

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

Tuesday, February 23, 2021

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, February 23, 2021, via teleconference.

1. The regular meeting was called to order at 5:02 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 5:02 p.m. by Board Chair, Commissioner Catalano, 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: Cary Catalano Chair
 Nikki Henry, Vice Chair
 Stacy Sablan
 Joey Fuentes
 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 Gallaher moved, seconded by Commissioner Henry, to approve the agenda as posted.*

MOTION PASSED: 6-0

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

MOTION PASSED: 7-0

3. PUBLIC COMMENT

Eric Payne, Executive Director at Central Valley Urban Institute, reminded the board of the letter that was sent to them on February 4, 2021. He stated in the letter that he hopes the search process in selecting the Fresno Housing next Chief Executive Officer will be transparent and inclusive. He also requested the board retain an outside search firm for selection of an Interim CEO and a national search firm for the permanent CEO position. The new CEO must continue to be proactive and assertive in the pursuit of meeting the state's mandate for more affordable housing units in the region by 2030. The new CEO must also have a deep understanding of poverty and its impacts. Fresno Housing has been a national leader in developing such standards and plans. He also stated that Preston Prince has been a symbol of consistency and he has had a strong voice for justice. Future policies must continue to address the pronounced resource disparities across the county.

Latisha Harris, representing California Black Women of Wellness, stated that Fresno Housing prides itself in diversity and inclusion. The only way that can be achieved is by protecting staff and residents from toxic environments. She asked the boards to lead with shared values and address the injustices in the work environment where people work and live. Everyone should be able to work and live in communities with safety and unity. She stated that the current Deputy Executive Director, Tracewell Hanrahan, has not been a leader or present in the community.

Briana Zweifler, Youth Law and Policy Manager at Fresno Barrios Unidos, demanded the board convenes an open search process, with resident engagement, for the new Chief Executive Officer. Inviting an external search firm for the recruitment of a new CEO would be damaging

to Fresno Housing and Fresno residents. She highly recommended a diverse search committee of people, who are native to Fresno and understand poverty and its impacts.

Commissioner Ortiz joined the meeting at 5:15 pm.

4. POTENTIAL CONFLICTS OF INTEREST

There were no potential conflicts of interest at this time.

5. CEREMONIAL PRESENTATIONS

- a. Recognition of Paul Marquez for 30 years of Dedicated Service to Fresno Housing and the Fresno Community

Preston Prince, Executive Director, presented on this item.

6. CONSENT AGENDA

- a. Consideration of the Minutes of January 26, 2021
 b. Human Resources: Consideration of the 2021 Agency Salary Schedule
 c. Finance: Consideration of Loan Agreement – Kresge Foundation

Commissioner Brusseau requested to pull Agenda item 6a for discussion.

COUNTY MOTION: *Commissioner Sablan moved, seconded by Commissioner Ramos to approve the consent agenda items 6b-c.*

MOTION PASSED: 6-0

Commissioner Ortiz was absent from the vote.

CITY MOTION: *Commissioner Kelley moved, seconded by Commissioner Vaillancourt to approve the consent agenda items 6b-c.*

MOTION PASSED: 7-0

A discussion ensued on agenda item 6a.

COUNTY MOTION: *Commissioner Ramos moved, seconded by Commissioner Sablan to table agenda item 6a until next month's meeting.*

MOTION PASSED: 6-0

Commissioner Ortiz was absent from the vote.

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Kelley to table agenda item 6a until next month's meeting.*

MOTION PASSED: 6-1

Commissioner Williams voted no.

7. CLOSED SESSION**Public Comment:**

Doni Truax, Housing Specialist at Fresno Housing, requested the board make Tracewell Hanrahan, Deputy Executive Director, the new Interim Chief Executive Officer. This would allow continuity in all of our housing programs. She stated that Tracewell is the right person to lead this team. She does not believe that there is an issue with Tracewell not being here all the time. She requested the agency have a role in selecting a permanent CEO. She stated that she and Fresno Housing need the consistency that Tracewell will bring as the Interim CEO.

Monique Thomas, resident of Fresno, stated that there are a lot of people making decisions based on what they think is best for residents instead of considering and understanding the residents' perspective. She does not agree with Tracewell Hanrahan being a good choice of Interim Chief Executive Officer.

Keshia Thomas, Trustee on the Fresno Unified School District Board, stated that we are trying to create a new city of equity in Fresno. She requested the board have a search firm for the Interim Chief Executive Officer position that is equitable and with community engagement. It is her belief that Tracewell Hanrahan, Deputy Executive Director, is not the person for the job of interim CEO.

The Board of Commissioners entered closed session at 5:37 pm.

- a. PUBLIC EMPLOYMENT APPOINTMENT
Title: Interim CEO/Executive Director

8. REPORT ON CLOSED SESSION MATTER

The Board returned from closed session at 8:25 pm.

Ken Price, General Counsel, stated there was nothing to report from closed session.

9. STAFF PRESENTATIONS AND DISCUSSION ITEMS

- a. 2020 Agency Highlights

The presentation was tabled until next month's meeting.

b. Real Estate Development: Project HomeKey

The presentation was tabled until next month's meeting.

10. ACTION

Michael Duarte, Director of Real Estate Department, presented on this item.

a. Consideration of the Funding Application Submission – Esperanza Commons (Mendota Farm Labor)

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Sablan to approve the funding application submission – Esperanza Commons.*

MOTION PASSED: 6-0

Commissioner Ortiz was absent from the vote.

CITY MOTION: *Commissioner Yanez moved, seconded by Commissioner Williams to approve the funding application submission – Esperanza Commons.*

MOTION PASSED: 6-1

Commissioner Brusseau voted no.

