Powers Agreement – California Housing Workers Compensation Authority (CHWCA)

**CITY MOTION:** *Commissioner Scott moved, seconded by Commissioner Yanez to approve the Amended Joint Powers Agreement – California Housing Workers Compensation Authority (CHWCA).*

**MOTION PASSED:** 5-0

**COUNTY MOTION:** *Commissioner Fuentes moved, seconded by Commissioner Gallaher to approve the Amended Joint Powers Agreement – California Housing Workers Compensation Authority (CHWCA).*

**MOTION PASSED:** 5-0

## 7. INFORMATIONAL

- a. Introduction to the Housing Choice Voucher Interest List

Ms. Angie Nguyen presented on this topic.

- b. Real Estate Development Update

Ms. Tracewell Hanrahan and Mr. Michael Duarte presented on this topic.

## 8. ACTION

a. Consideration of the Omnibus Resolutions – Mariposa Meadows (Fresno)

Mr. Michael Duarte and Ms. Emily De La Guerra presented on this topic.

***CITY MOTION:*** Commissioner Scott moved, seconded by Commissioner Yanez to approve the Omnibus Resolutions – Mariposa Meadows (Fresno).

***MOTION PASSED:*** 5-0

***COUNTY MOTION:*** Commissioner Gallaher moved, seconded by Commissioner Henry to approve the Omnibus Resolutions – Mariposa Meadows (Fresno).

***MOTION PASSED:*** 5-0

b. Consideration of the Omnibus Resolutions – Orchard Apartments (Parlier)

Mr. Michael Duarte and Ms. Emily De La Guerra presented on this topic.

***CITY MOTION:*** Commissioner Brusseau moved, seconded by Commissioner Scott to approve the Omnibus Resolutions – Orchard Apartments (Parlier).

***MOTION PASSED:*** 5-0

***COUNTY MOTION:*** Commissioner Fuentes moved, seconded by Commissioner Catalano to approve the Omnibus Resolutions – Orchard Apartments (Parlier).

***MOTION PASSED:*** 5-0

c. Consideration of Assignments and Assumptions Agreement - Villa Del Mar

Ms. Emily De La Guerra presented on this topic.

***CITY MOTION:*** Commissioner Scott moved, seconded by Commissioner Williams to approve the Assignments and Assumptions Agreement - Villa Del Mar.

***MOTION PASSED:*** 5-0

***COUNTY MOTION:*** Commissioner Gallaher moved, seconded by Commissioner Catalano to approve the Assignments and Assumptions Agreement - Villa Del Mar.

**MOTION PASSED: 5-0**

Public comment included the following:

Nikki, a Housing Authority resident, asked who can she talk to in regards to the Pilot programs, high opportunity zip codes and payment standards.

Mr. Prince stated Ms. Hanrahan, Ms. Nguyen or Ms. Aurora Ibarra, Fresno Housing Authority staff, can address Nikki's questions and concerns.

- d. Consideration of the Contract for General Construction/Construction Management Services – Willow Project (Continued from 3/26/19)

**CITY MOTION:** *Commissioner Scott moved, seconded by Commissioner Yanez to approve the Contract for General Construction/Construction Management Services – Willow Project.*

**MOTION PASSED: 5-0**

**COUNTY MOTION:** *Commissioner Fuentes moved, seconded by Commissioner Gallaher to approve the Contract for General Construction/Construction Management Services – Willow Project*

**MOTION PASSED: 5-0**

- e. Consideration of the Contract for General Construction/Construction Management Services – Huron (Continued from 3/26/19)

**CITY MOTION:** *Commissioner Scott moved, seconded by Commissioner Yanez to approve the Contract for General Construction/Construction Management Services – Huron.*

**MOTION PASSED: 5-0**

**COUNTY MOTION:** *Commissioner Henry moved, seconded by Commissioner Fuentes to approve the Contract for General Construction/Construction Management Services – Huron.*

**MOTION PASSED: 5-0**

- f. Consideration of Lease Agreement – U. S. Department of Veterans Affairs



Mr. Michael Duarte and Ms. Tracewell Hanrahan presented on this topic.

**CITY MOTION:** *Commissioner Scott moved, seconded by Commissioner Brusseau to approve the Lease Agreement – U. S. Department of Veterans Affairs.*

**MOTION PASSED:** 5-0

**COUNTY MOTION:** *Commissioner Henry moved, seconded by Commissioner Gallaher to approve the Lease Agreement – U. S. Department of Veterans Affairs.*

**MOTION PASSED:** 5-0

## 9. COMMISSIONERS' REPORT

Commissioner Jones briefly communicated about the April 2019 NAHRO Conference. Commissioner Jones stated the conference focused more on residents, which she considered fantastic.

Commissioner Jones said the NAHRO Committees talked about a future session for how to maintain a diverse, inclusionary and ethical Board. In the Sub-committee meeting, they discussed how to increase the number of NAHRO memberships and for board members to advocate locally. In addition, she briefly said the NAHRO committee asked for 3,400 letters and they received 4,200. NAHRO thanks the members who submitted their letters. The Committee is working on a letter for the residents to submit to their elected officials.

