

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

**Tuesday, July 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, July 23, 2019 at the Fresno Housing Authority offices, located at 1331 Fulton Street, Fresno, California.

1. The regular meeting was called to order at 5:08 p.m. by Board Chair, Commissioner Adrian 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:

PRESENT:    Adrian Jones, Chair  
                  Stacy Vaillancourt  
                  Terra Brusseau  
                  Sharon Williams  
                  Ruby Yanez

ABSENT:     Caine Christensen, Vice Chair  
                  Rueben Scott

The regular meeting was called to order at 5:08 p.m. by Vice Chair, Commissioner Mary G. 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)

Per Mr. Price and Agency staffs' recommendation, the following amendments were considered:

- Action items will take place before informational items.
- A vote was proposed to add item 6b. *Consideration of Contract with the California Department of Housing and Community Development – Office of Migrant Services* to the agenda.

There were no public comments.

***CITY MOTION:*** *Commissioner Yanez moved, seconded by Commissioner Williams, to add item 6b to the agenda.*

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

***COUNTY MOTION:*** *Commissioner Fuentes moved, seconded by Commissioner Gallaher, to add item 6b to the agenda.*

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

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

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

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

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

## 3. PUBLIC COMMENT

There were no public comments.

## 4. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest stated at this time.

## 5. 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 Commissioners 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 June 25, 2019
- b. Consideration of the Amended Investment Policy
- c. Consideration of Contract Extension – AT&T
- d. Consideration of Contract Extension – Yardi Systems

***CITY MOTION:*** *Commissioner Yanez moved, seconded by Commissioner Williams, to approve the Consent Agenda.*

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

***COUNTY MOTION:*** *Commissioner Fuentes moved, seconded by Commissioner Henry, to approve the Consent Agenda.*

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

## 6. ACTION

- a. Consideration of Pre-Development Funding Commitment – Plaza Terrace

Michael Duarte, Director of Planning & Community Development and Housing Management, presented on this topic.

There were no public comments.

***CITY MOTION:*** *Commissioner Vaillancourt moved, seconded by Commissioner Yanez, to approve the Pre-Development Funding Commitment for Plaza Terrace.*

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

***COUNTY MOTION:*** *Commissioner Catalano moved, seconded by Commissioner Gallaher, to approve the Pre-Development Funding Commitment for Plaza Terrace.*

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

- b. Consideration of Contract with the California Department of Housing and Community Development – Office of Migrant Services

Emily De La Guerra, Director of Finance and Administrative Services, presented on this topic.

There were no public comments.

***CITY MOTION:*** Commissioner Yanez moved, seconded by Commissioner Vaillencourt, to approve the contract with the California Department of Housing and Community Development – Office of Migrant Services

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

***COUNTY MOTION:*** Commissioner Fuentes moved, seconded by Commissioner Gallaher, to approve the contract with the California Department of Housing and Community Development – Office of Migrant Services.

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

## 7. INFORMATIONAL

### a. Resident Engagement Overview – Every Neighborhood Partnership

Artie Padilla, Executive Director of Every Neighborhood Partnership, presented on this topic.

There were no public comments.

### b. Low-Income Housing Tax Credit Overview

Michael Duarte, Director of Planning & Community Development and Housing Management, presented on this topic.

There were no public comments.

### c. Board Discussion – 2019-2020 Agency Plans

Hilda Reeves, Assistant Director of Property Management, and Aurora Ybarra, Senior Manager of Housing Choice Voucher, presented on this topic.

Public Comments were made as follows:

Eric Payne, Central Valley Urban Institute, stated that his organization will be submitting formal comments on the recommended changes to the Agency Plans. Mr. Payne stated that they had concerns in regards to changes that had been previously made to the Agency Plans, particularly in regard to the impact of adopted policies, and wondered if FH would be willing to amend the subject language. Mr. Payne also had concerns over the impact to the Admin Plan of the Agency gaining Moving to Work status.

d. Mid-Year Financials Update

Emily De La Guerra, Director of Finance and Administrative Services, presented on this topic.

Public Comments were made as follows:

Eric Payne, Central Valley Urban Institute, requested that the Commissioners revisit the implementation of a participatory budget process. Mr. Payne also requested clarification on how Move to Work status may impact cost expenditures in regards to non-cash outlays.

e. Mid-Year Housing Assistance Payments

Emily De La Guerra, Director of Finance and Administrative Services, presented on this topic.

There were no public comments.

f. 2019-2020 Agency Goals Update

Tracewell Hanrahan, Deputy Executive Director, presented on this topic. She was joined by Tiffany Mangum, Special Assistant to the CEO/Project Manager; Mary-Hellen Caggianelli, Resident Services Manager; Brandi Johnson, Communications Manager; Angie Nguyen, Chief of Staff; Bobby Coulter, Senior Manager of IT/IS; Tracy Navarro, District Manager; Scott Fetterhoff, Director of Human Resources & Organizational Development; Nicole Diaz, Controller; and Emily De La Guerra, Director of Finance and Administrative Services.

Public Comments were made as follows:

Eric Payne, Central Valley Urban Institute, affirmed the Agency's leadership, Boards, and Ken Price for their vision. Mr. Payne would like the Boards and staff to keep in mind that the lobby is not a welcoming place for children as efforts are made to re-design the space. Mr. Payne would also like to celebrate the Agency as a leader in community and economic development, especially in rural communities, and encourages the Boards to keep the census in mind as a policy goal. Mr. Payne hopes that the conversations on equity and diversity may be continued and represented in both leadership and data outcomes. Resident Services were also commended.

The Boards took a break from 7:40-7:45 p.m. Commissioner Vaillancourt left at this time.

g. Real Estate Development Update

Christina Husbands, Assistant Director of Real Estate Development, presented on this topic.

There were no public comments.

## 8. COMMISSIONERS' REPORT

Commissioner Jones reported out on the NAHRO Summer conference in Boston. Stand out sessions were in regard to the relationship between the Commissioners and the Executive Director, the impacts of becoming a Moving to Work Agency, and Project 90.

Commissioner Henry also attended the NAHRO Summer conference, attending sessions on commissioner-to-commissioner onboarding and supportive services for adult residents.

Commissioner Brusseau expressed disappointment about the housing tour being cancelled, and discussion ensued about timely RSVPs, engagement with scheduled activities, accountability, and rescheduling the tour.

Commissioner Catalano attended the Villages at Broadway (Econo Inn/Broadway Project) Townhall and complimented the efficiency of the meeting. He saw complimentary feedback that was supportive of the project.

Commissioner Yanez commended Agency staff for the amount of work they do.

## 9. EXECUTIVE DIRECTOR'S REPORT

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

- There will be additional outreach in the Villages and Broadway and Villages at Paragon communities
- August 6, 2019 is National Night Out

## 10. CLOSED SESSION

The Boards went into closed session at approximately 8:45 p.m.

### a. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: CEO/Executive Director

The Boards returned to open session at approximately 8:50 p.m.

## 11. REPORT ON CLOSED SESSION

*Joint Meeting*

*Action Minutes: 7.23.2019*

*Adopted: 8.27.2019*

There were no items to report at this time.

12. ADJOURNEMENT

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 8:55 p.m.

A handwritten signature in black ink, appearing to read 'P. Prince', is positioned above a horizontal line.

Preston Prince, Secretary to the Boards of Commissioners