

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

Tuesday, May 26, 2015

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular joint session on Tuesday, May 26, 2015, at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 5:02 P.M. by Board Chair, Commissioner Scharton of the Board of Commissioners of the Housing Authority of the City of Fresno. Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: CRAIG SCHARTON, Chair
 ADRIAN JONES, Vice Chair
 RUEBEN SCOTT
 STEVEN BEDROSIAN
 KARL JOHNSON
 JORGE AGUILAR

COMMISSIONERS ABSENT: TIM LOWE

The meeting was called to order by Board Chair, Commissioner Sablan, of the Board of Commissioners of the Housing Authority of Fresno County at 5:02 P.M. Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: STACY SABLAN, Chair
 RENEETA ANTHONY, Vice Chair
 JIM PETTY
 NANCY NELSON
 LEE ANN EAGER
 VENILDE MILLER

COMMISSIONERS ABSENT: None.

Also, in attendance were the following: Preston Prince, CEO/Executive Director; Tracewell Hanrahan, Deputy Executive Director; Jim Barker, Chief Finance Officer; and Ken Price, Baker Manock and Jensen - General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Commissioner Scott motioned for the City Board's approval of the agenda as posted. This action was seconded by Commissioner Jones, and by unanimous vote of the Board of Commissioners for the City, the agenda was approved as posted.

Commissioner Petty motioned for the County Board's approval of the agenda as posted. This action was seconded by Commissioner Anthony, and by unanimous vote of the Board of Commissioners for the County, the agenda was approved as posted.

3. PUBLIC COMMENT

No public comment.

4. POTENTIAL CONFLICTS OF INTEREST

This was the time for any Commissioner who had a potential conflict of interest to identify the item and recuse themselves from discussing and voting on the matter per Government Code section 87105.

Commissioner Scott announced he had a conflict of interest for item 7(b).

Commissioner Scharton announced he had a conflict of interest for item 7(a).

5. CONSENT AGENDA

- a. Consideration of the Minutes of April 28, 2015
- b. Out of State Travel – CEO and Commissioners
- c. Consideration of Submission of Application – Broadband Internet

Commissioner Scott motioned for the City Board's approval of the consent agenda. This action was seconded by Commissioner Jones, and by unanimous vote of the Board of Commissioners for the City, the consent agenda was approved.

Commissioner Anthony motioned for the County Board's approval of the consent agenda. This action was seconded by Commissioner Eager, and by unanimous vote of the Board of Commissioners for the County, the consent agenda was approved.

6. INFORMATIONAL

- a. Leveraging the HCV Program to Improve Quality Housing

Aurora Ibarra, Assisted Housing Manager, started the presentation acknowledging the process and reasons of abatement.

Juan Lopez, Senior Quality Assurance Analyst presented a brief overview of the courtesy inspections that took place on Wednesday, May 20th with the Commissioners. Mr. Lopez also discussed the data collected and preliminary analysis

of those units that are currently in abatement. He further explained that this analysis will serve as a baseline for on-going monthly analysis.

There was further conversation that included comments about the Commissioners' experience on May 20th. The discussion led to Commissioner Sablan asking to see the changes on particular data in the upcoming Board Update.

Commissioner Aguilar and Commissioner Bedrosian joined the Board Meeting.

b. Homeless Initiatives Overview

Doreen Eley, Assisted Housing Manager, presented an overview of selected Homeless Initiative Programs. The overview included programs such as the 2015 Point in Time Count (PIT), 25 Cities Initiative, Multi-Agency Access Program (MAP), California Work Opportunity and Responsibility to Kids (CalWORKs) Housing Support Program, and HOME Tenant Based Rental Assistance (HOME TBRA).

c. Incorporating Art and Music in Homeless Developments and Initiatives

Tracewell Hanrahan, Deputy Executive Director, acknowledged art and music involvement in Homeless Developments and Initiatives and requested feedback and ideas from the Boards of Commissioners. The Commissioners shared ideas and reasons for the importance and impact art and music has on people. Staff will look in to opportunities for residents to engage in the arts.

d. Real Estate Development Update

Commissioner Scharton recused himself from this item and left the meeting room.

Michael Duarte, Senior Development Manager, presented an updated overview of all projects within the pre-development stages, including: Fultonia West/Cedar Heights, Firebaugh Gateway, Trailside Terrace, Edison Plaza, and Lowell.

Commissioner Miller joined the Board Meeting.

7. ACTION ITEMS-COMMISSIONERS MAY CONSIDER, APPROVE, DENY, AND/OR CONTINUE

a. Consideration of Pre-Development Resolutions – Lowell Neighborhood Project

Michael Duarte provided a brief overview of this item.

Commissioner Scharton recused himself from this item and left the meeting room.

Commissioner Anthony recused herself from this action due to a realized conflict of interest and left the meeting room.

Commissioner Scott motioned for the City Board's approval of the omnibus resolution for pre-development actions on Lowell Neighborhood Project. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the omnibus resolution for pre-development actions on Lowell Neighborhood Project was approved.

Commissioner Petty motioned for the County Board's approval of the omnibus resolution for pre-development actions on Lowell Neighborhood Project. This action was seconded by Commissioner Eager, and by unanimous vote of the Board of Commissioners for the County, the motion to approve the omnibus resolution for pre-development actions on Lowell Neighborhood Project was approved.

b. Consideration of Memorandum of Understanding – Fresno Edison Apartments I and II

Commissioner Scott recused himself from this action due to a conflict of interest and left the meeting room.