Commissioner Brusseau stated that she would continue to vote no on all future development projects until resident engagement and services items are presented to her.

b. Consideration of Funding Application Submission – The Arthur @ Blackstone

COUNTY MOTION: *Commissioner Henry moved, seconded by Commissioner Gallaher to approve the funding application submission – The Arthur @ Blackstone.*

MOTION PASSED: 6-0

Commissioner Ortiz was absent from the vote.

CITY MOTION: *Commissioner Christensen moved, seconded by Commissioner Vaillancourt to approve the funding application submission – The Arthur @ Blackstone.*

MOTION PASSED: 6-1

Commissioner Brusseau voted no.

11. GOVERNANCE

a. Commissioners' Report

Commissioner Catalano

- Thanked Michael Duarte, Angelina Nguyen, and the team that has been working on Project Homekey.

Commissioner Jones

- Thanked Michael Duarte and the Real Estate Department for their endless effort in rebuilding the Project Homekey hotels.
- There has been sever discussions with residents regarding safety concerns around the properties. An overwhelming amount of residents have expressed wanting to see some form of safety in the community. The board has decided to temporarily postpone a determination on the Agency contracts with the Fresno Police Department while discussions are still ongoing with residents. The contracts are set to expire on June 2021.

Commissioner Yanez

- Attended the District 3 Press Event at Journey Home (Welcome Inn) on February 17, 2021.
- Attended the HUD call regarding Choice Neighborhood on February 2, 2021 that featured all grant recipients.

Commissioner Kelley

- Thanked Commissioner Yanez for her leadership in working with a neighborhood that needs resident voice and leadership.
- There was a utility cost discussion with Michael Duarte, Director of Real Estate Department, for a better understanding of the strategy and methodology of collecting data for utility allowance.
- She recommended that Fresno Housing include resident interviews to have a different layer of data and to have residents engaged while collecting data.

b. Executive Director's Report

There was nothing to report for this item.

12. 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 8:55 p.m.



Preston Prince, Secretary to the Boards of Commissioners



February 4, 2021

(Electronic Transmission)

Cary Catalano, Chair
Board of Commissioners
Fresno Housing Authority
1331 Fulton Street
Fresno, CA 93721

RE: Priorities for New Chief Executive Officer

Dear Commissioner Cary Catalano,

The Central Valley Urban Institute is a policy and advocacy organization representing the voices of hundreds of thousands of low income residents and the voice of disadvantaged communities throughout the Central Valley.

We write to you today to ask you to consider, in selecting the Fresno Housing Authority's next Chief Executive Officer, the vital role the Fresno Housing Authority plays in overseeing new affordable housing developments, family self-sufficiency programs, education, and small business contracting opportunities and in supporting policies that help the sector thrive. The quality of leadership of the Fresno Housing Authority's next Chief Executive Officer matters deeply to residents and the nonprofit community.

We greatly appreciate the opportunities we have had to work with Chief Executive Officer Preston Prince during his tenure, as well as with his staff in the Planning and Real Estate Division. His commitment to the Housing sector is clear. Based on the close and productive work with him and his staff, we offer you some recommendations relative to the search process and for priorities we hope the new Chief Executive Officer will have.

The Search Process:

1. We hope the search process will be transparent and inclusive of the public if trust in the search process erodes, we believe it can be damaging to the agency and its leadership. Retaining an outside search firm for an Acting CEO and a National search firm for the permanent CEO position that should include a diverse 16 member search committee appointed by the Board of Commissioners comprised of 2 County Commissioners, 2 City Commissioners, residents, agency executives, union representatives, community leaders, housing experts, and a public member.

The new Chief Executive Officer must:

1. Continue to be proactive and assertive in the pursuit of meeting the State's mandate for more affordable housing units in the region by 2030, We work hard to serve our community and engage residents We know and recognize the deep importance of securing State and Federal dollars to continue this work and a CEO with a proven track record.
2. Have a deep understanding of poverty and its impacts. Someone who Supports the development of new regulations to respond to the now-prevalent social determinants of health in disadvantaged communities and continue to champion diversity, equity, and inclusion. Fresno Housing Authority has been a national leader in developing such standards and plans, and we hope a new Chief Executive Officer will continue to prioritize this work.
3. Lead BOLDLY during these uncertain times in a Housing and Homelessness Crisis that our community faces amid an unprecedented global pandemic as families face eviction, loss of learning for children, and utility delinquency it is clear that in order to meet the scale and scope of this crisis, swift action must be taken.
4. Continue to recognize the inequities in our community and seek opportunities to remedy those inequities. Preston Prince has been a symbol of consistency and a strong voice for justice; he and his staff have taken those ideals and put them into practice in their work—in ways that have benefitted residents and the communities we serve. Future policies must continue to address the pronounced resource disparities in housing across the County.

We thank you for your consideration of these recommendations, and we look forward to working with the new Acting Chief Executive Officer and the future Chief Executive Officer to keep Fresno County's community strong as we continue to step up to serve residents and support economic recovery.

In Community,

Eric Payne
Executive Director
The Central Valley Urban Institute

CC:

Commissioner Adrian Jones
Commissioner Caine Christensen
Commissioner Terra Brusseau
Commissioner Sabrina Kelley

Commissioner Stacy Kaillaucourt
Commissioner Sharon Williams
Commissioner Nikki Henry
Commissioner Joey Fuentes
Commissioner Valarie Gallaber
Commissioner Edugiben Ortiz
Commissioner Sophia Ramos
Commissioner Stacy Sablan