

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

Tuesday, September 28, 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, September 28, 2021, via teleconference.

1. The regular meeting was called to order at 5:12 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
 Ruby Yanez
 Sharon Williams
 Sabrina Kelley

ABSENT: Caine Christensen, Vice Chair
 Stacy Vaillancourt

The regular meeting was called to order at 5:12 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)

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

***MOTION PASSED:** 4 – 0*

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

***MOTION PASSED:** 7 – 0*

3. PUBLIC COMMENT

Eric Payne, Executive Director at Central Valley Urban Institute, welcomed back Emily De La Guerra, Chief Business Officer, from her leave. He also congratulated Commissioner Kelley on her new position with Community Vision. He stated that he looks forward to her leadership in that area. He thanked the County & City Chairs, Executive Team, and the Board Executive Search Committee for leading the community through the new CEO search process. He was thankful that Fresno Housing was responsive to the letter/memo sent by CVUI, regarding the CEO search process. He thanked the consultants, Gans, Gans & Associates, on helping Fresno Housing in their search for the new CEO. He was excited to listen and learn about the two finalists during the August 28, 2021 Special Board Meeting. CVUI looks forward to working with the selected finalist. Lastly, he thanked Angie Nguyen, Interim CEO/Chief Operations Officer, for her leadership as the Interim CEO during one of the most difficult times in Agency history.

4. PUBLIC HEARING

2022 Public Housing Agency Plans (Annual Plan, Admissions and Continued Occupancy Plan, Administrative Plan)

Emily De La Guerra, Chief Business Officer, presented on this item.

5. POTENTIAL CONFLICTS OF INTEREST

There were no potential conflicts of interest at this time.

6. CONSENT AGENDA

- a. Governance: Consideration of the Minutes of August 24, 2021 and August 28, 2021
- b. Consideration of the General Construction Contract Award for Interior Renovations – 1260 Fulton Street
- c. Consideration of the General Construction Contract Award for Interior Renovations – 1331 Fulton Street
- d. Consideration of the Contract for Trade Services
- e. Consideration of Acceptance of the Tax Credit Allocation Committee Award – Corazon del Valle Commons

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

MOTION PASSED: 4 – 0

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

MOTION PASSED: 7 - 0

7. STAFF PRESENTATIONS AND DISCUSSION ITEMS

- a. 2022 Federal and Agency Budget Update

Emily De La Guerra, Chief Business Officer, presented on this item.

- b. Consideration of the Property Sale and Leasing Contract – Parlier Office

Angie Nguyen, Interim CEO/Chief Programs Officer, and Javier Andrade, City Engineer for the City of Parlier, presented on this item.

- c. Real Estate Development Update

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

8. ACTION ITEMS

a. City: Consideration of the Audited Financial Statements

Nicole Diaz, Controller, Ahamadou Bocar, Auditor at CohnReznick LLP, and Jacky Tang, Auditor at CohnReznick LLP, presented on this item.

CITY MOTION: *Commissioner Kelley moved, seconded by Commissioner Williams, to accept and file the Audited Financial Statements.*

MOTION PASSED: 4 – 0

b. County: Consideration of the Audited Financial Statements

Nicole Diaz, Controller, Ahamadou Bocar, Auditor at CohnReznick LLP, and Jacky Tang, Auditor at CohnReznick LLP, presented on this item.

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Gallaher, to accept and file the Audited Financial Statements.*

MOTION PASSED: 7 – 0

c. Consideration of the Submission of the 2022 Agency Annual Plans, Administrative Plans, and Admission & Continued Occupancy Plans

Lyric Aguigam, Senior Policy Analyst, presented on this item.

Public Comment:

Eric Payne, Central Valley Urban Institute, attempted to make a public comment but the connection was unstable.

CITY MOTION: *Commissioner Kelley moved, seconded by Commissioner Yanez, to approve the submission of the 2022 Agency Annual Plans, Administrative Plans, and Admission & Continued Occupancy Plans.*

MOTION PASSED: 4 – 0

COUNTY MOTION: *Commissioner Sablan moved, seconded by Commissioner Gallaher, to approve the submission of the 2022 Agency Annual Plans, Administrative Plans, and Admission & Continued Occupancy Plans.*

MOTION PASSED: 7 – 0

- d. Consideration of Adoption of Resolution Pursuant to Assembly Bill 361 – Public Agency Meetings

Ken Price, General Counsel, presented on this item.

CITY MOTION: *Commissioner Williams moved, seconded by Commissioner Yanez, to approve the adoption of resolution pursuant to Assembly Bill 361 – Public Agency Meetings.*

MOTION PASSED: 4 – 0

COUNTY MOTION: *Commissioner Sablan moved, seconded by Commissioner Gallaher, to approve the adoption of resolution pursuant to Assembly Bill 361 – Public Agency Meetings.*

MOTION PASSED: 7 – 0

9. CLOSED SESSION

The Board entered Closed Session at 6:32 p.m.

