

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

Tuesday, November 16, 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, November 16, 2021, via teleconference.

1. The regular meeting was called to order at 5:09 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 5:09 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

ABSENT: Sophia Ramos

Also, in attendance were the following: Tyrone Roderick Williams, Chief Executive Officer, 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 Ortiz, to approve the agenda as posted.*

MOTION PASSED: 5 – 0

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

MOTION PASSED: 4 – 0

3. PUBLIC COMMENT

Eric Payne, Executive Director at Central Valley Urban Institute, welcomed Tyrone Roderick Williams to the agency. He looks forward to working with him, as he has with previous administrators of Fresno Housing.

Commissioner Kelley joined the meeting at 5:19 pm.

4. CITY: NOMINATIONS FOR CHAIR AND VICE CHAIR OF THE 2022 – 2023 BIENNIAL

Commissioner Christensen declined to run for City Board Chair.

Chair Jones announced her interest to run for Chair of the City’s Board.

Chair Jones nominated Commissioner Vaillancourt, who subsequently affirmed her interest to run for Vice-Chair of the City’s Board.

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 October 26, 2021
- b. Consideration of Request for Additional Pre-Development Funding – The Arthur at Blackstone
- c. Consideration of the Amended Investment Policy
- d. Consideration of Application for 2022 Continuum of Care Funding from the U.S. Department of Housing and Urban Development
- e. Consideration of Acceptance of Permanent Local Housing Allocation (PLHA) Funding – Esperanza Commons
- f. Consideration of Acceptance of Tax Credit Allocation – The Arthur at Blackstone

- g. Consideration of Request to Accept the Amended Resolution for the Infill Infrastructure Grant (IIG) Funding – The Arthur at Blackstone
- h. Consideration of Contract Award for General Contractor Services – Esperanza Commons
- i. Consideration of the ‘Oath or Affirmation of Office’ Policy
- j. Consideration of a Conventional Loan for 1260 Fulton Street Building
- k. Consideration of Adoption of Resolution Pursuant to Assembly Bill 361 – Public Agency Meetings

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

MOTION PASSED: 5 - 0

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

MOTION PASSED: 5 – 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.

Commissioner Fuentes joined the meeting at 5:42 pm.

- b. Real Estate Development Update

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

Commissioner Christensen left the meeting during this item.

8. ACTION ITEMS

- a. Consideration of Omnibus Resolutions – Esperanza Commons

COUNTY MOTION: *Commissioner Fuentes moved, seconded by Commissioner Sablan, to approve the omnibus resolution – Esperanza Commons.*

MOTION PASSED: 6 – 0

CITY MOTION: *Commissioner Williams moved, seconded by Commissioner Vaillancourt, to approve the omnibus resolution – Esperanza Commons.*

MOTION PASSED: 4 – 0

- b. Authorization for CEO Tyrone Roderick Williams to Execute All Necessary Agreements and Documents on Behalf of the Agency

COUNTY MOTION: *Commissioner Gallaher moved, seconded by Commissioner Henry, to approve CEO Tyrone Roderick Williams to execute all necessary agreements and documents on behalf of the agency.*

MOTION PASSED: 6 – 0

CITY MOTION: *Commissioner Williams moved, seconded by Commissioner Kelley, to approve CEO Tyrone Roderick Williams to execute all necessary agreements and documents on behalf of the agency.*

MOTION PASSED: 4 – 0

Closed Items:

The Boards of Commissioners went into Closed Session at 6:31 pm.

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: Address (APNs: 468-252-04)
Agency negotiator: Housing Authority of the City of Fresno (HACF)
Negotiating parties: HACF, Panchal Ramesh, Kalpana
Under negotiation: Price and Terms
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: Address (APNs: 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

- c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
(Pursuant to Government Code § 54954.5(b))
Property: Address (APNs: 466-182-39)
Agency negotiator: Housing Authority of the City of Fresno (HACF)
Negotiating parties: HACF, Mahant Krua, Inc.
Under negotiation: Price and Terms
- d. PUBLIC EMPLOYMENT
Pursuant to Government Code §54597

Report on Closed Session Item(s)

The Boards of Commissioners rejoined Open Session at 6:48 pm.

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

Commissioner Ruby Yanez joined the meeting.

