

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

**Tuesday, May 25, 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, May 25, 2021, via teleconference.

1. The regular meeting was called to order at 5:04 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  
                  Ruby Yanez  
                  Sharon Williams  
                  Sabrina Kelley

ABSENT:     Terra Brusseau

The regular meeting was called to order at 5:04 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  
                  Stacy Sablan  
                  Joey Fuentes  
                  Edugiben Ortiz  
                  Sophia Ramos

ABSENT:     Nikki Henry, Vice Chair  
                  Valori Gallaher

Also, in attendance were the following: Angie Nguyen, Interim CEO/Chief Programs Officer, and Ken Price, Baker Manock and Jensen -General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

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

**MOTION PASSED:** 5 – 0

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

**MOTION PASSED:** 6 – 0

3. PUBLIC COMMENT AND PRESENTATIONS

Eric Payne, Executive Director at Central Valley Urban Institute, welcomed Marc Bady, Chief Diversity Officer, to Fresno Housing. He looks forward to the services he would provide. He referred to a letter that was sent to the Boards by the Central Valley Urban Institute. The letter outlined the abundance of work that will be needed by the new Chief Diversity Officer. He hopes the Boards and staff will take the time to educate Marc Bady on what has been brought forward to the agency by the public. There are a number of concerns that are relative to a culture shift in the organization and a number of other issues that he would like to see mitigated. He looks forward to working with Marc Bady.

4. POTENTIAL CONFLICTS OF INTEREST

There were no potential conflicts of interest at this time.

5. CONSENT AGENDA

- a. Governance: Consideration of the Minutes of April 27, 2021
- b. Consideration of Operations Contract Renewal with Offices of Migrant Services – Parlier Migrant Center
- c. Consideration of Amended HCD Standard Resolution – Corazon del Valle Commons

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

**MOTION PASSED:** 5 – 0

**CITY MOTION:** *Commissioner Williams moved, seconded by Commissioner Vaillancourt to approve the consent agenda.*

**MOTION PASSED:** 6 – 0

6. STAFF PRESENTATIONS AND DISCUSSION ITEMS

a. Overview of 2020 Mixed Finance Results

Tracewell Hanrahan, Deputy Executive Director, and Juan Lopez, Senior Manager, presented on this item.

b. Real Estate Department Update

Michael Duarte, Chief Real Estate Officer, presented on this item.

7. CLOSED SESSION

The Board of Commissioners entered closed session at 5:49 pm.

a. CONFERENCE WITH REAL ESTATE NEGOTIATORS

(Pursuant to Gov't Code §54954.5(b))

Address: 959 N. Parkway Drive, Fresno, CA (APN: 449-324-11)

Agency Negotiator: Housing Authority of the City of Fresno (HACF)

Negotiating Parties: HACF, Singh Daljit, Surinker Kaur

Under Negotiation: Price and Terms

b. CONFERENCE WITH REAL ESTATE NEGOTIATORS

(Pursuant to Gov't Code §54954.5(b))

Address: 933 N. Parkway Drive, Fresno, CA (APN: 449-335-32)

Agency Negotiator: Housing Authority of the City of Fresno (HACF)

Negotiating Parties: HACF, Naresh Patel, Ragini Patel

Under Negotiation: Price and Terms

8. REPORT ON CLOSED SESSION MATTER

The Board returned from closed session at 6:34 pm.

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

Commissioner Yanez did not rejoin from Closed Session.

9. ACTION

a. Consideration of Assignment of Purchase and Sale Agreement to the City of Fresno with Right of First Refusal – Valley Inn

Ken Price, General Counsel, announced that there was an assignment resolution correction, as well as an incorrect parcel number.

Tracewell Hanrahan, Deputy Executive Director, presented on this item.

**CITY MOTION:** *Commissioner Kelley moved, seconded by Commissioner Christensen to approve purchase and sale agreement to the City of Fresno with Right of First Refusal – Valley Inn.*

**MOTION PASSED:** 5 – 0

**COUNTY MOTION:** *Commissioner Ramos moved, seconded by Commissioner Ortiz to approve purchase and sale agreement to the City of Fresno with Right of First Refusal – Valley Inn.*

**MOTION FAILED:** 0 – 5

Commissioner Yanez rejoined the meeting at 6:46 pm.

Commissioner Catalano left the meeting.

b. Consideration of Contract for Resident Safety Services

Angie Nguyen, Interim CEO/Chief Programs Officer, presented on this item.

Public Comment:

A written public comment, that was submitted prior to the meeting, was read aloud to the boards by Tiffany Mangum, Executive Operations Manager, and has been included with the minutes for the record (Attachment A).

Shyelance Allen, Roosevelt High School student, spoke in opposition to the police contract. He would like to see the money reinvested in youth development and student housing. He has seen first-hand the impacts and harm that police officers have caused. He spoke about an incident where police had drawn their weapons on his 9 year old niece. For these reasons, Fresno Housing does not need a police contract and the money should be reinvested into something with more value and importance to the community. He asked the board to terminate the police contract and to reinvest the funds to resident services.

Nourbese Flint, Executive Director at Black Women for Wellness Action Project, stated that she was disappointed the boards have decided to invest funds to a police contract rather than investing into youth development and other Covid-19 recovery funds. The Central Valley Urban Institute conducted a multi-generational survey regarding the police contract. A large

amount of residents have voiced their opinion on having these funds diverted to harm reduction programs. There are calls to redesign public safety that will create a place where people are able to feel safe and important. She asked the board to terminate the police contract.