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: Address (APNs: 455-205-04)
Agency negotiator: Angie Nguyen
Negotiating parties: Housing Authority of the City of Fresno and Roombus, Inc.
Under negotiation: Price and Terms
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: 1030 E. Parlier Ave., Parlier, CA 93649 (APN: 355-280-07)
Agency Negotiator: Angie Nguyen
Negotiating Parties: Housing Authority of Fresno County and City of Parlier
- c. PUBLIC EMPLOYEE APPOINTMENT
Title: CEO

10. REPORT ON CLOSED SESSION ITEM(S)

The Boards returned from Closed Session at 7:19 p.m.

Ken Price, General Counsel, stated that there was no action to report from Closed Session.

Commissioners Sablan and Gallaher did not return from Closed Session.

11. ACTION

- a. Consideration on Employment Agreement Between Fresno Housing and Tyrone Roderick Williams as CEO

Commissioner Jones presented on this item.

Public Comment:

Michaellynn Lewis expressed her excitement at meeting Tyrone Roderick Williams as the new CEO. She congratulated him and stated that he will have a well-trained team (Fresno Housing) to work with.

Eric Payne, Executive Director at Central Valley Urban Institute, stated he looks forward to working with the newly appointed CEO, Tyrone Roderick Williams. He is excited to see the vision that the new CEO will have for the community and how he will increase the affordable housing stock in our region.

CITY MOTION: *Commissioner Kelley moved, seconded by Commissioner Williams, to approve the employment agreement between Fresno Housing and Tyrone Roderick Williams as CEO.*

MOTION PASSED: 4 – 0

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Ortiz, to approve the employment agreement between Fresno Housing and Tyrone Roderick Williams as CEO.*

MOTION PASSED: 5 – 0

12. GOVERNANCE

- a. Commissioners' Report

Commissioner Jones – During the NAHRO Advocacy Month, we surpassed the goal for the Congressional letter-writing campaign. She thanked the Commissioners who sent the letters in. There is still time for NAHRO members to vote for the upcoming President and Vice-President roles at NAHRO.

Commissioner Catalano – Thanked the Executive team for constantly maintaining the integrity of our properties. He reminded the Commissioners to report on any maintenance issues or problems on any of the properties to the Executive team.

b. Executive Director's Report

In addition to the written report:

- Resident Empowerment Workshop was held last week on September 22, 2021.
- Board Retreat that was supposed to be on October 15, 2021, will be postponed to the spring of 2022.
- NAHRO Elections are open for President and Vice-President.
- NAHRO National Conference will be a Virtual Conference on October 7-8, 2021. Anybody interest in attending the Conference should contact Tiffany Mangum, Executive Operations Manager.
- Zoom Meetings were held with residents for Mental Health Awareness Month.
- Resident Highlights for the month of September was sent out earlier this week. In celebration of Hispanic Heritage Month, a local Fresno State student, Ivana Matias, made a presentation focusing on Mexican Independence Day.
- Marc' Bady, Chief Diversity Officer, was highlighted in the Quarterly Newsletter.
- There were several CAN events that were held last week that included 50+ attendees.
- A policy update indicating that Fresno Housing will not be having any evictions in the City of Fresno was announced.
- Fresno Housing is in partnership with Reading and Beyond, The Fresno Center, Centro La Familia, Education & Leadership Foundation, Jakara Movement, and West Fresno Family Resource Center, to assist residents with the application process and fund distribution of the City of Fresno's Emergency Rental Assistance Program.
- On September 10, Reading and Beyond, hosted an informational workshop via Zoom for Fresno Housing residents. The workshop covered eligibility requirements, qualifications, and the process of completing an application.
- New Hires
 - o Jevon Brown, Maintenance Tech
 - o Grant Swinney, HQS Inspector
 - o Florinda Holguin, Office Assistant II
 - o Taylor Martin, Digital Inclusion Intern
 - o Nicole James, Housing Specialist
 - o Melanie Loewen, Housing Specialist
- Promotions:
 - o Lyric Aguigam, Senior Policy Analyst (promoted from Policy Analyst)
 - o Anna Barajas, Housing Specialist (promoted from Office Assistant II)

- Sang Sou, HQS Inspector (promoted from Program Integrity Specialist)
- Valentin Gonzalez, HQS Inspector (promoted from Maintenance Technician)
- Susana Osorio-Angeles, Senior Leasing Specialist (promoted from Leasing Specialist)
- Eleanore Jacquez, Market Specialist (promoted from Owner Services Specialist)
- Blanca Navarro, Procurement Analyst (promoted from Quality Assurance Analyst)

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 7:50 p.m.



Angie Nguyen, Secretary to the Boards of Commissioners