

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

**Tuesday, December 15, 2020**

**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, December 15, 2020, via teleconference.

1. The regular meeting was called to order at 5:11 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 and the Commissioners present and absent were as follows:

PRESENT:     Adrian Jones, Chair  
                  Caine Christensen, Vice Chair  
                  Stacy Vaillancourt  
                  Terra Brusseau  
                  Sharon Williams  
                  Ruby Yanez  
                  Sabrina Kelley

ABSENT:       None.

The regular meeting was called to order at 5:11 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  
                  Joey Fuentes  
                  Cary Catalano  
                  Nikki Henry  
                  Valori Gallaher  
                  Edugiben Ortiz  
                  Sophia Ramos

ABSENT:       None.

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)

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

**MOTION PASSED:** 7-0

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

**MOTION PASSED:** 6-1

Commissioner Brusseau voted no.

3. PUBLIC COMMENT

There were no public comments at this time.

4. POTENTIAL CONFLICTS OF INTEREST

Commissioner Catalano announced there was a conflict of interest regarding agenda items 7b and 7j.

5. RECOGNITION OF REVEREND REUBEN A. SCOTT

Preston Prince, CEO/Executive Director, presented on this item.

6. COUNTY: ELCECTION OF THE BOARD CHAIR AND VICE-CHAIR FOR 2021-2022 BIENNIAL

A vote for County: Board Chair ensued.

Commissioners:	Vote for Commissioner Sablan	Vote for Commissioner Catalano
Sablan	X	
Fuentes	X	
Catalano		X

Henry		X
Ramos		X
Ortiz	X	
Gallaher		X

Commissioner Catalano was elected, by a vote of 4v3, as Board Chair for the 2021-2022 Biennial.

A vote for County: Board Vice-Chair ensued.

Commissioners:	Vote for Commissioner Fuentes	Vote for Commissioner Henry
Sablan	X	
Fuentes	X	
Catalano		X
Henry		X
Ramos		X
Ortiz	X	
Gallaher		X

Commissioner Henry was elected, by a vote of 4v3, as Vice-Chair for the 2021-2022 Biennial.

#### 7. CONSENT AGENDA

- a. Consideration of the Minutes of November 17, 2020.
- b. Consideration of the Renewal of the Legal Services Contract – General Counsel
- c. Consideration of the Renewal of the Legal Services Contract – Human Resources
- d. Consideration of the Renewal of the Legal Services Contract – Federal and State of California Matters
- e. Consideration of the Renewal of the Legal Services Contract – Affordable Housing Development
- f. Consideration of the Renewal of the Legal Services Contract – Unlawful Detainers
- g. Consideration of Approval of the Audit Services Contract

- h. Consideration of Property Management and Resident Services Contract – Motel 99, Welcome Inn and Days Inn
- i. Consideration of the Lactation Accommodation Policy
- j. Consideration of Property Sale – 844 S. Chance
- k. Consideration of the Omnibus Resolution – Alegre Commons
- l. Consideration of Application Submission – Moving to Work Program

Commissioner Catalano pulled agenda item 7h from the consent agenda for discussion.

Commissioner Sablan pulled agenda item 7k from the consent agenda for discussion.

**COUNTY MOTION:** *Commissioner Fuentes moved, seconded by Commissioner Henry to approve the consent agenda items a, c-g, i, l.*

**MOTION PASSED:** 7-0

**CITY MOTION:** *Commissioner Yanez moved, seconded by Commissioner Williams to approve the consent agenda items a-g, i, j, & l.*

**MOTION PASSED:** 7-0

Commissioner Catalano recused himself on agenda items 7b & 7j.

**COUNTY MOTION:** *Commissioner Fuentes moved, seconded by Commissioner Henry to approve the consent agenda items 7b & 7j.*

**MOTION PASSED:** 6-0

A discussion ensued on agenda item 7h.

**COUNTY MOTION:** *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the consent agenda item h.*

**MOTION PASSED:** 7-0

**CITY MOTION:** *Commissioner Kelley moved, seconded by Commissioner Christensen to approve the consent agenda item h.*

**MOTION PASSED:** 7-0

A discussion ensued on agenda item 7k.

**COUNTY MOTION:** *Commissioner Fuentes moved, seconded by Commissioner Henry to approve the consent agenda item k.*

**MOTION PASSED:** 7-0

**CITY MOTION:** *Commissioner Kelley moved, seconded by Commissioner Yanez to approve the consent agenda item k.*

**MOTION PASSED:** 6-1

Commissioner Brusseau voted no.

## 8. PUBLIC HEARING

2021 City and County Public Housing Agency Annual Plans

Public Comment:

Eric Payne, Executive Director at Central Valley Urban Institute, congratulated the newly elect County Chair Catalano & Vice-Chair Henry. He was excited for the year ahead because there have been a number of leadership transition at HUD. He stated that he would like to see Fresno Housing take a deep dive into infill development. He would like the Board to seek out community partners to make homeownership a reality to many of these low-income families. In regards to the Annual Plans, he was surprised and pleased on the attention to detail that leadership has taken to mitigate the issues. He was pleased to see the enforcement by HUD on the ADA enforcement around fair housing. He also welcomed the new commissioner Sabrina Kelley to the City Board of Commissioners.