Eric Payne, Executive Director at Central Valley Urban Institute, reminded the boards of the 1-year anniversary of George Floyd's death. This act has forced the nation to confront the inherent brutality of policing. Today will test the concision of the Fresno Housing Board. The Board will take action on the consideration of police contract with the City of Fresno Police Department. Fresno Housing has invested millions of dollars to over policing some of its most marginalized black and brown residents. These contracts have failed to produce any goals, outcomes or deliverables, other than the harm that has been inflicted on the residents. There has to be a better way to support and uplift the community through strategies centered on harm reduction. A record number of people took to the streets with a demand to reimagine public safety. There should be an investment to systemically under-resourced communities. He asked the Boards to reject option 1 and terminate the police contract. The funding should be redirected to support a public safety plan for residents that focus on youth development, workforce trainings, and a Covid-19 recovery fund. The agency requested to review the City of Fresno's police reform commissioner report but there has been no mention of the report or its recommendations. Although there will never be justice to bring George Floyd back, innovation at the cross section of the social determinates of health offers an orientation to redesign our own community to create a just society. The agency has the power and opportunity to create a just society with bold transformation.

Lorena Betancourt, Fresno Housing employee, stated that she has interacted with residents at properties that are under the police contract. She has seen the need for the police contract in order for police officers to be present on site. They have been helpful in walking the properties and escorting unwelcomed visitors that terrorize residents and employees. She urges the Board to consider the comments made by staff and by the residents of these properties. She invited anyone who does not believe the police contracts are necessary to take a tour of the properties. Residents and staff deserve the safety the police contract provides.

***CITY MOTION:*** *Commissioner Vaillancourt moved, seconded by Commissioner Williams to approve the contract for Resident Safety Services.*

***MOTION PASSED:*** *5 – 1*

Commissioner Kelley voted no.

**COUNTY MOTION:** *Commissioner Ramos moved, seconded by Commissioner Ortiz to approve the contract for Resident Safety Services.*

**MOTION PASSED:** 4 – 0

## 10. GOVERNANCE

### a. Commissioners' Report

Commissioner Yanez:

- She gave an update on the recent Resident meeting. There were several residents in attendance.
- Thanked Tiffany Mangum, Executive Operations Manager, for her support in regards to the resident meetings.

Public Comment:

Eric Payne, Executive Director at Central Valley Urban Institute, stated that 3 minutes was too short of an amount of time to respond to public comment, relative to the impactful issues. He hoped all of the commissioners have been able to view and study the terms of the police contract. There are three funds that have been utilized in order to fully pay for the contracts. If there is an event where there would be an inaccessibility of the limit that has been discussed during tonight's meeting, that would raise a red flag. Another red flag is that there are other incriminating acts relative to this police contract. There are barriers created to secure housing for several applicants applying for housing. There are stipulations in this contract that look at the number of response calls to a resident. If there are an excessive number of response calls to a resident, that could be a cause for an eviction, leaving them homeless. There needs to be deeper consideration from this commission on the terms of this contract agreement. He hoped the Board has done the due diligence of reviewing the contract. As a black man in America, he understands the misconceptions, macroaggressions and bigotry that exist. He believes in the police and the duties that they perform. He understands the police's obligation to respond to crimes relative to gunshots. However, there is no need to over police low-income communities of color. The agency can be making a greater investments compared to only approving \$200,000 into community investment organizations that can help with domestic violence calls.

### b. Executive Director's Report

- Quarterly Newsletter has been sent out during the beginning of May.
- Vaccine distributions are continuing throughout the properties.
- A partner agency in Firebaugh administered 78 vaccines during last week's Vaccine distribution.
- Pop-Up Clinic for vaccine distribution at Legacy Commons was held today, May 25, 2021.
- Fresno Housing will be hosting a community meeting on June 3, 2021 for the potential Avalon Commons project.
- Solivita Commons grand opening celebration event will be on June 29, 2021 at 10:00 am.
- June 22, 2021 Board meeting set to be a hybrid board meeting.

*Joint Meeting*

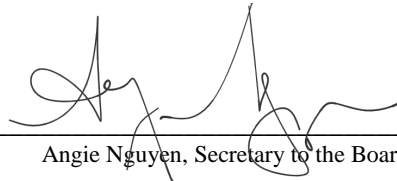
*Action Minutes: 05.25.2021*

*Adopted: 06.22.2021*

- Board workshops are being scheduled starting in July with the Diversity, Equity, and Inclusion workshop.
- Board retreat will possibly be rescheduled for October to allow the board workshops more time.
- A tour will be scheduled to view the newly developed properties.
- HUD has made 295 Emergency Housing Vouchers available to Fresno Housing. These vouchers have been accepted by the agency. There is also a request of an additional 50 vouchers, if they are available. These vouchers will be effective July 1, 2021
- Staff has been able to participate in trainings that HUD offers to ensure a full understanding of the Section 3 changes.
- New Hires
  - o Marc' Bady, Chief Diversity Officer
- Promotions
  - o Esteven Pineda, Maintenance Lead (promoted from Maintenance Technician)
  - o Jesse Zavala, Maintenance Lead (promoted from Maintenance Technician)
  - o Melissa Ortiz, Resident Services Coordinator (promoted from Leasing Specialist)

## 11. 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 8:00 p.m.



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Angie Nguyen, Secretary to the Boards of Commissioners