

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

Tuesday, May 28, 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, May 28, 2019 at the HACCF offices, located at 1331 Fulton Street, Fresno, California.

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

PRESENT: Caine Christensen, Vice Chair
Stacy Vaillancourt
Terra Brusseau
Sharon Williams
Ruby Yanez

ABSENT: Adrian Jones, Chair
Rueben Scott

The meeting was called to order at 5:03 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
Mary G. Castro, Vice Chair
Joey Fuentes
Cary Catalano
Valori Gallaher

ABSENT: Nikki Henry

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 Brusseau moved, seconded by Commissioner Yanez, to approve the agenda as posted.*

MOTION PASSED: 4-0

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

MOTION PASSED: 5-0

3. PUBLIC COMMENT

Mr. Eric Payne on behalf of the Central Valley Urban Institute and as a resident of Fresno spoke. He stated he gives his strong support to the consideration of Letter of Interest for the Moving to Work Program that will be submitted by the Fresno Housing Authority to HUD. He added that he has seen other cities' demonstration of this program and that they are successful. He is excited the Fresno Housing Authority administration is looking into closing the wage gap with many residents served in Fresno County.

4. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest stated at this time.

5. RETIREMENT ACKNOWLEDGEMENTS

Mr. Preston Prince announced that four individuals retired at the beginning of this year. Three of the retirees are currently traveling and that the fourth retiree, Ms. Myrel Shropshire, was present at the Board meeting. Mr. Prince congratulated Ms. Shropshire for the 31 years and 7 months of service at Fresno Housing Authority.

Mr. Prince shared different positions Ms. Shropshire held. Ms. Myrel Shropshire was hired as an Administrative Clerk II. She held different positions such as the Housing Program Specialist, Housing Specialist II, Housing Program Coordinator II, Owner Services Coordinator, and Office Assistant II.

Ms. Shropshire shared that she has seen changes at the Fresno Housing Authority that she wanted to happen. Ms. Shropshire thanked attendees for joining her and allowing her to be at the Housing Authority.

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 April 23, 2019

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Williams to approve the Minutes of April 23, 2019 as posted.*

MOTION PASSED: 4-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the Minutes of April 23, 2019 as posted.*

MOTION PASSED: 5-0

7. INFORMATIONAL

a. Resident Empowerment – Heaton Elementary Partnership

Ms. Mary Helen Caggianelli, Assistant Manager-Resident Services and the Principal of Heaton Elementary, Ms. Laura Gemetti, presented on this topic.

Commissioner Vaillancourt arrived around 5:30pm

b. Agency Data Dashboard Update – Housing Choice Voucher Interest List

Ms. Cassie Morgan, Senior Database Administrator, and Ms. Aurora Ibarra, Senior Manager – Housing Choice Voucher, presented on this topic.

c. Update on the HUD Proposed Rule on Mixed Families

Ms. Emily De La Guerra, Director of Finance and Administration, presented on this topic.

d. 2018 Mixed Finance Results

Juan Lopez, Finance Manager, presented on this topic.

e. Real Estate Development Update

Mr. Michael Duarte, Director of Planning and Development, presented on this topic.

8. ACTION

Mr. Michael Duarte presented on item 8a. Ms. Emily De La Guerra presented on item 8b, 8c, and joined Mr. Jeremy Matthews in presenting on item 8d.

a. Consideration of Increased Predevelopment Loan Commitment – Orchard Apartments (Parlier)

CITY MOTION: *Commissioner Brusseau moved, seconded by Commissioner Williams to approve Increased Predevelopment Loan Commitment – Orchard Apartments (Parlier).*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Fuentes to approve Increased Predevelopment Loan Commitment – Orchard Apartments (Parlier).*

MOTION PASSED: 5-0

b. Consideration of the Transfer of Excess Development Proceeds to the Housing Relinquished Fund Corporation (HRFC)

CITY MOTION: *Commissioner Brusseau moved, seconded by Commissioner Vaillancourt to approve the Transfer of Excess Development Proceeds to the Housing Relinquished Fund Corporation (HRFC).*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the Transfer of Excess Development Proceeds to the Housing Relinquished Fund Corporation (HRFC).*

MOTION PASSED: 5-0

c. Consideration of Letter of Interest Submission – U.S. Department of Housing & Urban Development

CITY MOTION: *Commissioner Williams moved, seconded by Commissioner Vaillancourt to approve the Letter of Interest Submission – U.S. Department of Housing & Urban Development.*

MOTION PASSED: 5-0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Gallaher to approve the Letter of Interest Submission – U.S. Department of Housing & Urban Development.*

MOTION PASSED: 5-0

Commissioner Brusseau left the board meeting at 8:37pm.

d. Consideration of the Amended Procurement Policy

CITY MOTION: *Commissioner Vaillancourt moved, seconded by Commissioner Williams to approve the amended Procurement Policy.*

MOTION PASSED: 4-0

COUNTY MOTION: *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the amended Procurement Policy.*

MOTION PASSED: 5-0

9. COMMISSIONERS' REPORT

Commissioner Catalano, thanked the Fresno Housing Authority staff for attending the press conference for Habitat of Humanity. He said they are breaking ground in a couple of weeks. He added that he is looking forward to the Homelessness Panel, on which, Mr. Prince will be presenting along with other speakers from the Fresno Rescue Mission, Poverello House, Westcare, and Department of Behavioral Health on Thursday, May 30, 2019. Mr. Prince shared that about 110 people signed up to attend. Commissioner Catalano shared that audience participation is encouraging.

Commissioner Sablan briefly talked about the Housing Is Summit, which Ms. Angie Nguyen and Mr. Prince also attended. This was CLPHA's fifth annual summit. She shared further about her experience at this conference. The conference had an amazing speaker on social inequities. Commissioner Sablan encouraged the speaker to be considered for Fresno Housing Authority staff in the future. Commissioner Sablan briefly talked about the interesting study of Baltimore, Maryland regarding the effect of poor housing and asthma. Ms. Angie Nguyen is

working on getting more information on this study and a presenter. Commissioner Sablan recommends attending this conference to her fellow commissioners.

Commissioner Williams shared her experience with PSWRC Conference in Anaheim. She stated she learned the responsibility of being a Commissioner and how to work with the Board Chairs. Commissioner Williams stated her ethics training is still pending. She said she had a wonderful time, learned a lot and asked a lot of questions. She added it is okay to have a difference of opinion, the importance of respecting Commissioners, and the importance of getting to know the staff. Commissioner Yanez concurred with her report.

10. EXECUTIVE DIRECTOR'S REPORT

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

- August 2, 2019 the Commissioner's Tour is scheduled.
- The Board Retreat is scheduled for August 23, 2019 at the Falls Event Center.
- There are two events hosted by the Fresno Police Department. On May 31, 2019, Fresno Police Activity League (PAL) is hosting the Program Showcase Fundraiser. On June 7, 2019, Officer Steve Hunt is hosting the West Fresno Family Carnival at Fairview Terrace from 11:00am to 3:00pm
- Mr. Prince shared he will be taking time-off; he is going to submit his out of state travel to the Boards for their consideration.
- He shared about the event Hope in Bloom hosted by Live Again Fresno on May 10, 2019.

11. CLOSED SESSION

The Boards went into closed session at approximately 8:58 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

The Boards returned to open session at approximately 9:05 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 9:06 p.m.



Preston Prince, Secretary to the Boards of Commissioners