## 9. ACTION

a. Consideration of 2021 Budget for Agency Operating and Housing Assistance Payments

Public Comment:

Eric Payne, Executive Director at Central Valley Urban Institute, let the Board know that they, Central Valley Urban Institute, have deep concerns over the budget that were initially brought forward in August 2020. He referenced the additional revenue of \$4 million from HAP payments that would be created by the end of next year. He stated that there were innovative programs that the agency can pursue to ensure that families are able to stay in their house during the anticipated economic impacts in April. Additionally, there was concern

about how little the amount of new money is being requested by the agency in the budget. He referenced a letter that was sent to the Agency and Board Chairs detailing a few issues in Resident Services. He stated that it is highly frustrating and highly disappointing that the Board is unable to mitigate these issues that many Commissioners seem to be in favor of. He would like to see the Board mitigate these issues by making the investments in residents, as they continue to suffer in this pandemic.

**COUNTY MOTION:** *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the 2021 Budget for Agency Operating and Housing Assistance Payments.*

**MOTION PASSED:** 7-0

**CITY MOTION:** *Commissioner Vaillancourt moved, seconded by Commissioner Christensen to approve 2021 Budget for Agency Operating and Housing Assistance Payments.*

**MOTION PASSED:** 6-1

Commissioner Brusseau voted no.

b. Consideration of the 2021 City and County PHA Annual Plans

Public Comment:

Eric Payne, Executive Director at Central Valley Urban Institute, wanted to thank Comcast for bridging the educational gap within the public housing and HCV community. He also thanked staff for their hard work on securing these resources and partnering with entities, such as the Boys and Girls Club. As the agency looks to revise the document, he would like to see more of a commitment to how the agency can close the gap in education loss and disparity.

**COUNTY MOTION:** *Commissioner Fuentes moved, seconded by Commissioner Gallaher to approve the 2021 City and County PHA Annual Plans.*

**MOTION PASSED:** 7-0

**CITY MOTION:** *Commissioner Vaillancourt moved, seconded by Commissioner Christensen to approve the 2021 City and County PHA Annual Plans.*

**MOTION PASSED:** 7-0

- c. Ratification of the Amendment to the Memorandum of Understanding – SEIU Local 521.

**COUNTY MOTION:** *Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the ratification of the Amendment to the Memorandum of Understanding – SEIU Local 521.*

**MOTION PASSED:** 7-0

**CITY MOTION:** *Commissioner Yanez moved, seconded by Commissioner Vaillancourt to approve the ratification of the Amendment to the Memorandum of Understanding – SEIU Local 521.*

**MOTION PASSED:** 7-0

## 10. COMMISSIONERS' REPORT

Commissioner Sablan:

- Requested to revisit the retreat discussion. Date of the retreat is currently pending.

Commissioner Jones:

- Congratulated Fresno Housing for NAHRO's Award of Excellence – Parc Grove.
- There was a mother and daughter, who are residents, that recently graduated together.
- National letter writing goals were met for 2020.
- Adult Literacy Communications Committee beginning to create a tool that would collect data from its committee members to take back to their specific agencies. There are four areas of concentration:
  - o Current educational level of head of household
  - o Current average income
  - o Preserve cultural impositions
  - o “What self sufficiency look like”

Commissioner Vaillancourt

- Thanked staff for the level of care that was given to residents that were suffering through the current pandemic.

## 11. EXECUTIVE DIRECTOR'S REPORT

Promotions:

- Nicole Henson, HMIS Analyst

## 12. CLOSED SESSION

The Board of Commissioners entered closed session at approximately 7:36 pm.

- a. PUBLIC EMPLOYEE EVALUATION  
Title: CEO

13. REPORT ON CLOSED SESSION ITEMS

The Boards of Commissioners returned to open session at approximately 8:11 pm. Commissioner Sablan announced that there was nothing to report from closed session.

14. ACTION

Chair Sablan stated the following for the record:

As Chairs, we appointed an ad hoc committee to, based upon the Board's evaluation, provide a recommendation to the Board on compensation and bonus.

The ad hoc committee recommends the following:

- A 3% annual raise in salary or \$7,205.
- A \$6,090 bonus to be paid in January with the possibility of another \$6,090 bonus payable on June 30 so long as certain mutually agreeable goals are met.

- a. Consideration of the CEO Compensation

**COUNTY MOTION:** *Commissioner Catalano moved, seconded by Commissioner Henry to approve the consideration of the CEO Compensation.*

**MOTION PASSED:** 7-0

**CITY MOTION:** *Commissioner Yanez moved, seconded by Commissioner Vaillancourt to approve the consideration of the CEO Compensation.*

**MOTION PASSED:** 6-1

Commissioner Williams voted no.

15. 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 8:22 p.m.



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Preston Prince, Secretary to the Boards of Commissioners