

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

Tuesday, January 26, 2016

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, January 26, 2016, at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 5:08 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 by Monique Narciso, Administrative Assistant for the Executive Office, and the Commissioners present and absent were as follows:

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

COMMISSIONERS ABSENT: JORGE AGUILAR

The meeting was called to order at 5:08 p.m. by Board Chair, Commissioner Sablan, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken by Monique Narciso, Administrative Assistant for the Executive Office, and the Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: STACY SABLAN, Chair
 JIM PETTY
 NANCY NELSON
 VENILDE MILLER
 JOEY FUENTES

COMMISSIONERS ABSENT: RENEETA ANTHONY, Vice Chair
 LEE ANN EAGER

Also, in attendance were the following: Preston Prince, CEO/Executive Director; Jim Barker, Chief Finance Officer; Ken Price, Baker Manock and Jensen - General Counsel; and Tiffany Mangum, Special Assistant to the CEO/Executive Director.

2. BOYS & GIRLS CLUBS OF FRESNO COUNTY PRESENTATION

Kenneth Quenzer, President of the Boys & Girls Clubs of Fresno County introduced Arlene Mendoza, Director of Operations, and Luis Salazar, Director of the Boys & Girls Club in Parlier. Mr. Quenzer also introduced some of the members of clubs, including the Youth of the Year, Robert Calderon.

Arlene Mendoza, Director of Operations for the Boys & Girls Clubs of Fresno County, gave a brief presentation to the Boards provided an update of current contracts, members, and programs.

Robert Calderon spoke to the Boards about his experience as a member and what the program has done for him.

3. ACKNOWLEDGEMENT OF TIM LOWE

Tim Lowe, previous City Board Commissioner, thanked the Boards and the Agency Staff for his experience. Commissioner Jones presented Mr. Lowe with an award, acknowledging his service to the community and the Housing Authority.

4. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

There were some items reordered due to Commissioner and presenter availability.

No public comment.

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

3. PUBLIC COMMENT

There was no public comment.

4. CLOSED SESSION

PUBLIC EMPLOYMENT

Title: CEO/Executive Director

The Boards went into closed session at approximately 5:30 p.m.

5. REPORT ON CLOSED SESSION ITEMS

The Boards went into open session at approximately 5:49 p.m., with no action to report.

6. 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 Scharton acknowledged a conflict with item 8(i).

7. ACKNOWLEDGEMENT OF TIM LOWE

This item was moved to take place after item 2.

8. CONSENT AGENDA

- a. Consideration of the minutes of November 24, 2015 and December 15, 2015
- b. Consideration of Out of Town Travel
- c. City: Charge-off Uncollectible Accounts to Collection Losses for the 4th Quarter 2015
- d. County: Charge-off Uncollectible Accounts to Collection Losses for the 4th Quarter 2015
- e. Consideration of the Smoking and Tobacco Use Policy
- f. Consideration of Award of Contract – Banking Services
- g. Consideration of Award of Contract – Security Services
- h. Consideration of Contract Award for General Contractor/Construction Management Services – Shockley Terrace
- i. Consideration of Contract Award for General Contractor/Construction Management Services – Lowell Neighborhood Project

No public comment.

Commissioner Scharton recused himself from item 8(i), by leaving the Board room.

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

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

Commissioner Scott left the meeting.

9. INFORMATIONAL

- a. HAP Pacing Report – Year Ending 2015

Juan Lopez, Senior Housing Analyst, presented an update on the leasing and Housing Assistance Payments (HAP) Pacing for the Housing Choice Voucher (HCV)

Program. Mr. Lopez provided an overview of the 2015 Voucher Utilization, the 2015 HAP Utilization, and the 2015 HAP Reserves.

b. Overview of 2016 Mixed Finance Budgets

Michael Duarte, Director of Planning and Community Development, gave a presentation on the 2016 Mixed Finance Budgets, limited partnership-owned properties that are sponsored and developed by the Housing Authority and Silvercrest, Inc. Mr. Duarte explained that several funding sources were used to develop the properties, for examples Tax Credits, HRFC, private mortgage, and HOME funds. Mr. Duarte provided a summary of 22 mixed finance properties and the 2016 Operating Budgets.

c. Development Pipeline Update

Michael Duarte presented an update on the current development projects that include Fultonia West/Cedar Heights, Lowell Neighborhood Project, Trailside Terrace, Shockley Terrace, Firebaugh Gateway, Parc Grove Commons NE Veterans, Edison Plaza Phase I and II, Magill Terrace, Oak Grove, and Memorial Village.

10. ACTION ITEMS – COMMISSIONERS MAY CONSIDER, APPROVE, DENY, AND/OR CONTINUE

a. Consideration of the Agreement with the Boys and Girls Clubs of Fresno County

Angie Nguyen, Director of Director of Strategic Initiatives & Housing Programs presented the action to continue the partnership with the Boys and Girls Clubs of Fresno County.

No public comment.

Commissioner Johnson motioned for the City Board's approval of the agreement with the Boys and Girls Clubs of Fresno County. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the agreement with the Boys and Girls Clubs of Fresno County was approved.

Commissioner Petty motioned for the County Board's approval of the agreement with the Boys and Girls Clubs of Fresno County. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board of Commissioners for the County, the agreement with the Boys and Girls Clubs of Fresno County was approved.

b. Consideration of Rental Assistance Demonstration Application Submission – Oak Grove Apartments

Michael Duarte recommended the Boards to approve the Rental Assistance Demonstration (RAD) application submission to HUD for Oak Grove.

No public comment.

Commissioner Scharton motioned for the City Board's approval to submit the RAD application for Oak Grove. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the consideration to submit the RAD application for Oak Grove was approved.

Commissioner Petty motioned for the County Board's approval to submit the RAD application for Oak Grove. This action was seconded by Commissioner Nelson, and by unanimous vote of the Board of Commissioners for the County, the consideration to submit the RAD application for Oak Grove was approved.

11. EXECUTIVE DIRECTOR'S REPORT

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

- Forms 700s are due by April 1, 2016.
- The HUD Secretary participated in the Google Hangout in Nashville Tennessee with students around the County. Preston Prince and staff got invited to join and attend a similar event to discuss Ending the Digital Divide.
- Preston Prince went to Washington, DC and represented the Agency supporting the Boards' drafted letter of concern for Smoke Free Housing.
- Tracewell Hanrahan joined Mayor Swearengin in Washington, DC, on January 20, 2016; working towards obtaining Federal resources and financing for the Fresno Downtown area.
- Meeting with OMB Director Shaun Donovan that discussed how to impact Affirmatively Furthering Fair Housing and how it is having an impact on the ability to develop properties.
- The Mobility Conference in Washington, DC on January 21, 2016, discussed studies regarding how to take children from low poverty neighborhoods and move them to low poverty neighborhoods. The results demonstrated that there is a higher economic impact; however, Fresno does not meet the high opportunity definition. Mr. Prince recommended this topic for future discussion.
- Point in Time is happening from January 26, 2016 to January 28, 2016. Fresno volunteers and staff have been going out with a goal to get an accurate count of homeless in Fresno County.
- NAHRO Legislative Conference will be in Washington, DC, on April 9, 2016 to April 13, 2016.

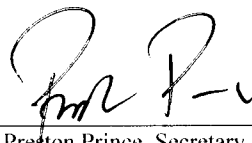
12. COMMISSIONERS' REPORT

Commissioner Johnson announced he will be speaking at Fresno State in February 9, 2016, at 12:30 P.M.

There was no further information given on this item.

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 7:16 p.m.



Preston Prince, Secretary to the Boards of Commissioners