Also, she briefly shared about the education data gathered by Fresno Housing Authority staff, she presented the data at one of the NAHRO sessions. Commissioner Jones stated that this data reflects the resident educational accomplishment, of which a chart was included. The number that stood out the most was that 44% of the HCV residents have a high school diploma or GED. Also, 26% have graduated from college. Commissioner Jones said the tax credit residents have only 29% of them completing some high school. These are areas that need increased focus. She presented information on elementary and middle schools, and the barriers to work and education. The barriers highlighted were child care and work schedules. She stated she is very excited for the data, and looks forward to receiving more information that will help the Boards make informed decisions.

Additionally, she briefly shared about the additional meetings held during the visit to DC. Commissioner Jones shared on the Commissioners Fundamentals, which will be offered at the 2019 PSWRC Annual Conference in Anaheim, affirming Commissioner Henry has an interest and will be attending. Additionally, there will be other sessions available for Commissioners.

At the NAHO Summer Conference, the theme is “Connect to Results” and the National Conference is connecting to partners. Commissioner Jones said Ms. Tiffany Mangum will be moderating a session in the summer.

Mr. Prince talked about the outside visit at the NAHRO conference. He shared he met with Ms. Dominique Blom, Deputy Assistant Secretary for Public and Indian Housing (PIH). She said Fresno Housing Authority is performing good work, and encouraged staff to apply for the Move to Work program. Additionally, Mr. Prince said they meet with Principal Deputy Assistant Secretary R. Hunter Kurtz.

Mr. Prince also met with an Urban Institute representative, as they are taking a closer look at food scarcity and how it is related to housing. The Urban Institute selected six communities in which they want to conduct deeper research, and Fresno is one of the selected communities. The Institute’s work is being funded by Walmart, and will be coming to Fresno on June 21, 2019. Additionally, Fresno Housing Authority will support this work by connecting them with other partners such as the Better Blackstone Initiative, Central Valley Community Foundation, Fresno County and other partners. Mr. Prince and Fresno Housing staff met with Barbara Sard, Center of Budget and Policy Priorities, who is retiring soon. The conversation was around the best use of the Housing Choice Voucher. Additionally, they met with Diane Yentel, of the National Low Income Housing Coalition, amazing strong advocate for low-income housing, Matthew Duarte, Executive Director of U.S. Interagency Council in Homelessness, and Theresa Dumais, of Freddie Mac, about new financial tools that can be added to the Fresno Housing Authority development resources.

Additionally, Mr. Prince and Commissioner Adrian Jones laid a wreath at the Tomb of the Unknown Soldier, and honored homeless veterans served through VASH.

Commissioner Henry extended the invitation for Commissioners to attend these conferences, as she was able to experience the NAHRO sub-committee where Commissioner Jones presented the data on education. The data is very important and informative because it helps guide what type of services should be provided for the residents.

Commissioner Henry will be attending the 2019 PSWRC Conference in Anaheim. She is excited to attend this conference, adding that Commissioner Fundamentals is one of the requirements to complete NAHRO’s Commissioner’s Certificate.

Commissioner Henry also met with elected officials, stating that it is interesting that national leaders are looking at Fresno as a model and force across the nation. She stated she learned a great deal from meeting outside of the conference.

Commissioner Williams shared that she attended the Housing California Conference in Sacramento. She talked about the sessions she participated in at Housing California, including the conversation on homelessness and veterans, stacked parking in the Bay Area, and LA county's conversation that building trust with residents, requires that the Agency reflects the population they serve. For example, LA County trains their residents and ensures they are hired within the agency. Therefore, the residents transition from homeless to jobless, then to on the job training to equip them for living. Commissioner Williams thanked Fresno Housing Authority for the opportunity to attend. She stated this conference was very educational.

Commissioner Catalano briefly talked about the conversation he had with Councilmember Sal Quintero. He added that the Fresno Housing Authority needs to help our elected leaders understand the work being done. He added it is understandable to have different opinions. Commissioner Catalano recommended to commissioners that they have regular meetings with officials who appoint them to the Board. He thanked the Fresno Housing Authority for coordinating the meeting.

#### 10. EXECUTIVE DIRECTOR'S REPORT

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

- Mr. Prince reminded the Boards the board retreat is scheduled for August 23, 2019 at the Falls Event Center.
- Mr. Prince presented our newest intern from Fresno State, Kody Kenshalo-Fino and announced that Candace Baker was promoted to Market Specialist.
- He briefly shared he is looking forward to posting the scope of work for the Diversity, Equity and Inclusion consultant.

#### 11. CLOSED SESSION

The Boards went into closed session at approximately 7:45 pm.

- a. Public Employee Performance Evaluation  
Title: CEO/Executive Director

The Boards returned to open session at approximately 7:57 p.m.

#### 12. REPORT ON CLOSED SESSION

There were no items 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 7:57 p.m.



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Preston Prince, Secretary to the Boards of Commissioners