

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

Tuesday, April 26, 2016

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, April 26, 2016, at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 5:01 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 by Monique Narciso, Administrative Assistant for the Executive Office, and the Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: ADRIAN JONES, Chair
 RUEBEN SCOTT, Vice Chair
 STEVEN BEDROSIAN
 KARL JOHNSON
 JORGE AGUILAR
 STACY VAILLANCOURT

COMMISSIONERS ABSENT: CRAIG SCHARTON

The meeting was called to order at 5:01 p.m. by Board Vice Chair, Commissioner Sablan, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken by Monique Narciso, Administrative Assistant for the Executive Office, and the Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: STACY SABLAN, Chair
 JIM PETTY
 NANCY NELSON
 JOEY FUENTES

COMMISSIONERS ABSENT: RENEETA ANTHONY, Vice Chair
 LEE ANN EAGER
 VENILDE MILLER

Also, in attendance were the following: Preston Prince, CEO/Executive Director; Tracewell Hanrahan, Deputy Executive Director; Jim Barker, Chief Finance Officer; Lauren Layne, Baker Manock and Jensen - General Counsel; and Tiffany Mangum, Special Assistant to the CEO/Executive Director.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

No public comment.

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

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

3. PUBLIC COMMENT

Commission Sablan introduced the new City Commissioner, Stacy Vaillancourt, to the Boards.

There was no public comment.

4. POTENTIAL CONFLICTS OF INTEREST

This was the time for any Commissioner who had a potential conflict of interest to identify the item and recuse themselves from discussing and voting on the matter per Government Code section 87105.

There were no conflicts of interest announced.

5. CONSENT AGENDA

- a. Consideration of the minutes of March 10, 2016 and March 22, 2016
- b. Consideration of Out of State Travel

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

6. INFORMATIONAL

- a. Leveraging the Housing Choice Voucher Program to Improve Quality Housing - Overview

Tracewell Hanrahan, Deputy Executive Director, announced the upcoming Community Stakeholder meeting on Wednesday, April 27, 2016. She presented an overview of the agenda and presentation that will be provided during this meeting.

b. HAP Pacing Update – 1st Quarter 2016

Tracewell Hanrahan presented an update on the HAP Pacing report for the first quarter of 2016. Ms. Hanrahan's presentation included the 2016 first quarter voucher utilization, the 2016 first quarter HAP utilization, the 2016 HAP Reserves, and an update on the 2016 leasing. Her presentation included the following data:

There was further conversation regarding Commissioner Petty's question on VASH utilization. Staff provided additional feedback regarding a previous action approving correspondence on the subject. Additionally, Commissioner Petty requested clarity about leasing assistance in a past partnership with Fresno State. Ms. Hanrahan agreed that staff will look into his request.

Commissioner Aguilar arrived.

c. Real Estate Development Overview

Michael Duarte, Director of Planning & Community Development, presented an overview of development projects that are in the construction process and the pre-development phase. Mr. Duarte reviewed the projects in the construction process which included Cedar Heights, 541 @ South Tower, Fresno Edison Phase 1, Trailside Terrace, Firebaugh Gateway, Shockley Terrace, and the Lowell Neighborhood Project. Mr. Duarte provided details on pre-development projects that included Fresno Edison Phase II, Magill Terrace, Memorial Village, Parc Grove Commons Northeast-Veterans, Highway City CenterPoint Development, and the Central Office Site.

There was further conversation regarding additional detail to the planning and pre-development of the Highway City CenterPoint.

Commissioner Scott left the meeting.

d. Yardi Implementation Update

Bobby Coulter, Information Technology and Systems Manager, provided an update on the status of the Agency's Enterprise Management System (EMS) implementation. Mr. Coulter broke down his presentation to explain the implementation process in three phases.

e. Overview of 2015 Mixed Finance, Operating, and HAP Financial Results

Emily De La Guerra, Senior Manager of Finance and Administration, presented a brief overview of Mixed Finance, the 2015 Mixed Finance Budgets, the Financial

Results through December 31, 2015, some financial highlights, and the 2015 Annual Cash Flow Distributions.

Commissioner Bedrosian left the meeting.

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

a. Consideration to Accept the 2015 Operating and HAP Financial Results

Emily De La Guerra recommended the Boards accept the presented 2015 financial results for Agency Operations and Housing Assistance Payments.

No public comment.

Commissioner Johnson motioned for the City Board's approval of the 2015 Operating and HAP Financial Results. This action was seconded by Commissioner Aguilar, and by unanimous vote of the Board of Commissioners for the City, the 2015 Operating and HAP Financial Results were approved.

