



Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

April 9, 2024

5:00 P.M.

Fresno Housing

1331 Fulton Street (3rd Floor – Caucus Room)

FRESNO, CA, 93721



Meeting Book - Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

1. Call to Order and Roll Call
2. Approval of agenda as posted (or amended)
3. Public Comment and Presentations
4. Potential Conflicts of Interest
5. Action
 - a. Consideration of the Minutes of the Meeting for March 12, 2024

Executive Committee Meeting Minutes-March 12, 2024
6. Discussion Matters
 - a. Governance
 - b. Administrative Matters
 - c. Executive Director Update
 - d. HCV Status and Events
 - e. Real Estate Development Update
 - f. Review of the Draft Board Agenda
7. Adjournment

Minutes of the Meeting
Of the Fresno Housing Authority
EXECUTIVE COMMITTEE

Tuesday, March 12, 2024

5:00 PM

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners of the Housing Authority of the City and County of Fresno which met on March 12, 2024, at the Fresno Housing Board Room located at 1331 Fulton Street Fresno, CA 93721.

1. The meeting was called to order by Chair Catalano at approximately 5:08 p.m., and members present and absent were as follows:

PRESENT: Cary Catalano
Adrian Jones
Sharon Williams
Valori Gallaher
Emogene Nelson
Kyle Chaney

Also in attendance: Tyrone Roderick Williams, CEO (virtual); Tammy Townsend, Deputy Executive Director; and Ken Price, General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

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

***MOTION PASSED:** 6 – 0*

There were no public comments.

3. PUBLIC COMMENT

There were no public comments.

4. POTENTIAL CONFLICTS OF INTEREST

No action was taken on this item.

5. ACTION ITEMS

Action Item: Consideration of the Minutes of the Meeting for February 13, 2024.

MOTION: *Commissioner Williams moved, seconded by Commissioner Gallaher to approve the Minutes.*

MOTION PASSED: 6 – 0

There were no public comments.

6. DISCUSSION MATTERS

a. Governance Matters

Tammy Townsend, Deputy Executive Director, presented on this item.

- There will be an update on the policy reviews. There are 58 agency policies and 42 have been reviewed since 2020. Two policies will be going to the March Joint Board meeting
- Commissioners were reminded to complete the AB1825 training. So far there have been 5 commissioners that have completed the training.
 - o Jeff Cardell provided a list of commissioners who have already completed the training and also advised that Damian Rivera will be working with Commissioner Garcia to complete his training. Chair Catalano, advised that he and Chair Jones will reach out to the commissioners to remind them to complete the AB1825 training.
- Chair Catalano also advised the branch manager in Firebaugh will be submitting an application and it will go to Ken Price first for review before it is reviewed by Brian Pacheco.

There were no public comments.

b. Administrative Matters

Tammy Townsend, Deputy Executive Director, presented on this item.

- Tammy Townsend, Nicole Diaz, and Jeff Cardell are currently in the process of interviewing actuarial firms to assist with CalPers unfunded liability options. There have been 2 interviews and there will be one more.
- Tammy Townsend shared a timeline with the Executive Committee Meeting Board of when financial items will be taken to the Joint Board Meeting and answered any questions related to the timeline.

- 2022 Executive Compensation Hud review is scheduled to happen on Tuesday, March 19th.
- Doreen Eley provided an update on some of the follow-up items from our February Joint Board Meeting concerns with Turning Point and Journey Home.
- Commissioner Williams asked questions regarding staffing at the shelters and how the residents are treated.
- Commissioner Nelson asked what the plan is for Turning Point presenting their response to the proposed concerns and offered suggestions on best practices.

c. Executive Director Update

Tyrone Roderick Williams, CEO, and Tammy Townsend, Deputy Executive Director presented on this item.

