



Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

May 14, 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 April 9, 2024
Executive Committee Meeting Minutes-April 9, 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, April 9, 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 April 9, 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 5:15 p.m., and members present and absent were as follows:

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

Also in attendance: 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 Chaney to approve the agenda as posted.*

***MOTION PASSED:** 5 – 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 March 12, 2024.

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

MOTION PASSED: 5 – 0

There were no public comments.

6. DISCUSSION MATTERS

a. Governance Matters

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

- Six commissioners have completed the AB 1825 sexual harassment training. Chair Catalano requested a list of the commissioners who still need to complete the AB 1825 training. Ken Price also confirmed that Fresno Housing is good on their Form 700s. Two previous commissioners still need to complete Form 700 and Chair Catalano will contact them.

There were no public comments.

b. Administrative Matters

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

- The Board Workshop is scheduled for Saturday, April 20th from 8:30 am – 12:30 pm at Alegre Commons. Ken Price will provide Ethics Training to staff and commissioners, followed by activities surrounding the Strategic Plan.

c. Executive Director Update

Tammy Townsend, Deputy Executive Director presented on this item.

- The Promesa Commons Ribbon Cutting Ceremony was very successful.
- Mr. Williams and Chair Jones are currently in Washington D.C. attending the NAHRO Conference along with a few Fresno Housing staff members.
- The Ribbon Cutting Ceremony in Huron is scheduled for May 3, 2024.
- On April 18th Fresno Housing will be presenting an annual update to the City Council.

- Mr. Williams will be speaking at the Real Estate Conference, hosted by EDC on April 18, 2024.
- The Board Retreat is scheduled for September 6th and 7th, 2024. More details to come.
- Ophelia Pascual, previous Regional Director for HUD reached out to Fresno Housing requesting to study the health outcomes aspect of people moving from public housing to RAB properties. Michael Duarte provided helpful information to assist with their study.
- CalKids savings account sign-ups have increased significantly.

There were no public comments.

d. HCV Status and Events

Brandy Woodard, presented on this item.

- Triennial recertifications will be implemented this year in phases. About 5,000 families potentially qualify.
- The VIP program is starting to come close to the budget currently looking for funding that could be reallocated to move forward with the program.

There were no public comments.

e. Real Estate Development Update

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

- Two applications have been submitted to the State for two projects, Cordillera Commons in San Joaquin and 2nd phase of La Joya Commons in Firebaugh.
- Closed this week on Avalon Commons II. We now have the CDBG funds for Avalon and Parkside.
- On May 2, 2024, the City Council will be discussing operations funding for Journey Home.
- April 9th and 10th will be the tenant move-ins at the Migrant Center. Marc' added there will be a Dental Mobile Clinic on-site providing various services. Books will also be given away.
- The visit by Assemblymember Arambula has been postponed until June 2024.

There were no public comments.

f. Review of the Draft Board Agenda

Chair Catalano, 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 5:49 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 April 23, 2024
Joint Board Meeting

Approval of the minutes of the Board Meeting

Joint Board Minutes-April 23, 2024

b. Consideration of Alegre Commons - New HCD resolutions for NPLH

c. Consideration of Omnibus and Loan for Heritage Estates

d. Consideration of the Safety Injury and Illness Prevention Policy

e. Consideration of the Information Technology Policy

f. Consideration of the Transfer of the CDBG award of \$1.2mil received from City of Fresno for Avalon Commons Phase II to HRFC

g. Consideration of the Transfer of the CDBG award of \$2.9mil received from City of Fresno for Parkside Inn to HRFC

h. Consideration of Adjustment to the Agency Calendar to Accommodate the Movement of the Board Retreat to September 7, 2024

7. Information Item

- a. Presentation from Turning Point
- b. Strategic Plan Update on Report Out to the Community and Next Steps
- c. Mixed Finance and Waterfall Update
- d. Development Update
- e. HCV Update

8. Action

- a. Approval of Sierra Terrace Loan Assignment from HRFC to Fresno Housing Authority

9. CLOSED SESSION

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Address: 630 Ninth St., Orange Cove, CA 93646 Negotiating Parties:
Housing Authority of Fresno County & City of Orange Cove Price &
Terms

10. Adjournment

DRAFT