

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

Tuesday, June 23, 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, June 23, 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. Roll call was taken by Tiffany Mangum, Special Assistant to the CEO, and the Commissioners present and absent were as follows:

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

COMMISSIONERS ABSENT: TIM LOWE

The meeting was called to order at 5:02 P.M by Board Chair, Commissioner Sablan, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken by Tiffany Mangum, Special Assistant to the CEO, and the Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: STACY SABLAN, Chair
 RENEETA ANTHONY, Vice Chair
 JIM PETTY
 NANCY NELSON
 LEE ANN EAGER

COMMISSIONERS ABSENT: VENILDE MILLER

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

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Commissioner Scott 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 Nelson motioned for the County Board's approval of the agenda as posted. This action was seconded by Commissioner Anthony, 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. 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.

Commissioner Scharton announced he had a conflict of interest for item 6(f).

5. CONSENT AGENDA

- a. Consideration of the Minutes of May 26, 2015
- b. City: Consideration of the Uncollectible Accounts for 2nd Quarter 2015
- c. County: Consideration of the Uncollectible Accounts for 2nd Quarter 2015
- d. Ratification of Grant Application Submission – National Institutes of Health
- e. Consideration of the Leave Policy

Commissioner Petty requested clarification on the Leave Policy. His question concerned the 15 day provision for domestic abuse. Lisa Bechtel, Human Resources Manager was able to fully answer his questions. There was no further question or comment.

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

6. INFORMATIONAL

- a. Fresno Housing Education Corps Update

AJ Johnston, Fresno Housing Education Director, provided an update on the Fresno Housing Education Corps' Annual Wine Festival, as well as an overall update on the goals and outcomes for 2015. The update provided further detailed on continuing awareness, an ongoing outreach and communications with external stakeholders and media outlets; creating partnerships and continuing partnerships with area school districts, and the partnership with Fresno State's, Dr. Castro. She announced details on fundraising and will provide the boards with a report on the grants and the latest edition on the Fresno Housing Education Corps (FHEC) materials.

Commissioner Eager joined the Board Meeting.

b. 2015 Early Retirement Incentive Update

Emily De La Guerra, Finance Manager; gave an overview of participants from the Early Retirement Program and the demographics associated with the group of participants. She included an overall analysis from the program results and fiscal impacts to the agency.

c. Leveraging the HCV Program to Improve Quality Housing: Abatement Analysis

Tracewell Hanrahan, Deputy Executive Director, presented an abatement review and an analysis of May 2015 abatement data. She also discussed a resident support and education program that will specifically target families that have failed an inspection, and/or did not respond to the abatement notice that were due to owner fails and not tenant fails through an agency Resident Services counselor. Ms. Hanrahan also gave an overview of the June data set on units failing inspections and at risk for abatement; including Staff and resident impacts administratively and fiscally.

d. Housing Relinquished Fund Corporation Update

Emily De La Guerra presented an overview on the HRFC reserves as of May 31, 2015; which also provided details on the various transactions that showed that the reserves are \$15.1 million. Additionally, the results of anticipated receivables was given totaling \$4.51 million from various resources that included the reduction of HRFC loan by \$500,000 for the Trailside Terrace project; currently have \$10.52 million in commitments both currently committed and actions pending board approval; and uncommitted cash is \$9.13 million, which included the recent Trailside Terrace AHP award.

e. Real Estate Development Update

Michael Duarte, Director of Planning and Community Development provided a project overview, along with the financial analysis for each of the development projects - Shockley Terrace, Magill Terrace, and the Lowell Neighborhood Project.

f. Lowell Neighborhood Project Update

Commissioner Scharton left the meeting due to a Conflict of Interest.

Michael Duarte gave a detailed overview and analysis of the Lowell Neighborhood Project.

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

a. Consideration of Pre-Development Resolutions and Funding – Shockley Terrace (Selma)

Commissioner Scharton rejoined the Board Meeting.

Michael Duarte recommended that the boards approve the noted actions and financing plan. The General Counsel announced that these actions can be approved with one omnibus motion and vote.

No public comment.