9. GOVERNANCE

a. Commissioners' Report

Commissioner Kelley – She thanked Michael Duarte, Chief Real Estate Officer, and Marc' Bady, Chief Diversity Officer, for having a workshop with her. This workshop centered around Fresno Housing's tenant utility utilization tool that is used to evaluate the cost analysis for integrating utility costs for tenants. Michael Duarte provided her with great data so she could fully understand the process. She also thanked Marc Bady for leading with a lens of equity.

Commissioner Sablan – She thanked Tiffany Mangum, Executive Operations Manager, and the Board Chairs for arranging the introductory Dinner with Tyrone Roderick Williams on November 10, 2021.

Commissioner Catalano - He thanked staffed for their work throughout this difficult year. This year has exposed us to several challenging situations, such as the CEO search and public criticism on Fresno Housing's daily operations and our path forward. These predicaments have allowed the agency to grow stronger as a team. He thanked the Boards of Commissioners for volunteering their time and commitment to serve on the County and City Boards of Commissioners. Although the work may be difficult, it is necessary to achieve prosperity.

b. CEO's Report

In addition to the written report:

- Prior to accepting the position of Chief Executive Officer for Fresno Housing, he had the opportunity to meet and speak with several of the Commissioners on the City and County Boards. These conversations centered on their perspective, work history, commitment in the community and the Board. This was a valuable learning experience that put things into perspective prior to becoming the CEO.
- A new method of communication to execute his vision to staff has been initiated. “First of the Month Huddles” will allow him to speak to staff directly and routinely. The first Huddle had an overwhelming positive response and Staff were introduced.
- The dates for the Spring Retreat are forthcoming. The agency will work with Board Chairs to establish a date for the Spring Retreat.
- There will be a Compliance Training for the Boards of Commissioners. General Counsel will help Fresno Housing navigate the training.
- The infrastructure bill has been passed by the House of Congress and signed by President Biden. This bill will provide funding for water systems, improvement of the electric grid, public transportation, broadband expansion, and utilities. Fresno Housing will seek to take advantage of the broadband funding to improve communities with limited intermittent broadband connections.
- The Build Back Better bill has not been passed yet but there is hope that this bill will be passed soon. Although there is no final funding number, this will provide funding for rental assistance, national housing trust fund, and public housing and infrastructure.
- The City of Fresno’s Covid-19 Eviction Moratorium continues to be in effect.
- Grand Opening of Villages at Paragon will take place on Wednesday, November 17, 2021 at 1:00 pm. The in-person event is only open to VIPs, while the public will be invited to watch on Fresno Housing’s Facebook LIVE page.
- The next Joint Boards of Commissioners meeting will be on Tuesday, December 14, 2021 at 5:00 pm.
- Starting in January 2022, more time, during board meeting, will be spent on highlighting residents and their accomplishments.
- He thanked staff and residents that participated in Beautify Fresno for the Parkway Drive Cleanup Event at Step Up on 99 on Saturday, November 6, 2021. Over 107 volunteers picked up over 1,466 pounds of trash.
- Fresno Housing is a philanthropic investment partner with The California Endowment and the Kresge Foundation. They have made a \$5 million investment.
- November is National Native American History Month. Fresno Housing honors the contributions and heritage of the first Americans and their descendants.
- A new DEI Training opportunity has been launched for the leadership team. This training will be on “Perceptions and Assumptions in Hiring”.
- A workshop will be announced soon on mental health resources through the lens of underrepresented populations and resources to support our residents. Marc’ Bady, Chief Diversity Officer, is doing an incredible job on targeting two of the four DEI goals: increasing the power and influence of diversity across the agency, building inclusive excellence.
- New Hire(s)
 - o Tyrone Roderick Williams, Chief Executive Officer
 - o Juliebeth Lopez-Flores, Resident Services Coordinator
 - o Jesse Sanchez, Accountant

Joint Meeting

Action Minutes: 11/16/2021

Adopted: 12/14/2021

- Armando Williams, Maintenance Technician
- Erendira Gargias, Property Specialist II
- Zee Patel, Senior Impact Analyst, will be departing Fresno Housing after 2 years. In that timeframe, he has been instrumental in the formation of our research, evaluation and analysis lab. He has given the agency a deeper understanding of residents through the ability to pull down data that shows the impact of our services.

10. 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 7:07 p.m.

Tyrone Roderick Williams

Tyrone Roderick Williams, Secretary to the Boards of Commissioners