- Mr. Williams shared that he attended a round table discussion in San Francisco and had the opportunity to meet with Mr. Richard Minnochio, Principal Deputy Assistant Secretary of HUD, and provided a report virtually from his phone. Mr. Williams also shared that Mr. Minnochio was very impressed to hear about the landlord incentive program and welcomed the opportunity to visit Fresno to attend a future ribbon-cutting ceremony.
- Mr. Williams provided a reminder to the commissioners to RSVP and provide their meal choices for the All-Staff Luncheon happening on March 22, 2024 and expressed his appreciation of the staff and their hard work.
- The CVS site development strategy will be further discussed by Michael Duarte, Chief of Real Estate, but Mr. Williams did share that there are several opportunities in discussion for affordable housing, market-rate housing, and retail space.
- Staffing restructuring is being evaluated including leadership adjustments and our resources as an agency for the future
- Mr. Williams provided an update on the strategic plan and advised that there is a plan to discuss the feedback and data captured at the workshop scheduled for April 20th. The commissioners will participate in Ethics Training during the first part of the workshop and then the strategic plan and 2024 and beyond goals will be discussed.
- The NAHRO Conference is April 8-11 and Mr. Williams and various staff will be attending.
- Tammy Townsend shared that on March 4th Congressman Costa visited the Arthur@Blackstone.
- Fresno Housing Leadership met with City Councilman Perea and a meeting with the Justice Center at Fresno Pacific was had to discuss launching restorative initiatives.
- A reminder was shared about the Board Workshop scheduled for Saturday, April 20th from 8:30 am to 12:30 pm.

- An event is being planned at the Parlier Migrant Center and Dr. Joaquin Arambula and guests plan to visit the center and see how it works.
- April 2nd is the ribbon cutting for Promesa Commons and on May 3rd Corazon del Valle ribbon cutting celebration.

There were no public comments.

d. HCV Status and Events

Brandy Woodard, presented on this item.

- HCV expectations and progress have shifted a little to accommodate historical lookbacks, even out staff workloads, as well as catching up, documenting performance issues, and implementing “compliance with compassion”.
- Currently the HCV department is 30 days ahead.
- Triennial recertifications are being explored for individuals on a fixed income.
- More customer service training to come. Expectations are set regarding returning phone calls and emails within 24-48 hours.
- Community training with partners has been requested so they can communicate with families about the program and voucher assistance.
- HCV is reorganizing and reducing manager positions and the Senior Specialist title has been eliminated.
- The Agency has awarded 206 Project Based vouchers to 6 different projects.

There were no public comments.

e. Real Estate Development Update

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

- Application submitted for tax credits in the phased approach for Parkside and HomeKey projects.
- Request for proposal for a retail broker consultant as well as market-rate developer.
- During the development update at the March Joint Board meeting a description of the MOU with public developers to partner with them.

There were no public comments.

f. Review of the Draft Board Agenda

Tammy Townsend, Deputy Executive Director, presented on this item.

There were no public comments.

7. ADJOURNMENT

There being no further business to be considered by the Executive Committee, the meeting was adjourned at approximately 6:51 p.m.

Tyrone Roderick Williams, Secretary



Meeting Book - Joint Meeting of the Boards of Commissioners Of Fresno Housing

1. Call to Order

2. Approval of the Agenda as Posted

The Boards of Commissioners may add an item to this agenda if, upon a two-thirds vote, the Boards of Commissioners find that there is a need for immediate action on the matter and the need came to the attention of the Authority after the posting of this agenda.

3. Public Comment and Presentations

This is an opportunity for the members of the public to address the Boards of Commissioners on any matter within the subject matter jurisdiction of the Boards of Commissioners that is not listed on the agenda. The public will have an opportunity to speak on each specific item of business. Comments must be delivered in person or via teleconference when prompted by the chair and must pertain to the specific item of business being heard by the Boards. At the start of your presentation, please state your name and the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of three (3) minutes per speaker.

4. Potential Conflicts of Interest

Any Commissioner who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter. (Gov. Code section 87105)

5. Governance Matters

a. CEO's Report - Presented by Tyrone Roderick Williams

b. Commissioner's Report

6. Consent Agenda

All Consent Agenda items are considered to be routine action items and will be enacted in one motion unless pulled by any member of the Boards of Commissioners or the public. There will be no separate discussion of these items unless requested, in which event the item will be removed from the Consent Agenda and considered following approval of the Consent Agenda.

a. Governance: Consideration of the Minutes of March 26, 2024 Joint Board Meeting

Approval of the minutes of the Board Meeting

Joint Board Meeting Minutes-March 26, 2024

b. Consideration of an Update to the Equal Employment Policy

c. Consideration of an Update to the Social Media Policy

d. Consideration of Approval of Pre-Development Loan for Heritage Estates

7. Information Item

a. Presentation from Turning Point

b. Budget Planning Steps for 2025

c. 2024 Agency Goals Presentation

d. HCV Planning for Triennial Certifications

8. Action

9. Adjournment