Commissioner Petty motioned for the County Board's approval of the 2015 Operating and HAP Financial Results. This action was seconded by Commissioner Nelson, and by unanimous vote of the Board of Commissioners for the County, the 2015 Operating and HAP Financial Results were approved.

b. Consideration of the 2016 Capital Fund Budget

Emily De La Guerra started the presentation by providing a brief overview of the Capital Budget.

Gary Grinstead, Construction Operations Manager, concluded the presentation by providing the Boards with a summary of the 2015 Capital Improvement Plan. Mr. Grinstead recommended the Boards adopt the proposed FY 2016 Capital Budget.

No public comment.

Commissioner Johnson motioned for the City Board's approval of the proposed FY 2016 Capital Budget. This action was seconded by Commissioner Aguilar, and by unanimous vote of the Board of Commissioners for the City, the proposed FY 2016 Capital Budget was approved.

Commissioner Petty motioned for the County Board's approval of the proposed FY 2016 Capital Budget. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board of Commissioners for the County, the proposed FY 2016 Capital Budget was approved.

- c. Consideration of HOME Partnership Investment Funding Application Submission, Purchase and Sale Agreement, and Memorandum of Understanding – Highway City CenterPoint

Michael Duarte recommended the Boards adopt the attached resolutions. The resolutions requested approval to move forward with a City of Fresno HOME application submission. Mr. Duarte's recommendation also authorized select staff to negotiate and execute documents in connection with the approved actions.

No public comment.

Commissioner Johnson motioned for the City Board's approval of the attached resolutions in connection with the Highway City CenterPoint. This action was seconded by Commissioner Vaillancourt, and by unanimous vote of the Board of Commissioners for the City, the attached resolutions in connection with the Highway City CenterPoint were approved.

Commissioner Petty motioned for the County Board's approval of the attached resolutions in connection with the Highway City CenterPoint. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board of Commissioners for the County, the attached resolutions in connection with the Highway City CenterPoint were approved.

- d. Consideration of Project-Based Voucher Allocation – Parc Grove Commons Northeast

Michael Duarte recommended the Boards with the consideration of Project-Based Voucher Allocation for Parc Grove Commons Northeast Veterans affordable housing development.

No public comment.

Commissioner Johnson motioned for the City Board's approval of the consideration of Project-Based Voucher Allocation for Parc Grove Commons Northeast. This action was seconded by Commissioner Vaillancourt, and by unanimous vote of the Board of Commissioners for the City, consideration of Project-Based Voucher Allocation for Parc Grove Commons Northeast was approved.

Commissioner Petty motioned for the County Board's approval of the consideration of Project-Based Voucher Allocation for Parc Grove Commons Northeast. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board of Commissioners for the County, the consideration of Project-Based Voucher Allocation for Parc Grove Commons Northeast was approved.

8. COMMISSIONER'S REPORT

The Commissioners introduced themselves to Stacy Vaillancourt.

9. EXECUTIVE DIRECTOR'S REPORT

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

- Preston Prince provided an overview of the approved congressional letter regarding the VASH program. The Congressional offices are working with Staff to set up a meeting with the VA to remedy some of the issues that have been outlined.
- Congressman Costa will be joining the Launch Party on Monday, May 2, 2016 at Parc Grove at 4:00 P.M. There will be 25 scholarships announced for Bitwise's Summer Coding Program.
- Mayor Swearengin will be conducting a Town Hall Meeting on homelessness on Thursday, April 28, 2016. Doreen Eley, Assisted Housing Manager, will be participating as a subject matter expert for this event.
- Calaveras ground breaking event will be on Wednesday, May 11, 2016.
- There will be an article published on Mother's day, Sunday, May 8, 2016. The Article will address issues within the neighborhoods and their housing.
- Introduction of Michael Mosley, Controller. Mr. Mosley gave a brief introduction to the Boards.
- Dave Brenner was promoted to Development Analyst and Nerissa Richardson was promoted to accountant.

10. CLOSED SESSION

The Boards went into closed session at approximately 7:47 p.m.

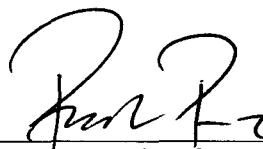
PUBLIC EMPLOYMENT

Pursuant to Government Code Section 54597

The Boards went into open session at approximately 7:57 p.m. with no action to report.

11. 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.



 Preston Prince, Secretary to the Boards of Commissioners

Minutes approved on 5/24/16