

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

Tuesday, September 22, 2015

4:30 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, September 22, 2015, at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 4:36 p.m. by Board Vice 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: CRAIG SCHARTON, Chair
 ADRIAN JONES, Vice Chair
 RUEBEN SCOTT
 STEVEN BEDROSIAN
 KARL JOHNSON

COMMISSIONERS ABSENT: JORGE AGUILAR

The meeting was called to order at 4:36 p.m. by Board 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
 RENEETA ANTHONY, Vice Chair
 JIM PETTY
 NANCY NELSON
 LEE ANN EAGER
 VENILDE MILLER
 JOEY FUENTES

COMMISSIONERS ABSENT: None.

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 Johnson, and by unanimous vote of the Board of Commissioners for the City, the agenda was approved as posted.

Commissioner Anthony 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. CLOSED SESSION

At approximately 4:37 p.m., the Boards went in to closed session announcing the following items for discussion:

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))
Property: 1233 & 1245 G Street, Reedley, CA (APN: 368-241-08s, 10 and 12)
Agency negotiator: Preston Prince
Negotiating parties: Brooks Larson Family LP and Fresno Housing Authority
Under negotiation: Real Estate transaction

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))
Property: 1238 and 1268 P Street, Firebaugh, CA (APN: 008-075-03 and 008-075-11)
Agency negotiator: Preston Prince
Negotiating parties: City of Firebaugh Housing Successor Agency/City of Firebaugh and Fresno Housing Authority
Under negotiation: Real Estate transaction

c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))
Property: 240-250 N. Calaveras Street, Fresno, CA (APN: 459-243-19 and 20, 459-322-17 and 18)
Agency negotiator: Preston Prince
Negotiating parties: Yale Investment Group, LLC and Fresno Housing Authority
Under negotiation: Real Estate transaction

4. REPORT ON CLOSED SESSION MATTERS

The Board meeting went into Open Session at approximately 4:56 p.m. General Counsel reported that the Boards of Commissioners unanimously voted to approve the closing of two properties in Reedley, two properties in Firebaugh, and two Calaveras Street properties.

5. PUBLIC COMMENT

No public comment at this time.

6. 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.

No conflicts of interests were identified.

7. CONSENT AGENDA

- a. Consideration of the minutes of August 25, 2015
- b. Consideration of Application Submission – Broadband Internet
- c. Consideration of the Blood Donor Policy
- d. City: Charge-off Uncollectible Accounts to Collection Losses for the 3rd Quarter 2015
- e. County: Charge-off Uncollectible Accounts to Collection Losses for the 3rd Quarter 2015
- f. Consideration of Assigned Designee(s) on behalf of the CEO/Executive Director
- g. Consideration of Pre-Development Funding - Rental Assistance Demonstration
- h. Consideration of HOME Application Submission – Shockley Terrace

No public comment.

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

8. PUBLIC HEARING

2015 Public Housing Agency Annual/Five Year Amended Plans

Tracewell Hanrahan, Deputy Executive Director presented the new amendments to the 2015 Public Housing Agency Annual/Five Year Plans. Ms. Hanrahan recommended that the Boards of Commissioners adopt the amendments and authorize the CEO/Executive Director to submit the plans and all required attachments to HUD.

2016 Public Housing Agency Annual/Five Year Plans

Tracewell Hanrahan presented the 2016 Public Housing Agency Annual/Five Year Plans. Ms. Hanrahan recommended that the Boards of Commissioners adopt the 2016 Annual Plans and authorize the CEO/Executive Director to submit the plans and all required attachments to HUD.

9. ACTION

- a. Consideration to Approve the Submission of the 2015 Agency Annual/Five Year Amended Plans

Commissioner Scott motioned for the City Board's approval of the submission of the 2015 Agency Annual Five Year Amended Plans. This action was seconded by Commissioner Jones, and by unanimous vote of the Board of Commissioners for the City, the submission of the 2015 Agency Annual Five Year Amended Plans was approved.

Commissioner Anthony motioned for the County Board's approval of the submission of the 2015 Agency Annual Five Year Amended Plans. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the 2015 Agency Annual Five Year Amended Plans was approved.

