

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

**Tuesday, July 27, 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, July 27, 2021, via teleconference.

1. The regular meeting was called to order at 5:00 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:     None.

The regular meeting was called to order at 5:00 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  
                  Valori Gallaher  
                  Stacy Sablan  
                  Joey Fuentes  
                  Edugiben Ortiz  
                  Sophia Ramos

ABSENT:     None.

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 Sablan moved, seconded by Commissioner Gallaher, to approve the agenda as posted.*

**MOTION PASSED:** 7 – 0

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

**MOTION PASSED:** 6 – 0

3. PUBLIC COMMENT

There were no public comments at this time.

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 June 17, 22, and 28, 2021
- b. Consideration of Approval of HRFC Predevelopment Funding – Esperanza Commons
- c. Consideration of Award of Architectural Contract – Esperanza Commons
- d. Consideration of Contract Renewal – AT&T Internet Services
- e. Consideration of the Acceptance of HCD Rehabilitation Grant Award – Parlier Migrant Center
- f. Consideration of Contract for HVAC & Water Heater Improvements – Wedgewood Commons

Eric Payne, of the Central Valley Urban Institute, made public comment on item 5d. Mr. Payne expressed concerns and the opportunity to speak with the vendor and staff regarding digital redlining. He looks forward to speaking with the vendor and with staff in the future, to address solutions and better meet the needs of residents in low-income, disadvantaged communities within the Agency's sphere of influence. CVUI has taken a neutral position on the item, and looks forward to future conversations with staff and the vendor. He indicated, if need be, he would revisit this conversation next year.

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

***MOTION PASSED: 7 - 0***

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

***MOTION PASSED: 6 – 0***

6. STAFF PRESENTATIONS AND DISCUSSION ITEMS

a. 2022 Annual Plans, Timeline, and Process Update

Lyric Aguigam, Juan Flores, Christine Muro, and Hilda Reeves, presented on this item.

Eric Payne, of the Central Valley Urban Institute, made public comment expressing that as Staff moves forward in the process, a friendly reminder on how important language access is. It is important that the documents are accessible and multi-lingual. Also, as staff meets with residents, that reasonable accommodations are made for all, but specifically, hard of hearing, Hmong and Spanish speaking residents. Some difficulty has been experienced in the past in making documents accessible to residents. Universal access is important in having an authentic conversation with the public.

b. Real Estate Development Update

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

7. CLOSED SESSION

The Boards entered closed session at 6:05 p.m.

a. PUBLIC EMPLOYMENT  
Title: CEO

8. REPORT ON CLOSED SESSION ITEMS

The Board returned from closed session at 6:24 p.m.

Commissioner Catalano stated there was nothing to report from closed session.

9. UPDATE ON THE CEO SEARCH PROCESS

Chair Catalano presented on this item.

Eric Payne, of the Central Valley Urban Institute, issued questions on how many public forums the candidates will participate in, will the forums be based on various geographic locations, and is there an intent to offer these public forums in person or virtually. Additionally, Mr. Payne asked how public members were appointed to the Adhoc Committee. Per Chair Catalano, public members served at the discretion of the Board Chairs.

## 10. GOVERNANCE

### a. Commissioners' Report

Commissioner Jones – Resident Empowerment Adhoc Committee update includes a great presentation and discussion with Heaton Elementary. We are working with staff and the Adhoc committee to develop a pilot program that will be a holistic approach towards ensuring academic success for students and families. Additionally, it is Advocacy Month for Housing. There is a new Infrastructure Bill signed by President Biden, and she would like Commissioners to participate and sign letters as part of the August Advocacy campaign.

Commissioner Kelley – Discussed the decision around the AT&T Contract. She expressed concerns regarding the limited time to review the contract, and would have liked to visit the contract earlier in the season (i.e. April, May). It is important to consider where Agency funding lines up with values. There is concern with AT&T and their role in digital redlining and access to broadband, an issue Bobby Coulter has been working on for years. Over \$300,000 is a significant commitment and we want to make sure that as the Agency invests, what contractors do, align with Agency values. Consider our alignment with organizations and what they do in the community in addressing diversity, equity and inclusion issues. She expressed the desire to have AT&T do more, and amplify the issue of DEI in the area of digital access.

### b. Executive Director's Report

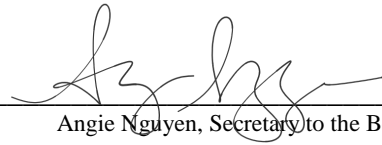
In addition to the written report:

- Partnership with the City of Fresno on the Homekey Operations Agreement is still pending. Most agreements have been executive, with a few still pending.
- Reminder – DEI Workshop is confirmed for Friday, July 30<sup>th</sup>.
- Reminder – Board Workshop on Real estate Development beginning at 4pm on August 24<sup>th</sup>.
- Reminder – September Board Workshop on Resident Empowerment. Please respond to the doodle poll to secure the date.
- The Board Retreat is confirmed for October 15<sup>th</sup>. We will convene in-person, should the Governor's executive order not be extended.
- Partnership with various providers is ongoing for COVID Vaccination Clinics on sites throughout City and County housing sites. More details are in the Resident Empowerment highlights distributed earlier by Communications.
- 5<sup>th</sup> Annual Summer Tech Camp has launched, virtually. The showcase will be on Friday, July 30<sup>th</sup> immediately following the DEI Workshop. This is a partnership with CMAC and

- Bitwise Industries. There are currently 15 youth enrolled, ages 11-18, with approximately half of the students from the voucher program, and the remainder from the site-based housing programs.
- National Night Out events have been scaled back due to the spread of the variant. In order to be safe and prioritize the safety and health of our residents, we will have a walk through setting.
  - Promotions – Elena Alonzo to Property Specialist II
  - New Hire – Dakari Cleveland, Choice Neighborhood Intern

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 6:55 p.m.



Angie Nguyen, Secretary to the Boards of Commissioners