

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

Tuesday, February 23, 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, February 23, 2016, at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 5:01 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
 JORGE AGUILAR

COMMISSIONERS ABSENT: None.

The meeting was called to order at 5:01 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
 RENEETA ANTHONY, Vice Chair
 JIM PETTY
 NANCY NELSON
 LEE ANN EAGER
 JOEY FUENTES

COMMISSIONERS ABSENT: VENILDE MILLER

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)

The Boards moved item 3 to follow item 11 and removed item 7(C).

No public comment.

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

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

3. CLOSED SESSION

PUBLIC EMPLOYMENT

Title: CEO/Executive Director

This item was moved to follow item 11.

4. PUBLIC COMMENT

There was no public comment.

5. 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.

There were no conflicts of interest announced.

6. CONSENT AGENDA

a. Consideration of the minutes of January 26, 2016

No public comment.

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 Anthony 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.

7. INFORMATIONAL

a. Introduction to Audit Process of 2015 Financials

Jim Barker, Chief Financial Officer, introduced Mark Davis. Mark Davis, of Davis Farr LLP, the Auditor for the Agency's 2015 financial statements provided the Boards with a brief overview of the process and the plan for this year's audit.

b. Overview of Housing Choice Voucher Department Structure

Tracewell Hanrahan, Deputy Executive Director, presented to the Boards with an overview of Housing Choice Voucher (HCV) Department's current structure and new proposed structure. Ms. Hanrahan explained that over the past couple of months, the Agency conducted a thorough analysis of the processes, structure, and the needs within the HCV program. The presentation included a review of project goals, the process of the analysis, key themes within the analysis, the progress, before and after organizational charts, budget implications, and the next steps.

c. Overview of 2016 Mixed Finance Budgets – Renaissance Projects

This item was removed from the agenda.

d. Real Estate Development Update and Housing Relinquished Fund Corp. Reserve Analysis

Tracewell Hanrahan presented the first part of the update on the current findings from the Housing Relinquished Fund Corporation Reserve Analysis.

Michael Duarte, Director of Planning and Community Development presented the second part of the presentation, which discussed the activity that increased costs of construction.

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

a. City: Consideration of the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification

Juan Lopez, Senior Housing Analyst, presented the recommendation to submit the SEMAP certification to HUD by the deadline date of February 29, 2016 for the Housing Authority of the City of Fresno.

No public comment.

Commissioner Scott motioned for the City Board's approval to submit the SEMAP certification to HUD. This action was seconded by Commissioner Bedrosian, and by

unanimous vote of the Board of Commissioners for the City, the consideration to submit the SEMAP certification to HUD was approved.

- b. County: Consideration of the Submission of the Section-Eight Management Assessment Program (SEMAP) Certification

Juan Lopez presented the recommendation to submit the SEMAP certification to HUD by the deadline date of February 29, 2016 for Housing Authority of Fresno County.

No public comment.

Commissioner Eager motioned for the County Board's approval to submit the SEMAP certification to HUD. This action was seconded by Commissioner Anthony, and by unanimous vote of the Board of Commissioners for the County, the consideration to submit the SEMAP certification to HUD was approved.

- c. Consideration of Application Submission and Funding Commitments – Edison Plaza Phase II

Michael Duarte recommended the Boards approve the application submission and funding commitments for Edison Plaza Phase II.

No public comment.

Commissioner Scharton motioned for the City Board's approval of application submission and funding commitments for Edison Plaza Phase II. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the consideration of the application submission and funding commitments for Edison Plaza Phase II was approved.

Commissioner Anthony motioned for the County Board's approval of application submission and funding commitments for Edison Plaza Phase II. This action was seconded by Commissioner Nelson, and by unanimous vote of the Board of Commissioners for the County, the consideration of the application submission and funding commitments for Edison Plaza Phase II was approved.

- d. Consideration of Application Submission and Funding Commitment – Magill Terrace

Michael Duarte recommended the Boards approve the funding application submission for Magill Terrace.

No public comment.

Commissioner Bedrosian motioned for the City Board's approval of the application submission and funding commitments for Magill Terrace. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for

the City, the consideration of the application submission and funding commitments for Magill Terrace was approved.

Commissioner Petty motioned for the County Board's approval of the application submission and funding commitments for Magill Terrace. This action was seconded by Commissioner Eager, and by unanimous vote of the Board of Commissioners for the County, the consideration of the application submission and funding commitments for Magill Terrace was approved.

e. Consideration of Funding Application Submission – Memorial Village

Michael Duarte recommended the Boards to approve the funding application submission for Memorial Village.

No public comment.

Commissioner Bedrosian motioned for the City Board's approval of the funding application submission for Memorial Village. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the consideration of the funding application submission for Memorial Village was approved.

Commissioner Petty motioned for the County Board's approval of the funding application submission for Memorial Village. This action was seconded by Commissioner Eager, and by unanimous vote of the Board of Commissioners for the County, the consideration of the funding application submission for Memorial Village was approved.

9. EXECUTIVE DIRECTOR'S REPORT

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

- A Special Board Meeting will be held on March 9, 2016 at 5:00 p.m.
- The All Staff Event will be on March 4, 2016 at Parc Grove Commons at 11:30 a.m.
- The Reedley Trailside Terrace Groundbreaking will be on Wednesday, February 24, 2016 at 2:00 p.m.
- Mr. Prince briefly discussed the process of the 2016 Goals and 2015 accomplishments.
- The NAHRO Legislative Conference in Washington, DC will be on April 10, 2016 to April 13, 2016.
- It is the one year anniversary of MAP Point.

- The Fresno Council of Governments (COG) will be participating in the 2016 One Voice Washington D.C. event on April 16, 2016 to April 21, 2016. Mr. Prince is working on attending the conference.
- Supervisor Perea held a Homeless symposium on February 19, 2016 at Parc Grove Commons. Supervisor Perea requested Angie Nguyen, Director of Strategic Initiatives & Housing Programs, as a facilitator for the event.
- Acknowledged the Point in Time (PIT) process and assessment. There were over 700 volunteers for the 2016 PIT.
- Mr. Prince announced an employee promotion for Christina Husbands, to Senior Manager of Planning and Community Development.

10. COMMISSIONERS' REPORT

Commissioner Scharton requested an update on 2015 overview of the Housing Quality Standards, and for the Agency to invest in more local business for events.

There was no further information given on this item.

11. CLOSED SESSION

The Boards went into closed session at approximately 6:42 p.m.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 1110 N. Blackstone Ave., Fresno, CA

Agency negotiator: Preston Prince

Negotiating parties: Capital CBF Real Property Holdings, LLC and Fresno Housing Authority

Under negotiation: Real Estate transaction

PUBLIC EMPLOYMENT

Title: CEO/Executive Director

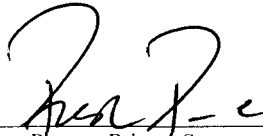
12. REPORT ON CLOSED SESSION ITEMS

The Boards went into open session at approximately 7:13 p.m.

There were no actions to report.

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 7:17 p.m.



Preston Prince, Secretary to the Boards of Commissioners