Commissioner Jones motioned for the City Board's approval of the omnibus resolution for pre-development actions for Shockley 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 omnibus resolution for pre-development actions for Shockley Terrace was approved.

Commissioner Petty motioned for the County Board's approval of the omnibus resolution for pre-development actions for Shockley Terrace. This action was seconded by Commissioner Nelson, and by unanimous vote of the Board of Commissioners for the County, the motion to approve the omnibus resolution for pre-development actions for Shockley Terrace was approved.

b. Consideration of Pre-Development Resolutions and Funding – Magill Terrace (Fowler)

Michael Duarte recommended that the boards approve the resolution authorizing the actions needed to move forward with a LIHTC application submission, and to negotiate and execute documents in connection with the approved actions.

No public comment.

Commissioner Scott motioned for the City Board's approval of the resolution for pre-development actions for Magill Terrace. This action was seconded by Commissioner Jones, and by unanimous vote of the Board of Commissioners for the City, the motion

to approve the resolution for pre-development actions for Magill Terrace was approved.

Commissioner Eager motioned for the County Board's approval of the resolution for pre-development actions for Magill Terrace. This action was seconded by Commissioner Anthony, and by unanimous vote of the Board of Commissioners for the County, the motion to approve the resolution for pre-development actions for Magill Terrace was approved.

c. Consideration of Award of Contract – Financial Consulting Services

Michael Duarte presented an overview and provided a description on services provided. He recommended that the Board approve the Agency to enter contract negotiations with California Housing Partnership Corporation (CHPC) for 1 year with four additional 1 year options.

Tracewell provided a background description on the procurement process which gave insight on how staff came to the recommendation of CHPC for the award of this contract.

Commissioner Anthony recommended that staff invite a third-party group or individual, without an interest in the outcome, to participate in the review process.

Commissioner Aguilar left the Board Meeting.

No public comment.

Commissioner Scott motioned for the City Board's approval of the award of contract for the Financial Consulting Services. This action was seconded by Commissioner Jones, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the award of contract for the Financial Consulting Services was approved.

Commissioner Petty motioned for the County Board's approval of the award of contract for the Financial Consulting Services. This action was seconded by Commissioner Eager, and by unanimous vote of the Board of Commissioners for the County, the award of contract for the Financial Consulting Services was approved.

d. Consideration of the Memorandum of Understanding – Fresno Police Department

Richard Bradley, Director of Housing Management presented the MOU agreement with the Fresno Police Department. Mr. Bradley explained that the agreements are relatively the same, with the exception of some minor insurance changes within the agreement. He further explained that the contract covers policing for properties within the Southeast and Southwest Fresno areas, which also include RAD sites. Procurement review yielded conclusions from staff that private security contractors did not provide the policing services and information otherwise obtained by

contracting with a Police Department; including arresting, detaining, transporting and booking offenders. FPD has access to criminal databases, serves and engages on task forces, is more effective as a deterrent, and residents feel safer with police presence and monitoring. Ken Price provided clarity in the insurance and liability provisions that outline our liability should there be claims of inappropriate police practices, in that liability would be with FPD.

No public comment.

Commissioner Scott motioned for the City Board's approval of the memorandum of understanding with the Fresno Police Department. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the memorandum of understanding with the Fresno Police Department was approved.

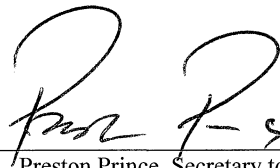
8. EXECUTIVE DIRECTOR'S REPORT

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

- Introduction of Fresno Housing new employees, Scott Fetterhoff, Director of Human Resources and Organizational Development; and Luis Duran, CCRH Intern.
- Announced the employee promotions: Hilda Reeves, All Property Management for City and County; Tracy Navarro, Assistant District Manager; Blanca Navarro, Property Manager; and Michael Duarte, Director of Planning and Community Development; Angie Nguyen, Director of Strategic Initiatives and Housing Programs; Toni Bustamante, Manager in the Housing Management Department; and Yolanda Kaiser, Property Manager.

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 6.50 P.M.



Preston Prince, Secretary to the Boards of Commissioners