- b. Consideration to Approve the Submission of the 2016 Agency Annual/Five Year Plans

Commissioner Johnson motioned for the City Board's approval of the 2016 Annual Plans. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the 2016 Annual Plans were approved.

Commissioner Anthony motioned for the County Board's approval of the 2016 Annual Plans. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the 2016 Annual Plans were approved.

- c. Consideration of Award of Contract – Audit Services

Jim Barker, Chief Finance Officer updated the Boards of Commissioners on the status of the Agency's Independent Audit Services RFP, and requested approval to proceed with a contract award to certified public accounting firm, Davis-Farr. Mr. Barker gave a brief explanation on the RFP process and recommended that the Boards of Commissioners approve the contract with Davis-Farr.

Commissioner Scott motioned for the City Board's approval of the Audit Services contract with Davis-Farr. This action was seconded by Commissioner Jones, and by unanimous vote of the Board of Commissioners for the City, the Audit Services contract with Davis-Farr was approved.

Commissioner Petty motioned for the County Board's approval of the Audit Services contract with Davis-Farr. This action was seconded by Commissioner Eager, and by unanimous vote of the Board of Commissioners for the County, the Audit Services contract with Davis-Farr was approved.

10. INFORMATIONAL

a. Reserve Analysis – Housing Relinquished Fund Corp.

Emily De La Guerra, Senior Manager of Finance and Administrative Services, presented an update on the reserves of the Housing Relinquished Fund Corp.

b. Development Pipeline Update

Michael Duarte, Director, Planning & Community Development, provided the Boards of Commissioners with a brief overview of all projects within the development and pre-development stages, including: Firebaugh Gateway, Trailside Terrace, Shockley Terrace, and others.

c. Federal Budget Update

Emily De La Guerra, introduced Michael Van Putten, Budget Analyst, to the Boards of Commissioners to explain the current Federal Budget concerns. Mr. Van Putten provided an overview of the Federal Budget Environment, the Continuing Resolution, the Agency's Action Plan, the FY2016 Budget Proposals, and the Budget Development timeline.

Commissioner Sablan left the meeting.

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

Juan Lopez, Senior Quality Assurance Analyst, presented an update on the abatement analysis and an update on public comments received that pertain to Housing Quality Standards. Mr. Lopez provided snapshots of abatements currently in process. In the presentation, he was able to illustrate some month to month data. Tracewell Hanrahan added addition detail and clarification on some abatement considerations and procedures.

11. PUBLIC COMMENT

Commissioner Anthony opened the room for public comment.

Paul H. Garcia, a City of Fresno resident, shared some violent incidents involving Residents who are receiving vouchers in some communities. Mr. Garcia addressed concerns about the application and inspection processes.

Juan Lopez addressed Mr. Garcia's concerns and clarified some of the application and inspection processes. There was further discussion between the Boards and staff, including additional clarification on abatement and application processes that involve residents participating in criminal activities.

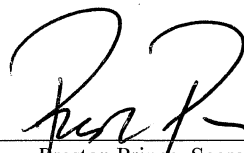
12. EXECUTIVE DIRECTOR'S REPORT

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

- New Fresno Housing Hires and Promotions: Martha Ayllon, new On-Site Property Assistant at Orange Cove; Nerissa Richardson, new Accounts Payable Coordinator; Eduardo Rodriguez, transferred from BNCP to a Housing Program Coordinator for Homeless and VASH Programs; Joshua Williams transferred to the Asset Management.
- Announced Magic Johnson will be the Key Note Speaker at the National NAHRO Conference in October 2015 in Los Angeles, CA.
- Announced that Mayor Ashley Swearengin will be introducing Preston Prince on October 17, 2015 at the National NAHRO Conference. Mayor Swearengin will be conducting a Restore Fresno Session during the National NAHRO Conference. Gregory Barfield, City of Fresno Chief of Staff, will also be joining the session along with other community members.
- The Housing Authority received a request for information for all activities associated with repositioning of public housing that came from a Union in Washington, DC. Mr. Prince announced that he had contacted the Union and that there are no concerns. Additionally, Mr. Prince expressed that he was proud of how the Agency has been managing and working with the represented staff.

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 6:20 p.m.



Preston Prince, Secretary to the Boards of Commissioners