Commissioner Scharton and Commissioner Anthony returned to the Board Meeting.

Commissioner Jones motioned for the City Board's approval of the memorandum of understanding for Fresno Edison Apartments I and II. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the memorandum of understanding for Fresno Edison Apartments I and II was approved.

Commissioner Anthony motioned for the County Board's approval of the memorandum of understanding for Fresno Edison Apartments I and II. This action was seconded by Commissioner Eager, and by unanimous vote of the Board of Commissioners for the County, the motion to approve the memorandum of understanding for Fresno Edison Apartments I and II was approved.

c. Consideration of Award of Contract - Enterprise Management System

Commissioner Scott returned to the Board Meeting.

Emily De La Guerra, Finance Manager, presented a brief overview of the Enterprise Management System. She recommended that the Boards of Commissioners approve Yardi Systems, Inc. as the successful proposer for the Enterprise Management System Request for Proposal, and allow staff to proceed with contract negotiations.

Commissioner Scott motioned for the City Board's approval of the award of contract for the Enterprise Management System. This action was seconded by Commissioner Jones, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the award of contract for the Enterprise Management System was approved.

Commissioner Petty motioned for the County Board's approval of the award of contract for the Enterprise Management System. This action was seconded by Commissioner Eager, and by unanimous vote of the Board of Commissioners for the County, the award of contract for the Enterprise Management System was approved.

- d. Consideration and Recommendations for the Policy on the Dedication of Buildings, Rooms and Spaces

Tracewell Hanrahan and Tiffany Mangum, Special Assistant to the CEO/Executive Director present this item for the Boards of Commissioners to discuss. Staff share that there are no specific recommendations are being made at this time; however, the Boards may choose to take action based on the board meeting discussion. Staff is seeking ideas and additional guidance from the Boards.

After further discussion the Commissioners took no action on this item.

- e. Consideration of Support for California Assembly Bill 1335

Preston Prince, CEO/Executive Director, recommended the Boards of Commissioners authorize the CEO/Executive Director to sign a letter of support for CA Assembly Bill 1335, and attest on behalf of the Boards of Commissioners, their ongoing support for the enactment and administration of said programs and funding.

There was no action taken by the City of Commissioners at this time.

Commissioner Anthony motioned for the County Board's approval to continue the consideration of Support for California Assembly Bill 1335 item until the next meeting. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the motion to continue the consideration of Support for California Assembly Bill 1335 item until the next meeting was approved.

8. EXECUTIVE DIRECTOR'S REPORT

In addition to the written Director's report, the following items were announced:

- A recap on the past and upcoming 75th Anniversary City Council Presentations.
- The announcement of Art Hop on Thursday, June 4th at 5 p.m. at City View.
- An invitation to the Boards of Commissioner to the All Staff event that will take place at 11:30 a.m. on May 29th at Parc Grove Commons; which will include a Marjaree Mason presentation and harassment training.
- The announcement of the Fresno Housing Education Corps Wine Festival at 4 p.m. on Saturday.

- Introduction of new Fresno Housing Employee, Hugo Hernandez, Human Resources Coordinator.
- Announced the upcoming State of the City Luncheon on June 3rd at 11:30 a.m.
- Announced the awards of the Pacific Southwest Regional Council of NAHRO.
- Announced that CityView received a Gold Nugget award for Best Affordable Housing Community - 60 du/acre or more.
- Preston Prince acknowledged that he was mid-way through his 75 tweets for the 75th Anniversary.

9. CLOSED SESSION

At approximately 7:37 p.m., the Boards went in to closed session announcing the following items for discussion:

a. Conference with Real Property Negotiators

(Pursuant to Government Code § 54954.5(b))

Property: Argyle and Tulare Avenues, Fresno, CA (APN: 313-021-02T and 313-021-03T)

Agency negotiator: Preston Prince

Negotiating parties: City of Fresno and Fresno Housing Authority

Under negotiation: Real Estate transaction

b. Conference with Real Property Negotiators

(Pursuant to Government Code § 54954.5(b))

Property: 401 Nelson Ave., Fowler, CA (APN: 343-030-20 & 343-025-02)

Agency negotiator: Preston Prince

Negotiating parties: Nancy Ellen Omachi and Fresno Housing Authority

Under negotiation: Real Estate transaction

The Boards went in to open session at approximately 7:50 p.m., announcing the following actions taken:

a. Conference with Real Property Negotiators

Commissioner Scott motioned for the City Board's approval of the item discussed during the Conference with Real Property Negotiators. This action was seconded by

Commissioner Jones, and by unanimous vote of the Board of Commissioners for the City, the motion to approve the item passed.

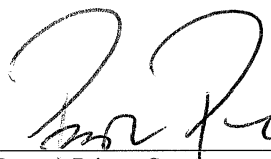
Commissioner Eager motioned for the County Board's approval of the item discussed during the Conference with Real Property Negotiators. This action was seconded by Commissioner Nelson, and by unanimous vote of the Board of Commissioners for the County, the motion to approve the item passed.

b. Conference with Real Property Negotiators

There was no reportable action or activity on this item.

c. 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 7:51 P.M.



Preston Prince, Secretary to the Boards of Commissioners